

**ARBORETUM, DUNKIRK AND LENTON, RADFORD AND PARK AREA COMMITTEE –  
20 NOVEMBER 2013**

<b>Title of paper:</b>	Land and Planning Policies Document – Preferred Option Consultation	
<b>Director(s)/ Corporate Director(s):</b>	Sue Flack, Director for Planning and Transport David Bishop, Corporate Director for Development	<b>Wards affected:</b> City wide
<b>Report author(s) and contact details:</b>	Dawn Alvey, Local Development Framework Manager 0115 8763982 <a href="mailto:dawn.alvey@nottinghamcity.gov.uk">dawn.alvey@nottinghamcity.gov.uk</a>	
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<b>Relevant Council Plan Strategic Priority:</b>		
World Class Nottingham		
Work in Nottingham		<b>x</b>
Safer Nottingham		<b>x</b>
Neighbourhood Nottingham		<b>x</b>
Family Nottingham		
Healthy Nottingham		<b>x</b>
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
The Land and Planning Policies Development Plan Document (Local Plan Part 2) is currently undergoing consultation. This consultation runs until <b>2 December 2013</b> . This consultation follows on from the Issues and Options consultation, which took place in 2011.		
<b>Recommendation(s):</b>		
<b>1</b>	Note the ongoing consultation and opportunity to respond before 2 December 2013.	

**1. BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

- 1.1 Once adopted, the Land and Planning Policies Document (LAPP) will form part of the statutory planning framework, alongside the Core Strategy. Before the LAPP can be adopted, it must go through several stages of formal and informal consultation. To date, the LAPP has been through two informal stages of consultation – the Issues and Options consultation stage and the Additional Sites consultation stage. The Preferred Option represents the third stage of informal consultation. All of the documents (and information on how to comment) can be viewed on line at:  
[www.nottinghamcity.gov.uk/localplan](http://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 draft development management policies and site allocations for the first time. It should be noted that 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 There are 56 draft policies in the Preferred Option, divided into four different themes. Some policies have been carried forward from the last Local Plan but there are also new policy areas, Policies cover the following areas:
- Retail
  - Housing
  - Employment
  - Regeneration quarters
  - Houses in Multiple Occupation
  - Student Accommodation
  - Open Space
- 1.5 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).
- 1.6 There are 78 draft Land Allocations and more detail on proposed uses and development principles can be found in Section 7 of document. The following Land Allocations are relevant to this Committee (site plans are included at Appendix 1):
- LA 10 Boots
  - LA 22 Peoples College
  - LA 29 Western Club
  - LA 33 Forest Mill
  - LA 35 Former Dunkirk Fire Station
  - LA 48 Medi-Park
  - LA 54 Nottingham Science and Technology Park
  - LA 55 Radford Mill
  - LA 59 Salisbury Street
  - LA 60 Sandfield Centre

- 1.7 A number of new sites have also been included for consultation. These sites were not included in the earlier 'Issues and Options' consultation and, therefore, these sites do not have 'Preferred Option' status. None of the new sites fall within the Area Committees boundary. However, comments on the additional sites are welcomed:
- DS103 Charnwood Centre - (Clifton South)
  - DS104 Clifton Lane -The Spinney (Clifton North)
  - DS105 Creative Quarter – Brook Street East (St Anns)
  - DS106 Creative Quarter – Brook Street West (St Anns)
  - DS107 Daleside Road Colwick Service Station - (Dales)
  - DS108 Ruddington Lane - Rear of 107-127 (Clifton North)
  - DS109 Waterside Clarke Road Wholesale Fruit and Flower Market (Bridge)
- 1.8 Following consideration of consultation responses, site appraisal and site status, a number of sites were not taken forward from the 'Issues and Options' stage and are no longer included in the plan. Within the Area Committee's boundary site DS 77 – Bulclose Road is not taken forward as a Preferred Option as the site is in active use.

## **CONSULTATION**

- 1.9 780 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.
- 1.10 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.
- 1.11 Information on the current consultation, which closes at 5pm on 2 December, has been delivered to all residential addresses, alongside information via social media and awareness raising via local networks, attendance at events and drop in sessions. All background documents and details of how to comment can be found at: [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)

## **SUSTAINABILITY APPRAISAL**

- 1.12 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.
- 1.13 The Interim Sustainability Appraisal Report will also be published for consultation alongside the Preferred Option.

## **OTHER BACKGROUND ASSESSMENTS**

- 1.14 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.
- 1.15 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**

- 1.16 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.
- 1.17 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**

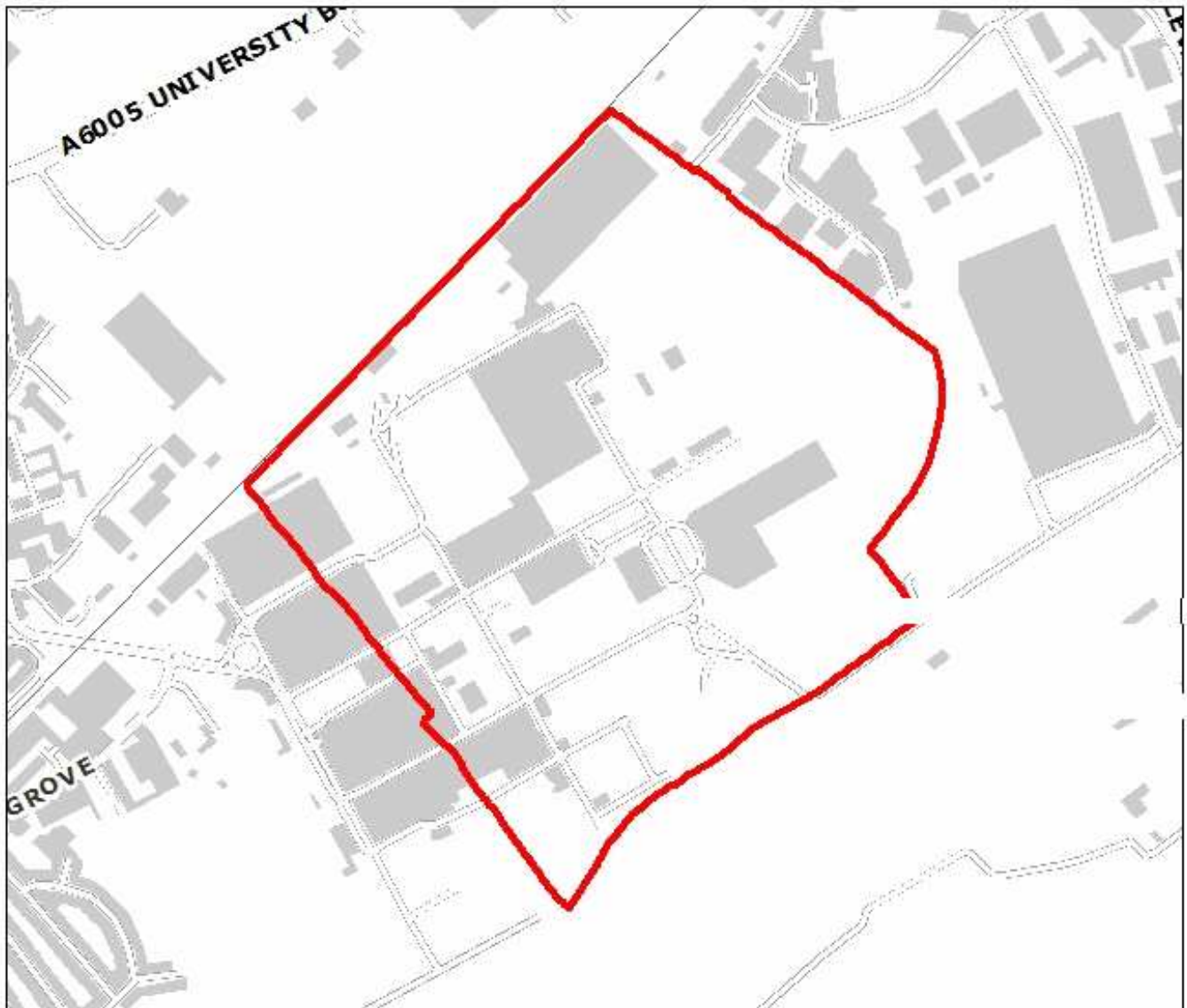
8.1 The Land and Planning Policies (LAPP) Development Plan Document (DPD) Issues and Options September 2011

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).

# Appendix 1 Preferred Option Sites

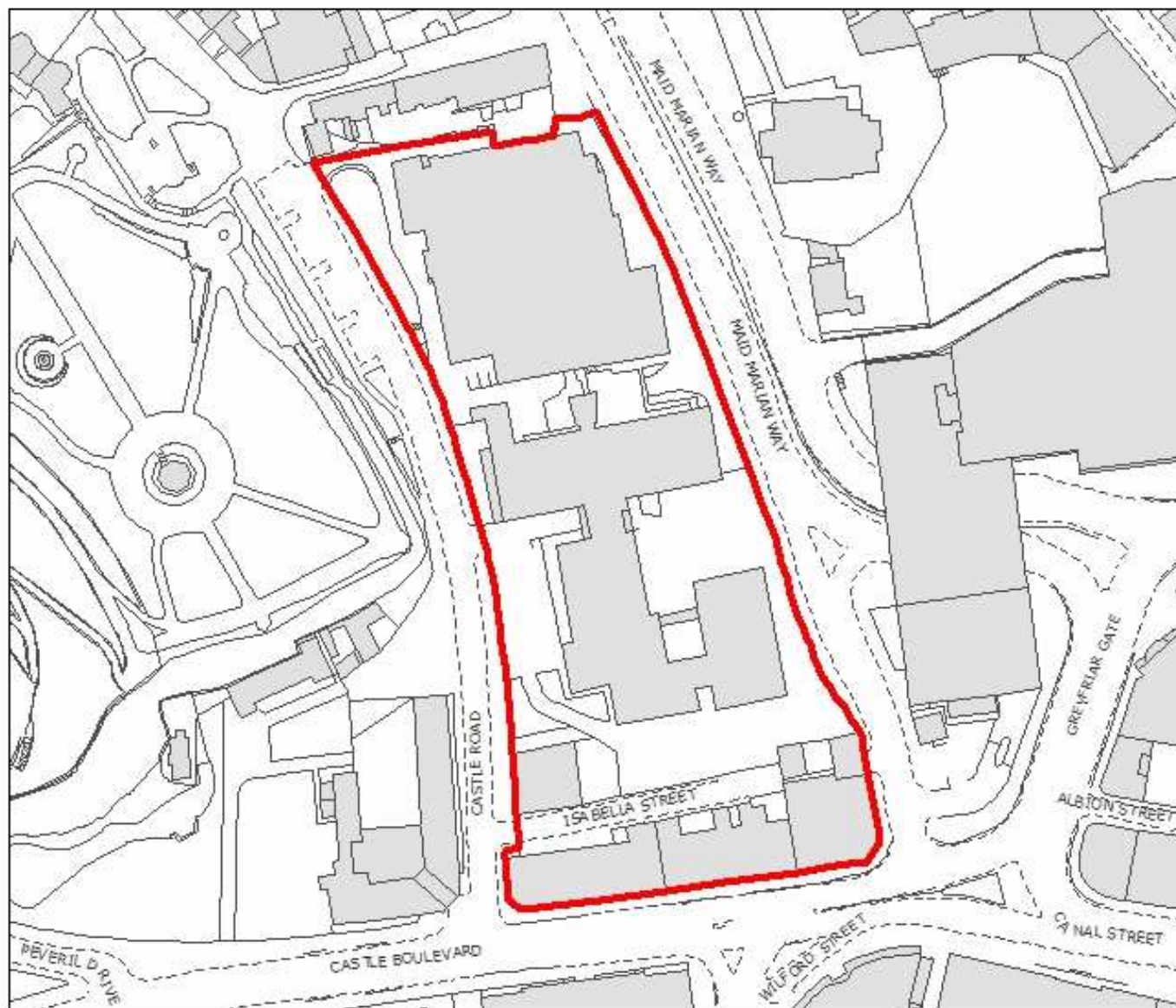
## LA10 Boots



<p><b>Site Area (ha):</b> 83.65</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Thane Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Development principles:</b> This site is an Enterprise Zone. Proposed uses - Employment (B1, B2 and B8) and residential (C3). Careful design and development required to complement existing attractive buildings and 'campus' style. Care should be taken to ensure there are no adverse effects on the historic environment through development. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. Part of this site is currently open space, and this should be retained, where possible. Where this is not possible, re-provision should be made elsewhere on the site. There is potential for this development to help address identified open space deficiencies in the area. 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 secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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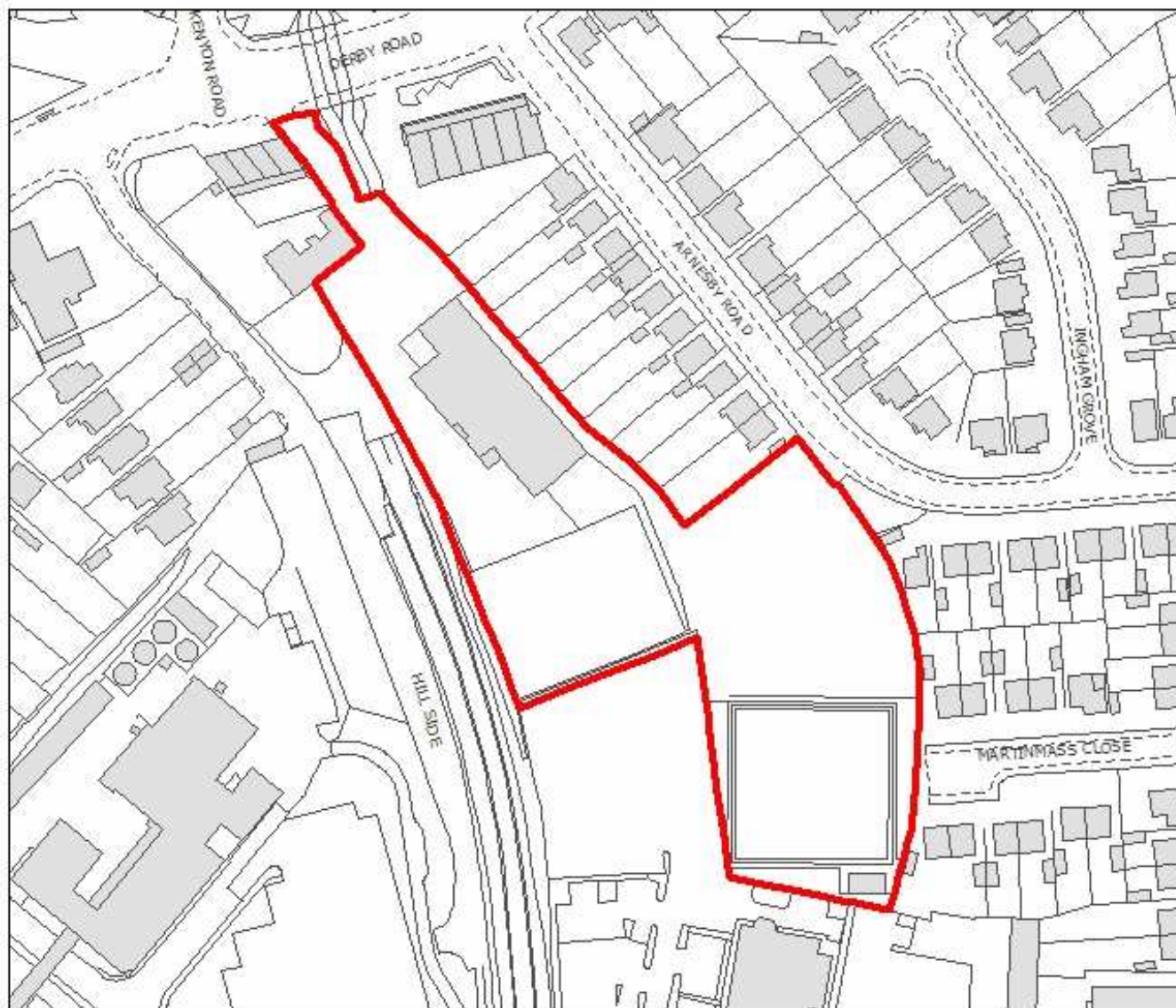
## LA22 Castle Quarter - People's College



<p><b>Site Area (ha):</b> 1.45</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Maid Marian Way</p> <p><b>Current use:</b> Education</p>	<p><b>Development principles:</b> Proposed uses - tourism (D2), offices ( B1a), residential (C3), small scale retail (A1, A2, A3 delivered as an integral part of a mixed use scheme). Development should be sensitive to, and exploit opportunities provided by, the historic environment, incorporate high quality open space, and preserve/enhance the significance and setting of heritage assets. Development to improve north/south and east/west pedestrian linkages to provide high quality connections between the Canal Quarter, City Centre retail core and Lace Market.</p>
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## LA29 Derby Road (Western Club)

**Site Area (ha):**

1.06

**Ward:**

Dunkirk and Lenton

**Address:**

Leen Gate

**Current use:**

Vacant

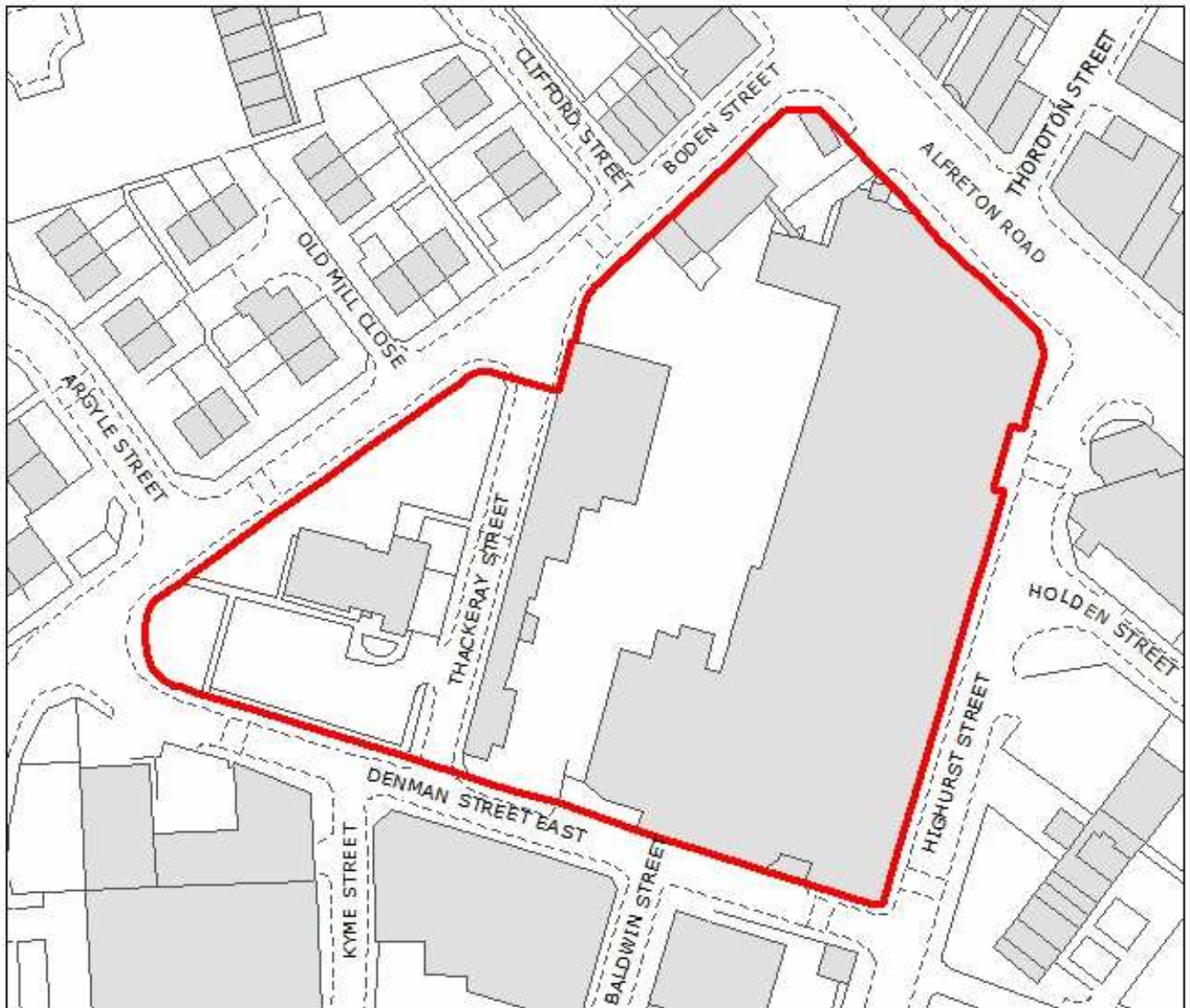
**Development principles:**

Proposed uses - residential (C3, predominantly family housing) with access from Arnesby Road. The River Leen runs in a culvert through the site. The alignment of the culvert should be established and the opportunity should be taken to open up the watercourse to provide a green corridor, where possible. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.





## LA33 Forest Mill



**Site Area (ha):**

1.2

**Ward:**

Radford and Park

**Address:**

Denman Street

**Current use:**

Employment

**Development principles:**

Proposed uses - retail (A1) (as component of mixed use scheme), residential (C3), student accommodation, office (B1), non-residential institution (D1). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.



## LA35 Former Dunkirk Fire Station



<p><b>Site Area (ha):</b> 0.56</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Dunkirk Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Development principles:</b> Proposed uses - education (D1) and/or commercial. Access to this site is constrained and preference will be given to achieving an access from Dunkirk Road. 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. The site is close to the Queen's Medical Centre Combined Heat and Power Plant and, depending on the scale of future development, further dispersion modelling may be required.</p>
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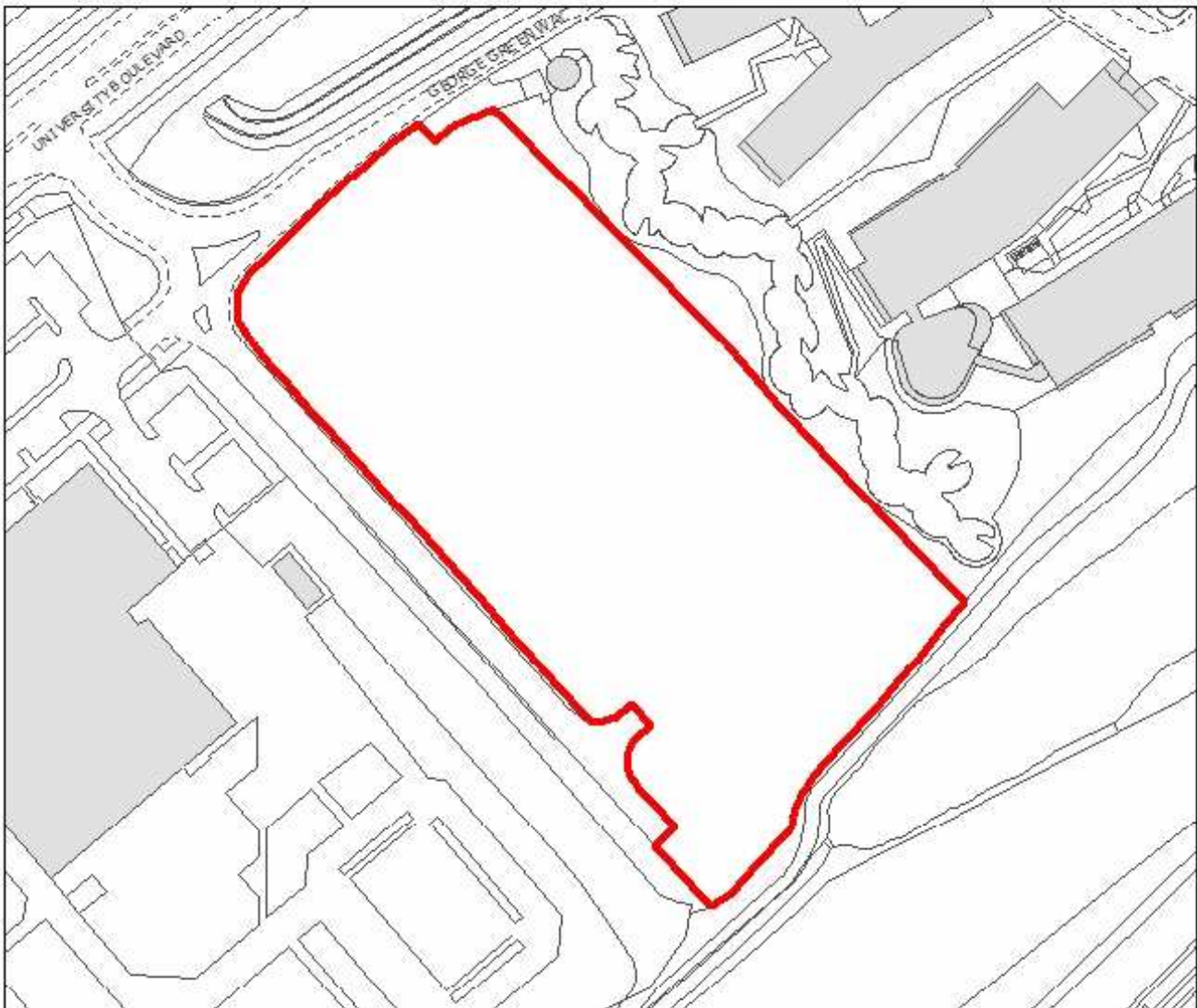
## LA48 Medi Park



<p><b>Site Area (ha):</b> 3.76</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Leen Gate</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Development principles:</b> Site is part of an Enterprise Zone. Proposed uses - employment (principally hospital/health related B1) with auxilliary residential (C3). There may also be scope for student accommodation (Sui Generis) and/or a hotel (C1). Any proposal should consider the potential impact on any undesignated archaeology within the site itself, along with the adjacent heritage assets. The new tram line (NET Phase Two) runs through this site and any proposal will need to address this. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The River Leen green corridor should be preserved and enhanced through development, with new on site open space connecting to this. 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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## LA54 Nottingham Science and Technology Park

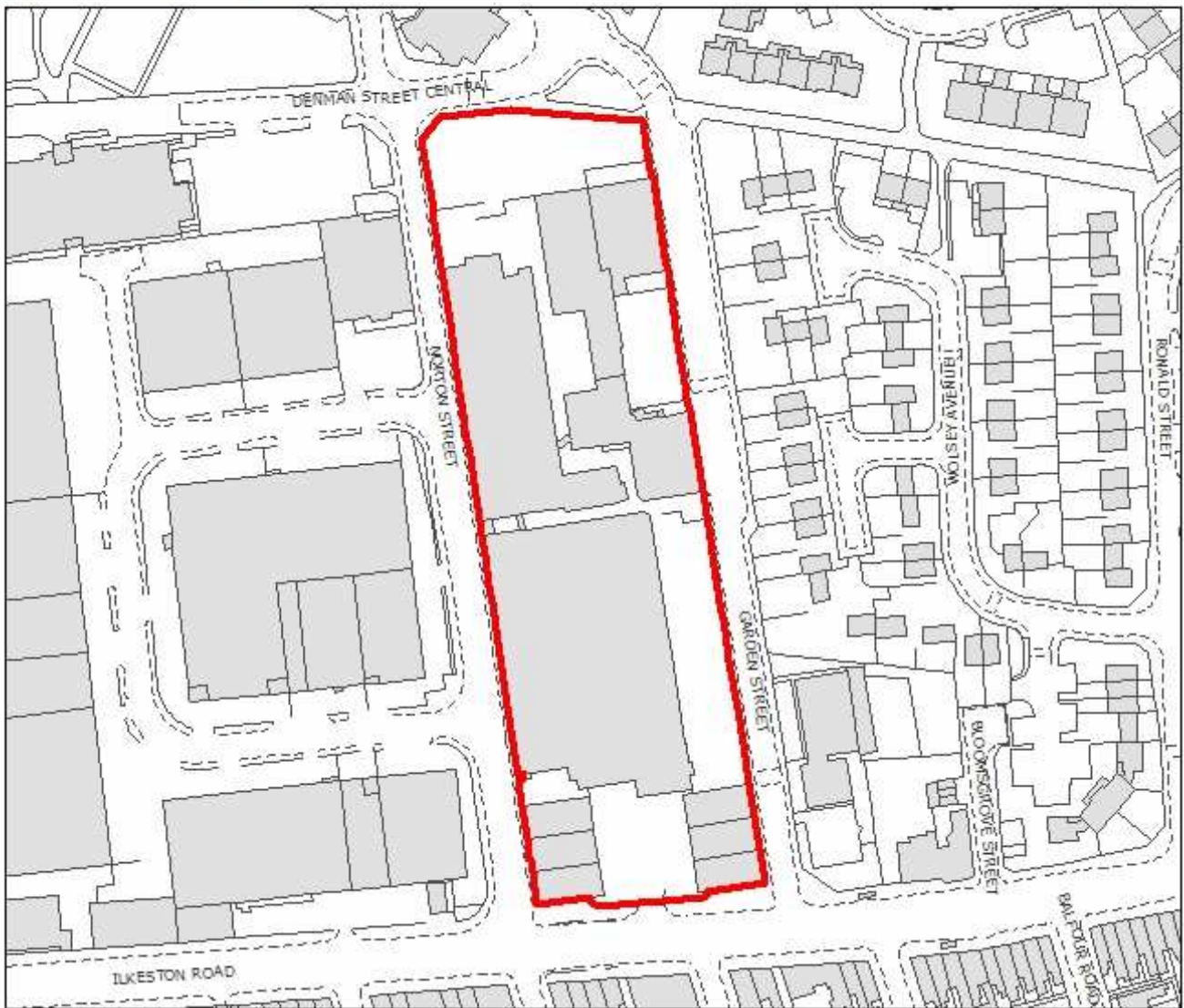


<b>Site Area (ha):</b> 2.11	<b>Development principles:</b> Site is part of an Enterprise Zone. Proposed use - Employment (B1a/b) and auxilliary/compatible uses. Development should be in line with other recent development on the Science and Technology Park. The new tram line (NET Phase Two) runs adjacent this site and any proposal will need to take this into account. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Development should also give consideration to the adjacent Tottle Brook and Beeston Sidings LNR. There are contamination issues from former industrial uses on the site and the impact of these should be considered.
<b>Ward:</b> Dunkirk and Lenton	
<b>Address:</b> George Green way	
<b>Current use:</b> Open space	





## LA55 Radford Mill

**Site Area (ha):**

1.36

**Ward:**

Radford and Park

**Address:**

Garden  
Street/Ilkeston  
Road

**Current use:**

Employment

**Development principles:**

Proposed uses - residential (C3, predominantly family housing). Potential for community facilities (D1) and/or employment (B1) uses. Retention of the Radford Mill (southern) building should be explored. There is possible contamination on this site and it is underlain by a principal aquifer. It should be ensured that the development does not result in pollution of the groundwater resource.



## LA59 Salisbury Street



**Site Area (ha):**

0.52

**Ward:**

Radford and Park

**Address:**

Faraday Road

**Current use:**

Vacant

**Development principles:**

Proposed uses - residential (primarily C3) and small scale retail (A1) delivered as integral part of mixed use scheme. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application. There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration.





## LA60 Sandfield Centre



<p><b>Site Area (ha):</b> 1.85</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Derby Road</p> <p><b>Current use:</b> Education</p>	<p><b>Development principles:</b> Proposed uses - residential (C3, predominantly private rented accommodation, with an element of family housing). There is potential scope for small scale commercial uses (i.e. A1 retail and A3 café), along with employment (B1a) and community facilities (D1). 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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