

## SPATIAL ISSUE 1

Ensuring that Nottingham builds on its Core City character and strengths and plays a strong role in the region

### Background

At a national level, Nottingham is recognised as one of the 8 Core Cities, and at a regional level, the Regional Spatial Strategy highlights that Nottingham plays a key role in the region and sub-region. Nottingham falls within the Three Cities Sub-area comprising Nottingham, Derby and Leicester. These Cities and their surrounding areas contain half the Region's population. Nottingham is seen as a major administrative, economic and cultural centre a leader in planning and transport integration and is well-placed to drive the economic growth of the region. The Core Strategy will need to be consistent with the Regional Spatial Strategy for the East Midlands as approved by the Secretary of State. This is known as 'being in general conformity' with the Regional Spatial Strategy. The Regional Spatial Strategy for the East Midlands is due to be adopted by the end of 2008. Once adopted it will provide a long-term land use and transport planning framework for the region and will therefore guide the development of the Local Development Framework and Local Transport Plans. It will determine the scale and distribution of housing and economic development across the region, provide investment priorities for transport and sets out policies for enhancing the environment.

At a more local level the benefits of joint working with adjoining authorities in the conurbation has been recognised especially in planning for economic growth. It is therefore vital to ensure that spatial planning is joined up and that greater benefits can be secured across a wider area. A Greater Nottingham Joint Planning Advisory Board has now been established to advise on conurbation-wide planning matters and oversee the alignment of Core Strategies across Greater Nottingham.

### Core Strategy Role

It is likely that the first part of the Core Strategy will set out the planning principles for planning across the conurbation (this will be common amongst all of the Core Strategies across the conurbation).

The remainder of the Core Strategy will set out will set out the more locally distinct issues for the City. All aims, objectives and policies of the Core Strategy will be expected to contribute to a sound future for Nottingham that enhances its role as a Core City and also places the City at the heart of the East Midlands.

To cover:

- Suitable homes and employment for all
- A sustainable economy
- High quality leisure, sports, arts and tourist attractions
- Creation of balanced and sustainable communities
- Easily accessible and high quality social, economic, environment and cultural services
- A strong and growing City Centre and network of Town and Local Centres
- Develop distinctive character of Nottingham (e.g. conservation and high quality design)
- Protection for and enhancement of the current and future environment (tackling climate change)

### Relevant studies/Strategies

- Regional Spatial Strategy
- Regional Economic Strategy
- Greater Nottingham Local Transport Plan
- Showing The Way
- City Centre Masterplan
- Greater Nottingham Partnership Sub-Regional Investment Plan 2007-2010
- Drawing Together: The development strategy for Greater Nottingham 2004-10
- Strategic Regeneration Frameworks
- Nottingham: The Science City Prospectus
- Sustainable Community Strategy
- Local Area Agreement

### Issues and Options for debate

- How do we play a strong role in the sub-region and take advantage of the Sub-National Review
  - Knowledge intensive jobs?
  - Attracting prestige development – where?
  - Sites/connectivity – City focused or dispersed locations?
- How do we expand the role and improve the quality of the City Centre?
- What supporting facilities and infrastructure are needed (e.g. cultural, transport infrastructure etc.)?

## SPATIAL ISSUE 2

### Creating a truly sustainable City (strongly linked to Issue 5)

#### Background

There is a need to protect and enhance the city's valuable natural resources in accordance with international, national and local guidance. The City is faced with the challenge of a changing environment and pressure from future development, much of which will be required to provide for the needs of a growing economy and population. Balancing the demands of the natural environment and the future overall sustainability of the city will require imaginative solutions. Nottingham has significant biodiversity, a wide range of important wildlife habitats and networks of valuable green corridors, recreational and amenity spaces, geologically important sites, historic landscapes and parks. Ensuring that nature conservation opportunities are included in existing open spaces and within buildings and the built environment is important.

Addressing climate change is a key government priority, and there is a long-term ambition to move towards carbon neutral development, first to low carbon then to carbon neutral. Cities are expected to be at the forefront of advancing more resource efficient and low carbon forms of development. Nottingham is fully committed to achieving this aim through spatial planning, and to meeting the commitments set out in the Nottingham Declaration on Climate Change.

Climate change brings the risk of both flooding and water shortages. The Core Strategy can respond by promoting sustainable drainage measures which reduce runoff; conserve and re-use rainwater; reduce energy used in water treatment, contribute to the protection of the city's valuable watercourses and enhance biodiversity.

#### Core Strategy Role

The Core Strategy will need to help reduce carbon emissions, promote sustainable energy solutions and responding to existing and anticipated climate changes in ways that protect the environment.

To cover:

- Must ensure that all new development is sustainable (in relation to building technology and energy supply). Commercial development will need to be a main focus. Housing development will be driven by Building Regulations and the Code for Sustainable Homes. There will inevitably be cost implications for developers.
- The limited role that planning can make in relation to existing building stock will need to be realised but the Core Strategy will need to link to programmes such as Decent Homes.
- Government does not want to be too specific on targets for renewable energy on individual sites as technology is unproven. Need to look at providing community-based renewable energy generation. Need to consider the potential of Enviroenergy Ltd.
- Waste – must meet government targets in relation to recycling and landfill reduction targets and plan for new facilities. Will largely be done through the Joint Waste Core Strategy. Need to design new developments with waste storage facilities in mind.
- Biodiversity – policies on maintaining and creating habitats will need to be considered.
- Reducing the need to travel and promoting accessibility will be key to curb car travel – will need to link to major transport programmes.
- Flood risk / resilience - Significant amount of land affected by flooding. Need to balance the need for regeneration/maximisation of the use of brownfield land against flood risk. Mitigation and design will constrain development and will cost. Water dupply.

#### Relevant studies/Strategies

- Zero 2100: A Climate Protection Strategy for Nottingham and the Nottingham Declaration
- City Council's Interim Guidance on securing Sustainable Urban Drainage and renewable energy in new development
- Work on modeling renewable energy requirement scenarios
- Biodiversity Action Plan
- River Leen and Day Brook and the Greater Nottingham Strategic Flood Risk Assessments
- Greater Nottingham Local Transport Plan
- Nottingham/Nottinghamshire Joint Waste Core Strategy
- City Council's Municipal Waste Strategy

#### Issues and Options for debate

- How should we reduce the Impact of new development on climate change (e.g. through the Merton Rule – what level is appropriate?)
- How fast do we drive development up the Code for Sustainable Homes (i.e. not just housing)?
- What role is there for community-based generation facilities – Enviro-Energy potential?
- Transport – integration/location – dispersal vs. centralisation of facilities
- How to address flooding issues? Is the current guidance on Sustainable Urban Drainage adequate?
- Recycling / domestic waste storage – how to address?
- Biodiversity – how should we deal with linkages / gardens / corridors etc?

## SPATIAL ISSUE 3

### Accommodating housing growth whilst achieving a mixed and balanced communities and high quality design

#### Background

Planning Policy Statement 3 sets out national planning policy guidance on housing. The most recent government statement on planning policy on housing was set out in the government's Housing Green Paper. This outlines the government's drive for increased housing numbers, higher densities and provision for smaller households. Recent consultation on the Housing and Planning Delivery Grant seeks to reward council's for delivering housing.

At the regional level, additional homes anticipated by the Regional Spatial Strategy in Nottingham to 2026 will need to be found throughout the City. The Regional Spatial Strategy has allocated a challenging target for numbers of housing within the City, the City Council will need to maintain its building rate in the City over the last few years, which will be demanding (at present the draft Regional Spatial Strategy anticipates a need for 1,000 additional homes in Nottingham per year up to 2026. This figure may change however). A Strategic Housing Land Availability Study is currently underway and will report in September 2008 and provide additional information on where and in what timeframes sites are likely to come forward to provide for future housing demand.

The Core Strategy will be key in delivering the corporate aims for more family housing in the City and the aims of the Strategic Regeneration Frameworks. Improving the design of housing will also be key given the recent poor Cabe Review on housing design in the East Midlands and the focus on housing design as part of Design 08.

#### Core Strategy Role

The Core Strategy will set a spatial strategy for the distribution of housing and will seek to ensure that new development offers a wider range of size, type and housing tenure that encourages balanced and sustainable communities.

To cover:

- Housing Type and Delivery - focus on increasing the availability of family houses and ensure that the City is a location that families want to settle in. Within the City Centre and Regeneration Zones, need to provide apartments where people want to live for the long-term (not just a short stop-gap). Will need to meet the regional house building targets (linked to national drive for housing) and ensure that this is balanced with local employment needs.
- Tenure – a range and diversity of tenure required – low proportion of homes are owner occupied at the present.
- Density - Government policy and housing market economics mean that new housing developments will need to continue to be built at somewhat higher densities. The design of housing will be fundamental.
- Student housing – need to manage the accommodation needs of students to avoid the harmful impacts of over-concentration of students in traditional housing stock (whilst recognising that we have used the full extent of our planning powers. Public Health measures will now be important in order to tackle voids in vacated student housing stock)
- Design – need to ensure that the housing needs of all of the population (e.g. older households, BME households) are met. Building For Life Standards (which includes a criteria for Lifetime Homes) to help. Sustainability will also be a key issue with the requirements of the Code For Sustainable Homes.
- Affordable Housing – need to set separate targets for social-rented and intermediate housing and an approach to seeking developer contributions for affordable housing, to compliment the Strategic Regeneration Frameworks.
- Empty Homes – Need to address in order to increase housing supply and improve environmental quality of our neighbourhoods.

#### Relevant studies/Strategies

- Regional Spatial Strategy
- City Council Housing Strategy
- Strategic Housing Land Availability Assessment – setting out a 5, 10 and 15 year supply of housing land.
- Nottingham City Centre Housing Marking Analysis.
- Nottingham Core Strategic Housing Market Assessment /
- Housing completions data
- Strategic Regeneration Frameworks

#### Issues and Options for debate

- Where should we be directing new housing? What house types should we be providing? How do we deliver the required amount of housing in the City but provide more family housing at lower densities?
- How do we manage the accommodation needs of students in the future?
- What role does should the City Centre and the Regeneration Zones play in terms of housing provision and what type of housing should be delivered in these locations?
- How do we ensure high quality design, that the Code for Sustainable Homes is delivered and still seek S.106s?

## SPATIAL ISSUE 4

### Improving the quality of our neighbourhoods

#### Background

Most people respond instinctively to the quality of neighbourhoods, for instance in deciding where to live and spend their time. The environment we live in has a fundamental effect on our quality of life and there is a collective desire to enjoy safe, clean and attractive places. Better places and spaces can help foster a sense of community, mutual responsibility and civic pride. The Core Strategy can provide a vision and a means to deliver a range of improvements and rising quality of life. It can help to tackle some of the underlying causes of deprivation by focusing opportunities for development where they can be of greatest benefit. This could include new homes, employment and key facilities.

Successful neighbourhoods will provide a local focus for communities and should include a variety of services and facilities to meet the needs of the City's diverse population. Neighbourhoods need to provide attractive environments, characterised by a mix of uses and be located near to key public transport (nodes). It will be key to ensure that the City has the right services and facilities in the right places and that these are of a sufficient size and quality to serve the population in order to address wider goal of reducing the high number of residents (especially families) who leave the City each year, which has consequences of reducing cohesiveness in the City. This issue of improving the quality of our neighbourhoods is a fundamental corporate priority and the Core Strategy will be key in delivering this priority and linking into the Strategic Regeneration Frameworks

#### Core Strategy Role

The Core Strategy will provide the means to improving the quality of the City's neighbourhoods and providing attractive and welcoming places.

To cover:

- Health – Need to take account of the PCT's plans for expansion and also the health care needs of the future population. The Core Strategy will need to promote a pattern of development and urban design that will promote good health and well-being, enabling active lifestyles, reducing pollution and improving the quality of life.
- Education – Raising education attainment and skills is a key priority for the City. Will need to address the locational requirements of this agenda (e.g. Building Schools for the Future, Primary Schools Educations, Further Education facilities) and ensure access to education opportunities. This issue is linked to improving housing choice and quality in order to maintain families within the City and stop cross-boundary flows of pupils.
- Retail facilities – Must assess where retail developments should go in the future - need to look at the town and local centres to see whether they need strengthening or if any new ones are required.
- Leisure, cultural and community facilities – Need to make provision for these and have a sound evidence base to support decisions.
- Open and Green Space - Must take into account findings of the Breathing Space Open and Green Space Audit and Needs Assessment. This will provide the evidence to formulate new policies on open space, sport and recreation facilities and set new standards for developer contributions. Need to consider lack of investment and maintenance deficit, which has seriously affected the quality of open space and has in some instances resulted in underuse of open space and accept that it may be necessary to reorganise and rationalise open space in some areas and provide some new open and green space in other areas.
- Safety – need safe and secure environments. The Core Strategy will need to link to strategies to reduce crime within the City.
- Transport/accessibility – jobs, services and facilities within a reasonable walking, cycling, public transport distance. Pedestrian and cycle friendly environments and prevention/reduction of air pollution. Improvements in streetscape and design will also be key.
- Design – housing, urban design, public realm improvements

#### Relevant studies/Strategies

- Corporate Plan
- Strategic Regeneration Frameworks
- PPG17 Open and Green Spaces Audit and Assessment ('Breathing Space ' update)
- Joint Strategic Needs Assessment
- Greater Nottingham Retail Study and forthcoming work to audit retail centers
- Greater Nottingham Local Transport Plan/Accessibility Strategy
- Ongoing work to define our 'Neighbourhoods
- Leisure Transformation Programme
- Crime & Drugs Partnership Plan
- Early intervention Programme

#### Issues and Options for debate

- What is a successful neighbourhood?
- What interventions are appropriate in the City's neighbourhoods?
- How is it best to locate facilities (dispersal vs. concentration)?
- Accessibility issues – options around improvements (e.g. different types of public transport services required?)

## SPATIAL ISSUE 5

Providing for sustainable growth in a changing world economy and enabling prosperity for all residents

### Background

Nottingham has a strong and diverse economy that has a range of spatial needs. The Regional Spatial Strategy envisages significant economic growth over the next 20 years. Whilst Nottingham is central to the economic success of the region it also suffers from acute deprivation and associated unemployment and worklessness.

A high proportion of the City's population is employed in office based sectors, leisure and retailing and less in industrial sectors. In response to the existing and projected decline in manufacturing employment and significant contractions in traditional sectors, there is a recognition that economic success needs to be underpinned by developing higher value, knowledge based employment. Nottingham has been nominated as a 'Science City' and the Regional Economic Strategy includes actions to increase Research and Development activity and to develop and apply new technologies. Given the importance of these sectors for the future prosperity of the City, the spatial needs of high technology industries should be explicitly allowed for in the Core Strategy. Planning for a sustainable economy will be vital in the future given the current context of rising fuel and energy costs.

Whilst Nottingham has a strong economy, too many residents are disconnected from the benefits. The City's employment rate is 66% compared to 74% in England<sup>1</sup> and BME groups are less likely to be employed (Source ONS, 2007). Many barriers exist to gaining employment and these include low skills, family circumstances, poor health and low aspirations. It is important to ensure that skills of local people and needs of economy match. Addressing the scale and complex nature of worklessness will require transformational change and without this the economy will not reach its full potential if large numbers of the population remain disconnected from employment opportunities. Accessibility to employment and training opportunities will be key.

### Core Strategy Role

To enable the Nottingham economy to continue to thrive the core Strategy must ensure the provision of space that the economy requires. The protection of valuable employment land and buildings, whilst also recognising older poor quality sites need to be released for other uses must be considered. The Core strategy must demonstrate how this economic change can be accommodated. Directed growth can support the City's regeneration plans and Nottingham's role as a business, shopping, leisure and tourism and cultural destination.

To cover:

- The provision of new employment land to enable the accommodation of future economy and employment needs. Need to safeguard employment land sites and balance pressures between the need for land for housing and for employment/economy purposes. Key considerations will be ensuring appropriate accommodation for Science City, enterprise and the creative industries purposes to ensure an adequate supply of both start up premises and grow on space in appropriate locations, whilst releasing inappropriate employment sites for other uses, especially housing.
- Joint working with adjoining authorities as not all of the City's employment land needs can be met within the boundary (e.g. Science City) and that the majority of the population is not willing to travel to access low-paid jobs.
- Providing a range of accessible employment opportunities throughout the City
- To enhance public transport, walking and cycling connections to main areas of employment and training opportunities
- Clear links to other strategies To enable Nottingham's workforce to be trained for the employment opportunities available.
- Encouraging opportunities for growth in the City Centre, Regeneration Zones and associated with the centers of excellence, such as the universities.

### Relevant studies/Strategies

- Nottingham City Region Employment Land Study
- Regional Economic Strategy
- Greater Nottingham Retail Study
- Labour Market Report
- City Strategy
- Strategic Regeneration Frameworks
- Nottinghamshire Learning & Skills Council Delivery Plan
- Greater Nottingham Local Transport Plan/Accessibility Strategy

### Issues and Options for debate

- How can we encourage a more sustainable economy?
- How can we promote a balance of employment uses suitable for all sections of the potential workforce?
- What type of employment should we be planning for given the context of rising fuel and energy prices and need to have a sustainable economy?
- How should we plan for the office market – what is the role of the areas in the Regeneration Zones (e.g. around the station)
- How can the Core Strategy support skills and training initiatives?

## SPATIAL ISSUE 6

### Accommodating growth and regeneration and delivering necessary infrastructure

#### Background

The delivery of new development needs to be considered in the context of the tightly constrained physical boundaries of the City and with the pressure for development across the City and the Nottingham conurbation envisaged by the Regional Spatial Strategy and the designation of the Growth Point status for the 3 Cities and 3 Counties of Nottingham, Leicester and Derby. The level of housing envisaged by the Regional Spatial Strategy far exceed the capacity of the urban area to absorb it. A significant proportion of new homes will therefore need to be accommodated in a Sustainable Urban Extension. To date no specific location has been agreed for the urban extension. The Greater Nottingham authorities have however commissioned a study to assess the options for accommodating a Sustainable Urban Extension within the conurbation and this study is due to report soon. Whilst it is clear that this volume of housing cannot be accommodated within the City, it will be vital to ensure that the new development will be integrated within the urban area and support existing services and regeneration efforts (such as those envisaged in the Strategic Regeneration Frameworks) and new facilities and infrastructure are planned in a co-ordinated way across the conurbation. This could be achieved via Section 106 Agreements (accepting that the scope and coverage of which may need to be reviewed) or through the government's emerging Community Infrastructure Levy, which can be applied locally rather like a standard charge on development. Final proposals are currently going through parliament. The issues above reinforce the need to align the Core Strategies, with those of the conurbation districts, to ensure that development needs are planned across the conurbation (e.g. in relation to housing, employment, transport, retail etc.) in a co-ordinated and consistent way.

Within the City itself, planning for new growth will be challenging, owing to the limited supply of land available within the City and the development constraints that exist (e.g. contamination, flooding etc.). It will therefore be important to identify areas which could contribute to the local stock of homes or employment when opportunities for new development or redevelopment arise

#### Core Strategy Role

The key role of the Core Strategy will be to co-ordinate and link the spatial aspirations and plans of the City Council and other services and respond to the pressures and demands of growth, in order that the needs of our communities, residents, businesses and visitors continue to be met, and our sustainable future is ensured.

To cover:

- Section 106 Agreements – currently for open space, affordable housing and transport. Will need to consider scope and level of contributions sought. Balance needed to ensure that development is not over-burdened with these costs (in addition to costs of overcoming physical constraints) and that development does not happen at any price. Joint working across the conurbation will be advantageous.
- Community Infrastructure Levy – will need an evidence base for this and consider the fit with S.106 Agreements and joint arrangements across the conurbation, when it is introduced.
- Infrastructure – must ensure that there is adequate infrastructure in place to accommodate predicted growth to 2026. Key considerations are transport, water (supply/drainage capacity) and energy.
- Need to maximise the land available in the City and overcome land constraints (such as contamination and flood risk).
- Identification of opportunities for regeneration in support of the delivery of balanced and sustainable communities. Must be linked to major corporate and partner organisation programmes.

#### Relevant studies/Strategies

- Greater Nottingham Local Transport Plan /Major transport programmes and Accessibility Strategy
- S106 viability testing work
- Ongoing work to assess infrastructure capacity across the conurbation
- Contaminated land information
- Strategic Housing Land Availability Assessment
- Appraisal of Sustainable Urban Extensions
- Utilities Investment Plans
- Strategic Regeneration Frameworks
- Building Schools for the Future/Primary Schools Reorganisation Plan
- River Leen/Day Brook & the Greater Nottingham Strategic Flood Risk Assessments

#### Issues and Options for debate

- S106/Community Infrastructure Levy and arrangements across the conurbation. What approach is best, in the context of a shortfall in regional funding allocations, and what should be included?
- What are the City's Regeneration priorities?
- How do we capture benefits of growth around the conurbation?
- Flood risk – how to manage (no residential development in flood zones, spend S.106/CIL on mitigation?) – to what extent should we accept the current position or pursue new defences?