

AREA 8 COMMITTEE – 13 November, 2013

Title of paper:	Land and Planning Policies Document – Preferred Option Consultation	
Director(s)/ Corporate Director(s):	Sue Flack – Director for Planning and Transport David Bishop – Corporate Director of Development	Wards affected: Bridge, Clifton North, Clifton South
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Relevant Council Plan Strategic Priority:		
World Class Nottingham		
Work in Nottingham		x
Safer Nottingham		x
Neighbourhood Nottingham		x
Family Nottingham		
Healthy Nottingham		x
Leading Nottingham		
Summary of issues (including benefits to citizens/service users):		
The Land and Planning Policies Development Plan Document (Local Plan Part 2) is currently undergoing consultation. This consultation runs until 2 December 2013 . This consultation follows on from the Issues and Options consultation, which took place in 2011.		
Recommendation(s):		
1	That the committee notes 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
- 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 (see Section 7 of the fully document). The following Land Allocations fall within the Area 8 Committee boundary:

- LA11 – Broadmarsh
- LA13 – Canal Quarter – Arkwright Street East
- LA14 – Canal Quarter – Crocus Street (Eastpoint)
- LA15 – Canal Quarter – Island Site

LA16 – Canal Quarter – Queens Road
LA17 – Canal Quarter – Sheriffs Way/Arkwright Street
LA18 – Canal Quarter – Sheriffs Way (Sovereign House)
LA19 – Canal Quarter – Station Street/Carrington Street
LA20 – Canal Quarter – Waterway Street
LA25 – Clifton West
LA30 – Electric Avenue
LA31 – Fairham Comprehensive School
LA32 – Fairham House
LA50 – NG2 South
LA51 – NG2 West
LA56 – Riverside Way
LA66 – Waterside – Cattle Market
LA70 – Waterside – Iremonger Road
LA71 – Waterside London Road (Eastcroft Depot)
LA72 – Waterside London Road (Former Hartwells)
LA73 – Waterside – London Road (South of Eastcroft Depot)
LA74 – Waterside – Meadow Lane

- 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. Comments on the additional sites are welcomed. The following additional sites are located within the Area 8 boundary:

DS103 - Charnwood Centre
DS104 - Clifton Lane (the Spinney)
DS108 - Ruddington Lane (rear of 107-127)
DS109 - Waterside – Clarke Road (Wholesale Fruit and Flower Market)

- 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. The following sites, within Area 8, are no longer proposed as 'Preferred Options':

DS43 - Eastside - Pennyfoot Street
DS58 - Canal Street North
DS66 - Southside - Site of Former Hicking Pentecost & Company
DS81 - Farnborough School
DS70 - Waterside - British Waterways Owned Part of Meadow Lane Site
DS98 - Electric Avenue - Option 2
DS99 - NG2 South (Alternative Uses)

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 2nd 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

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).