

BULWELL AND BULWELL FOREST AREA COMMITTEE – 27 SEPTEMBER 2017

Title of paper:	Local Plan Part 2: Land and Planning Policies Document – Revised Publication Version	
Director(s)/ Corporate Director(s):	Paul Seddon – Chief Planner David Bishop – Deputy Chief Executive/Corporate Director Development & Growth	Wards affected: Bulwell and Bulwell Forest
Report author(s) and contact details:	Paul Tansey, Senior Planner, Planning Policy, 0115 876 3973 paul.tansey@nottinghamcity.gov.uk	
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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 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 checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>Once adopted, the Land and Planning Policies Document will form the second part of the City Council's Local Plan for Nottingham City, alongside the Nottingham City Aligned Core Strategy (Local Plan Part 1), which was adopted in September 2014.</p> <p>A Revised Publication version of the Land and Planning Policies Document will be published for a six week period from Friday 29 September to 10 November 2017 to allow formal representations. This follows several consultation stages including Issues and Options consultation, a Preferred Options consultation, and a Publication version consultation.</p> <p>Following this Revised Publication stage, the Land and Planning Policies Document will be submitted to the Secretary of State and 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>The Land and Planning Policies Document contains planning policies to guide decision making on planning applications. Some policies have been carried forward from the last Local Plan (adopted in 2005) but there are also new policy areas. The Land and Planning Policies Document also includes 79 specific sites which are allocated for particular uses, such as housing, employment or retail.</p> <p>Site allocations and policy designations are set out on the Policies Map, and changes to the Policies Map will also be published alongside the Revised Publication Land and Planning Policies Document.</p>		
Recommendation(s):		
1	That the committee notes that the Local Plan Part 2: Land and Planning Policies document (Revised Publication Version) and the accompanying Policies Map changes have been published for representations, and the period for making representations ends on 10 November 2017.	

1 REASONS FOR RECOMMENDATIONS

- 1.1 Production of a Local Plan is a statutory requirement.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 Once adopted, the Local Plan Part 2: Land and Planning Policies Document (Local Plan) will form part of the statutory planning framework for Nottingham, alongside the Core Strategy. Before the Local Plan can be adopted, it must go through several stages of formal and informal consultation. To date, the Local Plan has been through three informal stages of consultation – the Issues and Options consultation stage, the Additional Sites consultation stage and the Preferred Option consultation stage, and one formal stage of consultation on the Publication Version of the Local Plan.
- 2.2 The previous consultations have informed the development of the Local Plan, and a number of changes are proposed to the previous Publication Version of the plan. It is therefore considered necessary to consult on a Revised Publication version of the Plan before it is ready for independent examination by a Government appointed planning inspector. The Revised Publication Version of the Local Plan will therefore be published for representations, with consultation focussed on the changes between the Publication Version and the Revised Publication Version of the Local Plan. This provides a formal opportunity for the local community and other interested parties to consider the changes made to the Local Plan since the original Publication Version.
- 2.3 All documents can be viewed at www.nottinghamcity.gov.uk/revisedpublication.
- 2.4 The policies in the Local Plan address the following matters:
- Climate Change
 - Employment Provision and Economic Development
 - Role of Town, District and Local Centres
 - Regeneration
 - Strategic Regeneration Sites
 - Housing Size, Mix and Choice
 - Design and Enhancing Local Identity
 - The Historic Environment
 - Local Services and Healthy Lifestyles
 - Community Facilities
 - Managing Travel Demand
 - Green Infrastructure, Parks and Open Space
 - Biodiversity
 - Minerals
 - Telecommunications
 - Land Contamination, Instability and Pollution
 - Developer Contributions
- 2.5 The Local Plan also includes a Policies Map showing new or amended designations (e.g. the Castle and Creative Quarters, Retail Centres, Green Belt Revisions and Minerals Safeguarding Areas), together with the site allocations. The consultation will also include the Policies Map, where this is proposed to be changed.

2.6 The following site allocations are relevant to this Area Committee, and site plans and Development Principles are included as Appendix 1 to this report. Where the Revised Publication Version of the Local Plan makes changes to the sites or to the Development Principles, these are shown in the appendix:

Sites marked with an * are proposed to be changed

PA1	Bestwood Road - Former Bestwood Day Centre	Bulwell
PA2	Blenheim Lane*	Bulwell
PA4	Linby Street/Filey Street*	Bulwell
PA7	Hucknall Road/Southglade Road - Southglade Food Park	Bulwell Forest
PA10	Piccadilly - Former Henry Mellish School Playing Field*	Bulwell Forest
PA11	Stanton Tip - Hempshill Vale	Bulwell
PA12	Highbury Road - Former Henry Mellish School Site*	Bulwell

2.7 There have been several key changes to the sites including:

- PA02 “Blenheim Lane” - Development Principles amended, use class B2 (general industry) added to range of acceptable uses, to reflect the planning permission.
- PA10 “Piccadilly - Former Henry Mellish School Playing Field” – Development Principles amended in recognition that the development should have regard to the amenity issues of the Poor Clare Monastery.

CONSULTATION

2.8 164 individual people and organisations responded to the Publication Version consultation and there were approximately 967 individual responses.

2.9 A Report of Consultation has been produced setting out the measures undertaken at previous consultation stages. This has been published for information alongside the Revised Publication Local Plan.

SUSTAINABILITY APPRAISAL

2.10 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 SA has 14 objectives relating to economic, social and environmental issues in Nottingham. The SA assesses the potential impacts of each of the policies and site allocations against the 14 objectives, and has been published alongside the Local Plan.

OTHER BACKGROUND ASSESSMENTS

2.11 In addition to analysing the consultation responses and undertaking the SA, a number of other background assessments have been undertaken to inform the Local Plan. Each of the sites put forward for allocation has undergone a detailed assessment. The assessment involved collecting information 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.

2.12 Background Papers have also been produced to inform the Local Plan policies. Where necessary, addendums have been produced to update them for the Revised Publication Version of the Local Plan. These are titled as follows:

- Climate Change
- Employment and Economy
- Infrastructure Delivery Plan
- Green Belt
- Minerals
- Retail
- Sustainable, Inclusive and Mixed Communities
- Transport
- Equalities Impact Assessment

NEXT STEPS

- 2.13 Any representations received will be considered and technical drafting changes may be proposed if any factual or minor inaccuracies emerge. These will not be consulted upon. However, if the City Council wishes to make any further substantial changes to the draft Local Plan in response to the representations or other key factors, then it is likely that these will need to be subject to further consultation.
- 2.14 The Council will summarise the main issues raised by representations, and submit the summary together with the Local Plan and all the representations received at both Publication and Revised Publication stage to the Secretary of State for independent examination by an Inspector. The examination is likely to include a public hearing session, when parties making representations may, at the Inspector's discretion, present their views in person. The examination is expected to be in summer 2018, and if the Local Plan is found legally compliant and sound it is anticipated that it will be adopted later in 2018.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 None – the production of a Local Plan is a statutory requirement.

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

- 4.1 The production of a Local Plan is a statutory requirement for the Council. There are no direct financial implications from the submission of a Local Plan and the work has been undertaken using current existing resources earmarked for this purpose and presents no financial pressure on the Council. (Comments from Susan Tytherleigh, Strategic Finance Business Partner, Development and Growth, 14 August 2017).

5 LEGAL AND PROCUREMENT COLLEAGUE 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, the Council is under a statutory duty to produce a Local Plan of which the LAPP is part. Requirements relating to the production and adoption of the local plan are prescribed by regulations. The approval of such documents is not the sole function of the Executive and only full Council can approve the submission of the LAPP for independent examination. Whilst there are risks that the Plan (or parts of it) could be found to be unsound or challenged on adoption the LAPP has been the subject of legal advice during its preparation to seek to ensure its compliance with the law and planning policy. Although the LAPP has already been through one period of consultation it is prudent to carry out a further consultation on the proposed changes (especially those which may affect the Plan's soundness), to strengthen the Council's position at the submission stage and this report is brought before the Committee as part of that process. (Comments from Ann Barrett Team Leader, Planning and Environment Team, Legal Services, 10 August 2017).

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

- 6.1 Property has been fully consulted as appropriate throughout the preparation of the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), The LAPP contains a number of sites owned by the City Council the development of which will increase the provision of new homes and employment opportunities, assist in regeneration and generate capital receipts for the Council. (Comments provided by Rod Martin, Property Development Manager, 10 August 2017).

7 EQUALITY IMPACT ASSESSMENT

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

No



An EIA is not required because the Area Committee is a consultee to the Local Plan.

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

- 8.1 Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Revised Publication Version, September 2017. (Shows the proposed changes as track changes to the original Publication Version, January 2016).
- 8.2 Schedule of Changes to the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Publication Version, September 2017.
- 8.3 Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Publication Version, January 2016.
- 8.4 The Land and Planning Policies Sustainability Appraisal Report, January 2016, and addendum, September 2017.

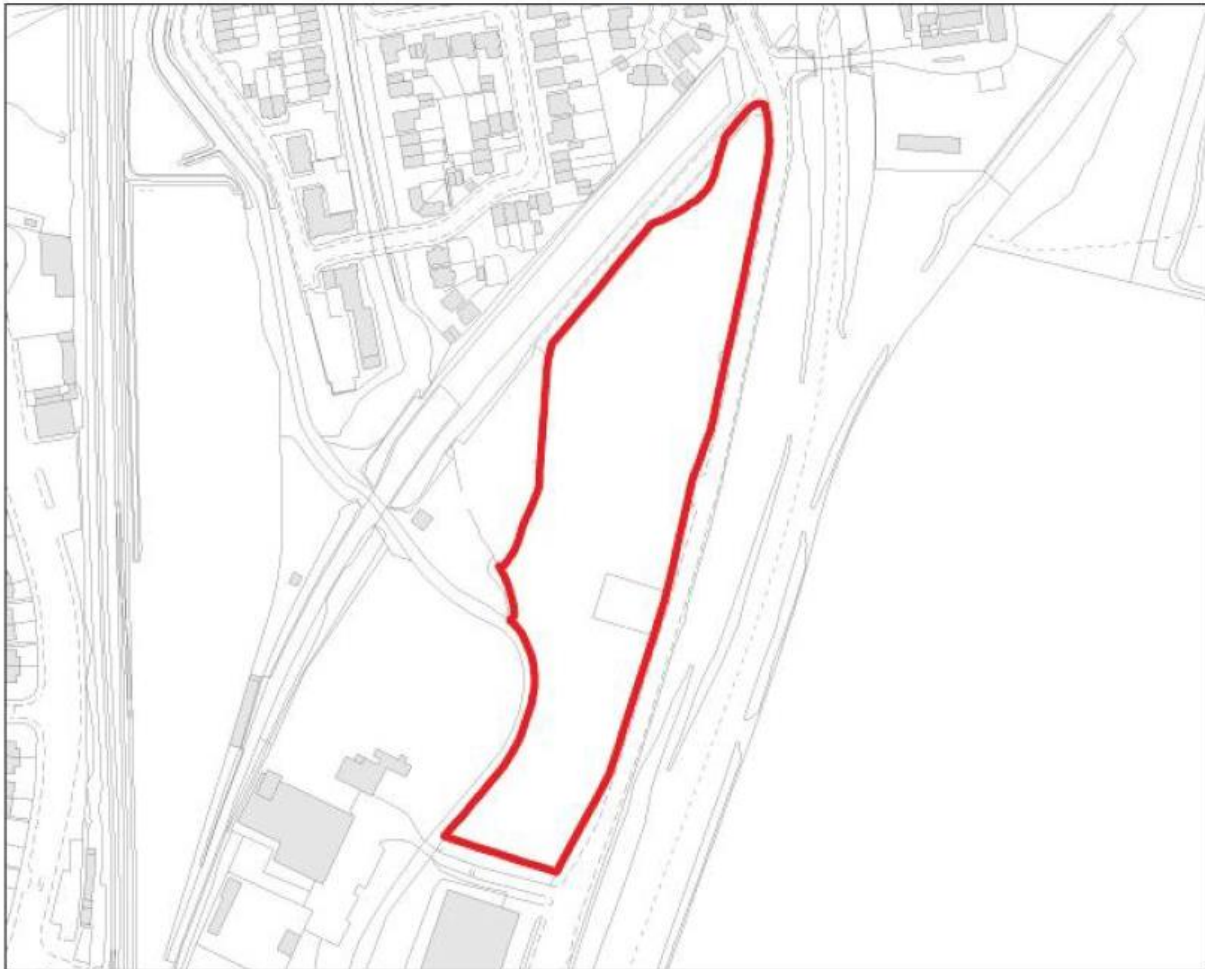
- 8.5 Report of Consultation for the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2) Publication Version, (Draft Regulation 22 Statement), September 2017.
- 8.6 The Land and Planning Policies Site Assessment Document, January 2016 and addendum, September 2017.
- 8.7 Climate Change Background Paper, January 2016.
- 8.8 Retail Background Paper, January 2016 and addendum, September 2017.
- 8.9 Transport Background Paper, January 2016 and addendum, September 2017.
- 8.10 Sustainable, Inclusive and Mixed Communities Background Paper, January 2016 and addendum, September 2017.
- 8.11 Employment Provision and Economic Development Background Paper, January 2016 and addendum, September 2017.
- 8.12 Minerals Background Paper, January 2016 and addendum, September 2017.
- 8.13 Green Belt Background Paper, January 2016.
- 8.14 Infrastructure Delivery Plan, September 2017.

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- 9.1 Department for Communities and Local Government, National Planning Policy Framework, March 2012.
- 9.2 Nottingham City Council, Local Plan Part 1: The Nottingham City Aligned Core Strategy, September 2014.

Appendix 1: Local Plan Sites within Bulwell and Bulwell Forest Wards

PA1 Bestwood Road - Former Bestwood Day Centre



Site Area (ha):
1.67

Ward:
Bulwell

Address:
Bestwood Road

Current use:
Cleared Site

Proposed use:
Residential (C3, predominantly family housing).

Development principles:

Part of 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. Layout to avoid development on areas of greatest flood risk and have regard to potential easement requirements adjacent to the River Leen - this also provides an opportunity for the creation of a green infrastructure corridor. The site provides opportunities to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by.

PA2 Blenheim Lane



Site Area (ha):
7.05

Ward:
Bulwell

Address:
Blenheim Lane

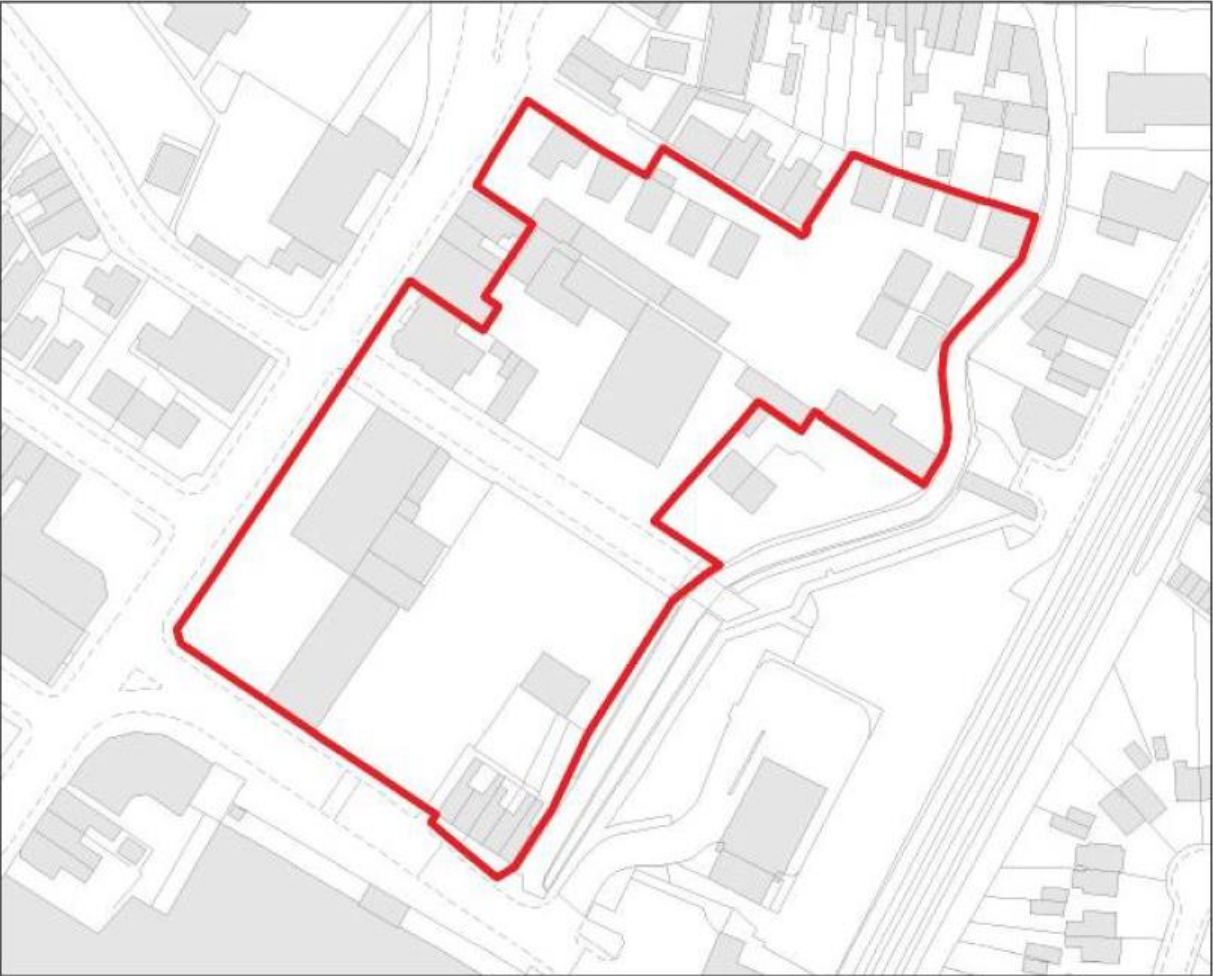
Current use:
Former
Allotments

Proposed use:
Employment (B1, [B2](#), B8) including energy park with office space.

Development principles:

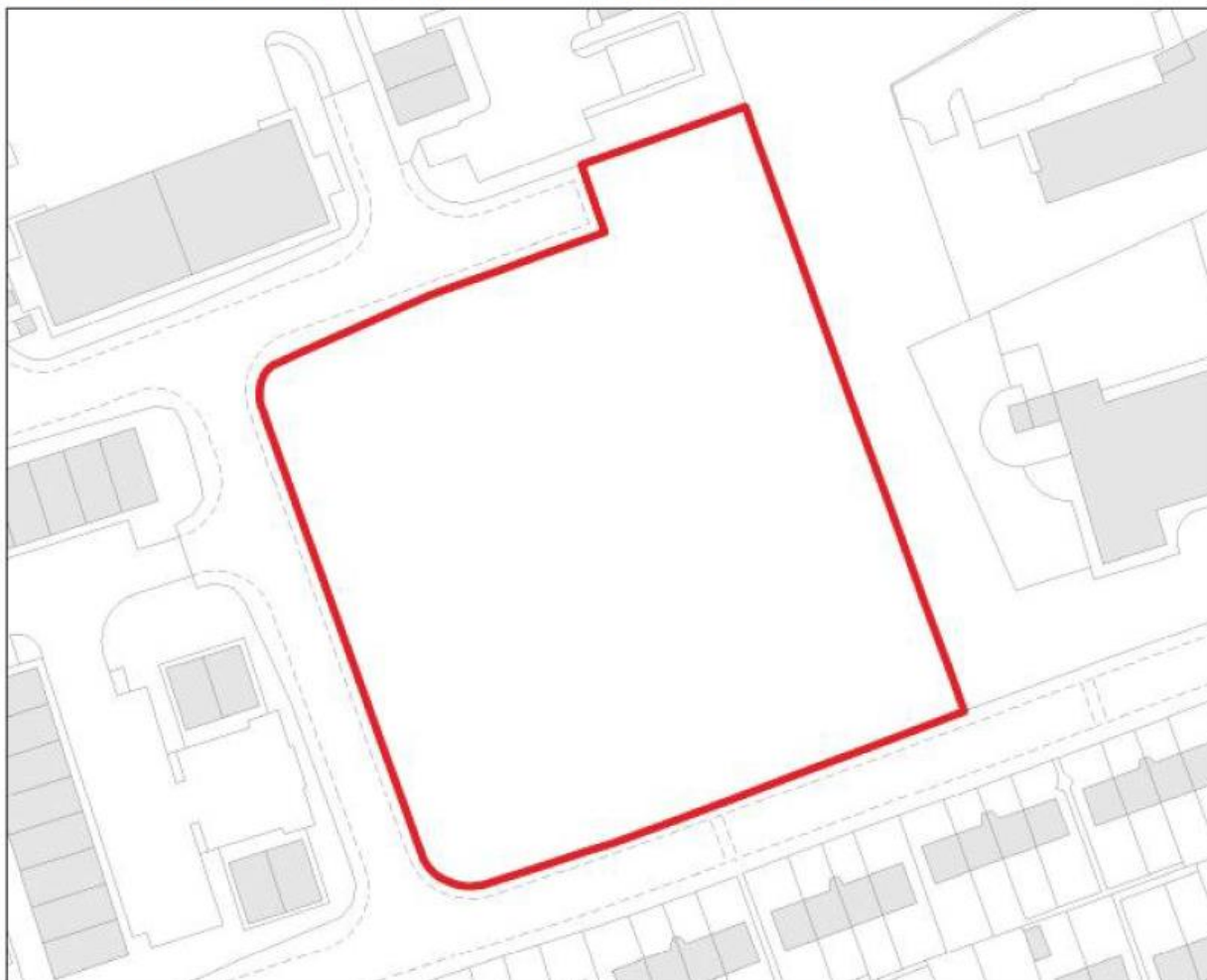
Public transport links/enhancements may be required as part of any development. Opportunities to protect and enhance Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by. Soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats. The layout of the development near to the golf course and retained allotments will require careful consideration. The site is located adjacent to a former landfill site and is underlain by a principal aquifer. It should be ensured that development does not result in pollution of the groundwater resource. Access to the site should be taken from Firth Way. Within Minerals Safeguarding Area - prior consultation required.

PA4 Linby Street/Filey Street



Site Area (ha): 1.27	Proposed use: Employment (B1 and B8), residential (C3, predominantly family housing), retail (A1).
Ward: Bulwell	Development principles: The site is within an area of high flood risk. Proposals should consider flood risk at the earliest stage of scheme development and the deliverability of flood risk mitigation measures. Any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Proposals should have regard to the site's location within part of the Bulwell Conservation Area . Opportunities for improved walking and cycling connections through the site and along the River Leen. Within Minerals Safeguarding Area - prior consultation required.
Address: Main Street	
Current use: Retail, Employment, Residential	

PA7 Hucknall Road/Southglade Road - Southglade Food Park



Site Area (ha):
0.87

Ward:
Bulwell Forest

Address:
Gala Way

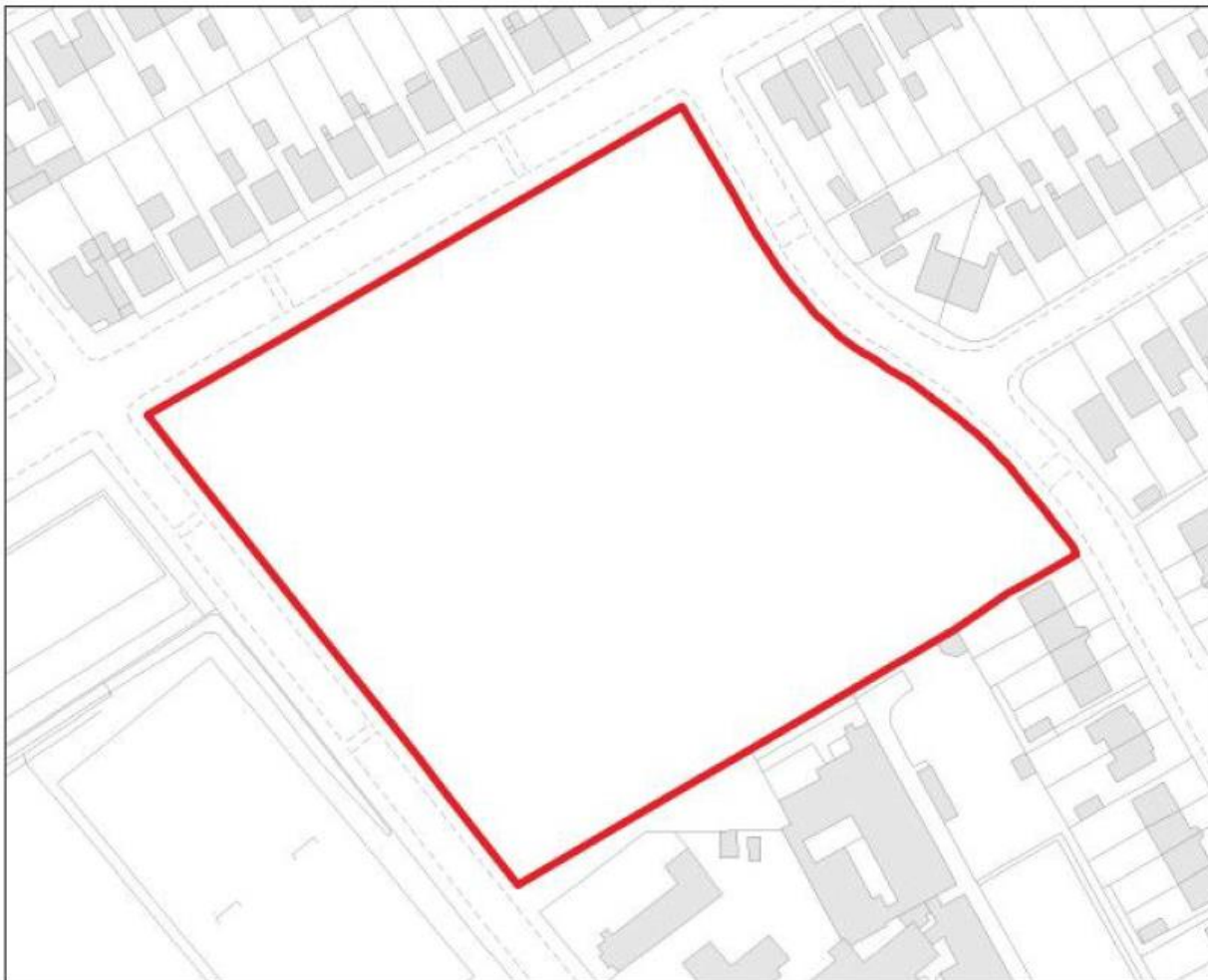
Current use:
Vacant

Proposed use:
Employment (B1 and B2).

Development principles:

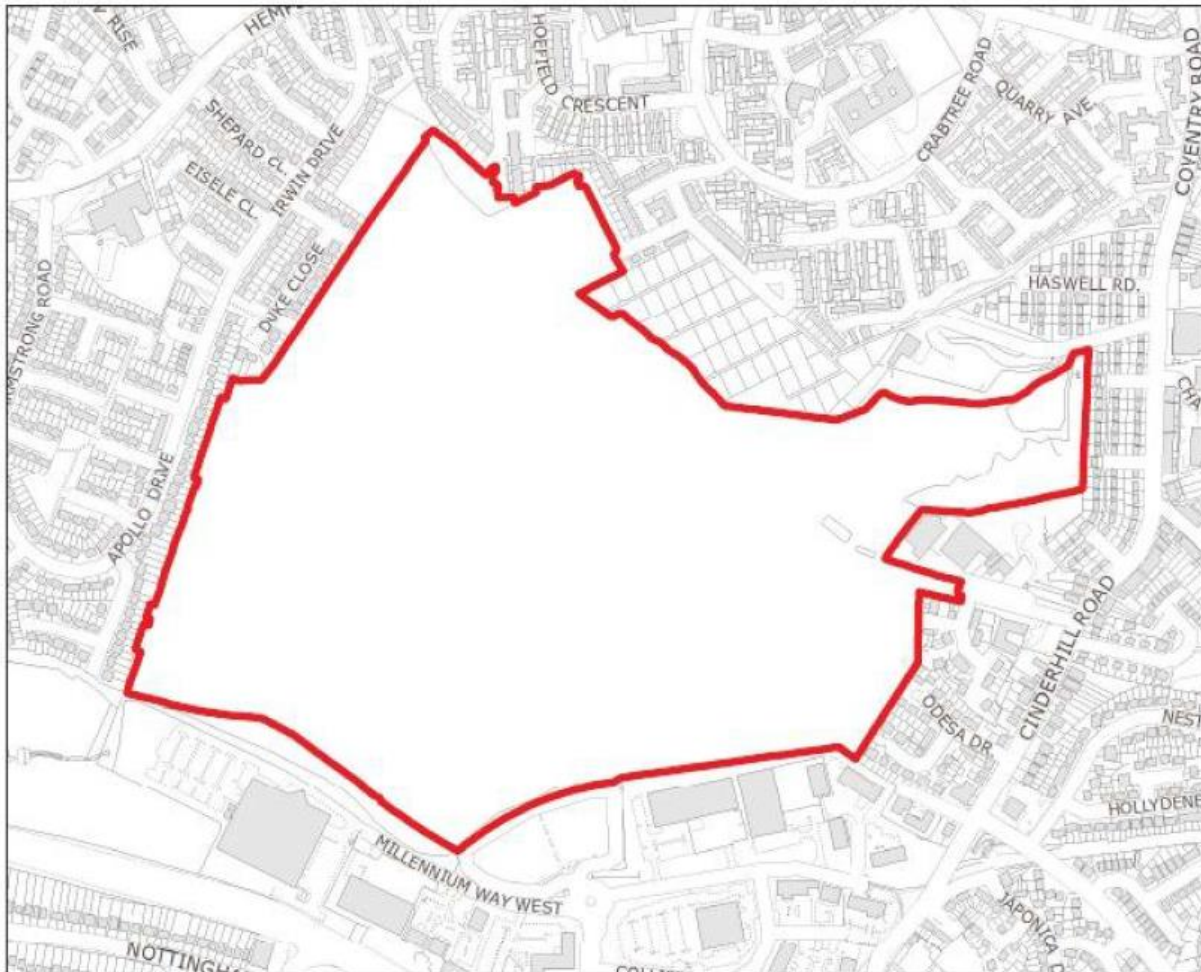
Building design should be complementary to and compatible with the adjacent employment park. Careful treatment is required at boundaries close to/adjacent to residential properties to ensure there are no adverse impacts. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access to the sites should be made from the existing food park road network. Within Minerals Safeguarding Area and Consultation Zone for Hazardous Installations (pipeline) - prior consultation required.

PA10 Piccadilly - Former Henry Mellish School Playing Field



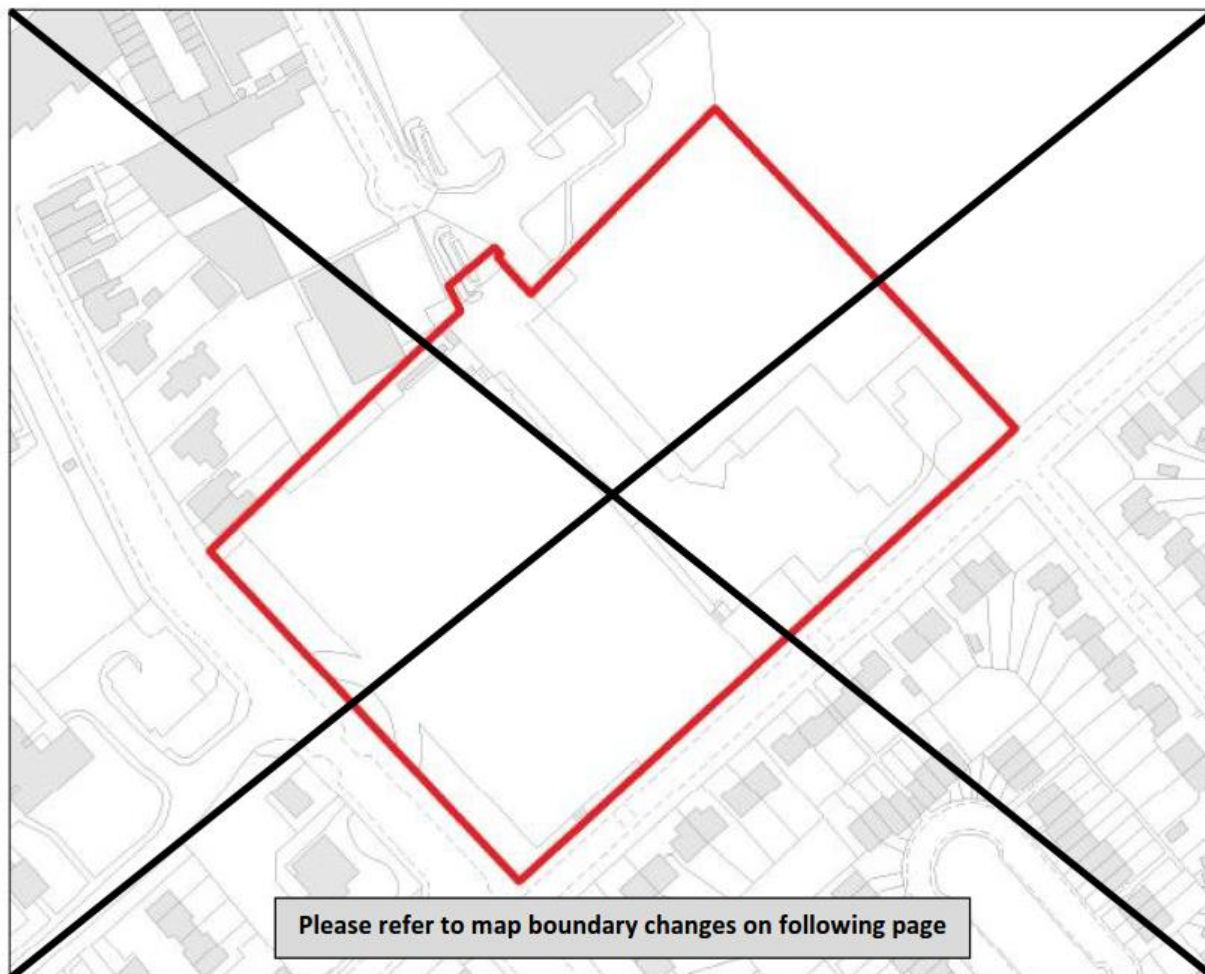
Site Area (ha): 1.15	Proposed use: Residential (C3, predominantly family housing) with a proportion of the site retained as open space.
Ward: Bulwell Forest	Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties <u>and the occupants of the Poor Clare Monastery located to the south of the site. The provision of formal playing areas near to the monastery is not appropriate. Consideration should be given to low density buildings in this part of the site or an appropriate semi natural buffer zone.</u> Development should result in mitigation for open space lost on this site which may include provision elsewhere and/or an overall increase in the quality and ecological value of open space in the wider area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play areas. Access to the development should be taken from Brooklyn Road or Piccadilly. Within Minerals Safeguarding Area – prior consultation required.
Address: Piccadilly	
Current use: Open space	

PA11 Stanton Tip - Hemphill Vale



Site Area (ha): 42.6	Proposed use: Residential (C3, predominantly family housing). Additional uses leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1).
Ward: Bulwell	Development principles: Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities to enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding. A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. Site is a former tip, development therefore has the potential to cause groundwater pollution and will require careful consideration. Within Minerals Safeguarding Area - consideration required prior to development.
Address: Hemphill Vale	
Current use: Spoil Tip	

PA12 Highbury Road - Former Henry Mellish School Site



Site Area (ha):
40.97

Ward:

Bulwell

Address:

Highbury Road

Current use:

Former school

Proposed use:

Residential (C3, predominantly family housing) ~~to the south west and education uses (D1) to north east of the site.~~ Potential for community facilities to be provided.

Development principles:

Design, layout and access should be carefully considered to ~~avoid adverse impacts on existing residential properties~~ take into account neighbouring uses.

PA12 Highbury Road - Former Henry Mellish School Site - Boundary Changes

