

CITY COUNCIL – 13 NOVEMBER 2006

**REPORT OF THE PORTFOLIO HOLDER FOR
TRANSFORMING NEIGHBOURHOODS**

**MEADOWS AND SOUTHSIDE AREA ACTION PLAN -
SUBMISSION DRAFT**

1 SUMMARY

The Meadows and Southside Area Action Plan (AAP) is one of the key documents in the Local Development Framework which is the new planning policy system. A Meadows and Southside Area Action Plan has been prepared following consultation on Issues and Options in September 2005 and Preferred Options in Spring 2006. The AAP is brought to the City Council for approval, prior to submission to the Secretary of State, in accordance with the new planning regulations. A six week period of statutory consultation will follow with an Examination likely in Summer 2007. Adoption is likely in January 2008.

2 RECOMMENDATIONS

IT IS RECOMMENDED that the Submission Draft of the Meadows and Southside Area Action Plan be submitted to the Secretary of State, and that it be published for a 6 week consultation period in accordance with the new planning regulations.

3 BACKGROUND

3.1 The AAP for Meadows and Southside sets the framework for what is expected to be an area of major change. The Plan boundary covers both the Meadows community where neighbourhood transformation pilots are under consideration and the Southside regeneration area where significant development opportunities are being taken forward.

- 3.2 The Submission draft document has been produced in order to submit to the Secretary of State and as the basis for consultation on final policies and proposals. It is accompanied by a Sustainability Appraisal, which considers the social, economic and environmental effects of the policies and proposals and a Consultation Statement which sets out the details of consultation undertaken and responses to comments received.
- 3.3 The Submission Draft builds on previous AAP consultations at Issues and Options stage in September 2005 and Preferred Options stage in Spring 2006. Close dialogue with the community continues over specific development proposals for example at Meadows Gateway and as part of the OZone scheme for the Meadows and Embankment.

4 PROPOSALS

- 4.1 A six week consultation period on the AAP will follow its submission to the Secretary of State. The AAP will be subject to an assessment by an independent Inspector in Summer 2007 to test its “soundness”. Adoption is likely at the beginning of 2008. The consultation period will include drop in sessions attended by City Officers at the Meadows One Stop Shop. Press notices will be published and copies of relevant documentation deposited in the Meadows Library, One Stop Shop and at City Development reception. An electronic copy will also be available on the plan4nottingham web site.
- 4.2 The proposals in the AAP will set the planning framework for future change in the Meadows and Southside area. The objectives of the Plan have been set so that development opportunities are identified, including significant changes proposed for the Station and Meadows Gateway. The Plan also puts the planning framework in place to guide comprehensive development and estate remodelling. Environmental objectives address

sustainability and highlight opportunities for improvements to open space and the public realm (including the Embankment), and for designing out crime. Access objectives have been established to help improve connectivity into and out of the area and address problems of legibility and permeability within the Meadows, which can contribute to community feelings of insecurity and make policing more difficult.

4.3 City Council is requested to note that a number of technical amendments have been made to the Submission draft AAP since the document was first uploaded onto the Committee system. These are as follows:-

- the dates of the AAP consultation, Examination and adoption have been revised in line with advice from The Planning Inspectorate and GOEM. These dates have been amended in both the Submission Draft AAP and the Sustainability Appraisal Report;
- an indication of the level of housing provision expected on sites allocated for housing, or as part of mixed-use developments, has now been added to Table 1 of the Submission draft AAP. This amendment was made to ensure that the AAP meets the requirements of the draft Planning Policy Statement 3 on Housing;
- monitoring arrangements, in respect of a trigger for the review of AAP policies, have been clarified in the Submission Draft AAP. This is to meet government guidance contained in Planning Policy Statement 12.

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

Consultation responses as detailed in Consultation Statement.

6 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

1. Nottingham Local Plan
2. Southside Interim Planning Guidance
3. Planning Guidance for Meadows Gateway
4. Draft Planning Brief for Sovereign House
5. Planning Guidance for Nottingham Station
6. Embankment Study by Julian Marsh
7. Living Landmarks Lottery Bid
8. Revised Canal Street Development Brief
9. Sustainability Appraisal and Consultation Statement for the AAP
10. AAP Preferred Options Report
11. Reports to Executive Board 17th October & 21st February 2006, DC Committee 22nd February 2006 and Area 8 Committee March 2006.

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