

CITY COUNCIL - 9 JANUARY 2006

REPORT OF THE PORTFOLIO HOLDER FOR DEVELOPMENT, LAND AND REGENERATION

NOTTINGHAMSHIRE AND NOTTINGHAM JOINT STRUCTURE PLAN (JSP) - APPROVAL FOR THE COMMENCEMENT OF THE ADOPTION PROCESS

1 SUMMARY

The City Council and County Council are required to prepare a JSP. This report requests that the City Council formally resolves final approval of the draft adoption version of the JSP and approval of commencement of the adoption process for the JSP.

2 RECOMMENDATIONS

It is RECOMMENDED that Council resolves final approval of the draft adoption version of the JSP and approval of commencement of the adoption process for the JSP Written Statement and Explanatory Memorandum; and if there is no intervention from the Secretary of State, the JSP Written Statement and Explanatory Memorandum be adopted by the City Council on 16th February 2006.

3 BACKGROUND

3.1 The Draft JSP was placed on deposit in November 2003 and 124 bodies and individuals made representations on the Plan within the 6-week statutory objection period. An independent Panel conducted an Examination-in-Public (EiP) in the summer of 2004 at the Galleries of Justice, Nottingham. The Panel submitted their report in October 2004 making 31 recommendations to modify the Draft JSP.

- 3.2 In March 2005 the two Councils approved Proposed Modifications to the Draft JSP in the light of the Panel recommendations, objections made on the Deposit JSP and to update the Plan. The Proposed Modifications were advertised, placed on deposit and published in April and formal representations to the Proposed Modifications or the non-acceptance of a Panel recommendation were requested by 27th May 2005.
- 3.3 Representations were received from 35 bodies within this time period raising about 150 specific points. Most were statements of support.
- 3.4 The principal issue of objection affects the housing distribution between Newark and Bassetlaw and further discussions have taken place at officer level with those Councils on this matter. Following these discussions, it is being recommended that the draft adopted Plan is not amended in this respect.

Key Implications of the JSP for Nottingham

3.5 The key implications of the JSP for Nottingham are:-

- The JSP aims to promote sustainable development. All new development must work towards the principles of sustainability. The County and City Councils will promote sustainable development through adopting the sequential approach to the location of development set out in Regional Spatial Strategy;
- Policy 3/2 of the JSP provides for 18,500 dwellings in Nottingham between 2001 and 2021 (ie 925 dwellings pa). Nottingham is on track to meet this provision as an average of 1,013 dwellings per annum have been provided 2001-05. Furthermore, Nottingham is on track to provide the additional 14,449 homes between 2005-21;

- Policy 4/1 of the JSP provides for 108 hectares of employment land in Nottingham between 2001 and 2021. 10.82 hectares of been developed 2001-05, and 82.62 hectares are allocated to 2011. This leaves an allowance of 14.56 hectares for further allocations, small sites and sites allocated within Regeneration and Mixed Use areas. Due to the tightly drawn administrative boundaries of the City Council, providing this may prove challenging;
- Policy 4/3 states that a science and technology park with good university links will be provided to serve the Nottingham area, and further work is ongoing to ensure the needs of high tech businesses can be met;
- Policy 5/2 states that provision will be made and land protected for the development of a network of the Nottingham Express Transit system and associated infrastructure in Greater Nottingham, involving Phase 2 lines to Clifton and Chilwell (as shown on the Key Diagram) and other longer term lines;
- § Policy 5/10d safeguards a New Crossing over River Trent to west of Radcliffe-on-Trent, this is further east than earlier proposals. This proposed new transport link will greatly add to the market appeal of existing and potential employment sites within or close to the eastern side of the Nottingham urban area. This strategy will also complement policies for developing the City Regeneration Zones by ensuring that accessible sites can be found nearby for relocating businesses.

4 PROPOSALS

- 4.1 Officers are recommending no substantive changes be made to the draft JSP as it was approved by both Councils in April 2005. Accordingly, if accepted by members of both Councils, the Plan would be approved for adoption, the statutory advertisements would be duly placed, and the Secretary of State would have a set period in which to intervene in the process. If no intervention was made, the JSP would be adopted and would then be subject to legal challenge in a six-week period following the date of adoption set down in the legal notices.
- 4.2 The Joint Committee on Strategic Planning and Transportation considered the draft JSP at a meeting on 14th October and recommended to both Councils that it be adopted.
- 4.3 This matter was considered by the City Council's Executive Board and Development Control Committee on 20th and 21st December 2005 respectively and no issues were raised. Authority is given for minor typographical and factual changes prior to final publication. This matter is being brought to this meeting of the City Council in order to facilitate adoption of the JSP, which is linked to key milestones set out in the City Council's Local Development Scheme, which in turn are linked to receipt of Planning Delivery Grant from central government.
- 4.4 Should the Secretary of State intervene in the process of adoption, members will be informed of his actions and the reasons for them.
- 4.5 The County Council is undertaking a parallel process of approving the draft Plan.

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

None

6 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

- (i) JSP to be placed in the Members room and available to all members on request, or at:-

www.nottinghamshire.gov.uk/home/environment/planningmatters/structure_plan

- (ii) Report of the Corporate Director of City Development on the JSP to Executive Board 20 December 2005

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