

**WOLLATON AND LENTON ABBEY (AREA 7)Area Committee 22nd September 2011**

<b>Title of paper:</b>	Land and Planning Policies Development Plan Document	
<b>Director(s)/ Corporate Director(s):</b>	David Bishop, Corporate Director of Development	<b>Wards affected:</b> Wollaton West, Wollaton East & Lenton Abbey
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<b>Relevant Council Plan Strategic Priority:</b>		
World Class Nottingham		<b>X</b>
Work in Nottingham		<b>X</b>
Safer Nottingham		<b>X</b>
Neighbourhood Nottingham		<b>X</b>
Family Nottingham		<b>X</b>
Healthy Nottingham		<b>X</b>
Leading Nottingham		
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>The Land and Planning Policies (LAPP) Development Plan Document (DPD) is part of the Local Development Framework (LDF). Once adopted, the document, alongside the Core Strategy, will form part of the framework through which planning applications are considered. The specific purpose of the LAPP DPD is to provide detailed guidance through which Development Management decisions can be made and to identify sites suitable for specific uses, including housing, employment and retail, and it will replace the Nottingham Local Plan.</p> <p>The first stage in the production of this new document is the publication of an Issues and Options Paper, which sets out the spatial issues relevant to planning facing Nottingham and the policy or site based options that can be used to address these issues. The purpose of this stage of consultation is to enable citizens and key stakeholders have early input into the production of the Plan.</p>		
<b>Recommendation(s):</b>		
1	That the imminent consultation on the Land and Planning Policies Development Plan Document is noted and any relevant views are fed into the process.	

## 1. **BACKGROUND**

- 1.1 The production of a 'Local Development Framework' is required by planning legislation. Under the current system, this involves the production of individual 'Development Plan Documents' (DPDs). At present, the City Council is currently producing an aligned 'Core Strategy' in conjunction with the other Districts that make up the Greater Nottingham conurbation. Once adopted, this document will provide the strategic guidance for development across the City and wider area. The LAPP DPD will only apply to Nottingham City and it will sit underneath the Core Strategy, providing more detailed guidance to inform Development Management decisions.
- 1.2 The Government is proposing significant changes to the planning system and, whilst the exact timing of these changes is unknown, this consultation will be used to inform future planning policies within Nottingham City.
- 1.3 The Issues and Options Paper examines options for new Development Management policies, as well as future development allocations. The following issues are examined in the document:

### a) The Economy

Nottingham's economy can be boosted by providing new land and protecting existing sites for new developments that will result in local jobs for local people. We also need to ensure that enough shopping and other town centre development is considered for right locations and that 'vitality and viability' (i.e. the health) of existing centres is protected. The role of the city centre and its economy should also be provided for and protected.

### b) Housing

Sufficient housing needs to be provided to meet the needs of Nottingham's increasing population. Studies show that 970 new homes a year are required. In order to deliver housing on this scale, appropriate land needs to be identified.

We also need to ensure that we provide the right mix of housing, with a particular emphasis on new family housing and homes for the elderly and students.

### c) Regeneration

There are several larger areas within Nottingham that are important for the regeneration of the city. Consideration needs to be given to when these should be developed. The future of the Waterside, Eastside and Southside is important but so too are the Meadows and Radford where Neighbourhood Plans have already been drawn up.

### d) Heritage, Design and Amenity

It is important to ensure that Nottingham's buildings are of a high quality. We need to protect our historic assets while ensuring new development compliments what is already good about the city. It is important to ensure that new development does not have an adverse impact on existing and or future occupiers.

### e) Health, the Community, Open Space and Biodiversity

The needs of our communities should be provided for through the provision of adequate community facilities, as well as the protection of open spaces, such as parks and allotments. Open space can help keep people fit and healthy and they provide important wildlife habitats for animals and plants.

f) Decentralised Heat, Energy and Carbon Reduction

Nottingham is well served by decentralised energy and heat from sources such as the Eastcroft Energy from Waste Plant. It is essential that the city's independence in this field is grown. At the same time, we need to reduce carbon emissions to meet our commitments, so new development should be as sustainable as possible.

g) Sustainable Transport and Parking

Encouraging more sustainable travel is a priority and this can be achieved in a number of ways, such as encouraging better use of public transport, and developing the NET (tram) lines. However, it is also recognised that parking will still be required as part of new development and we need to ensure that the right level is provided for the various types of development.

- 1.4 The document sets out options for addressing each of these issues. Of particular relevance to this Area Committee are those surrounding ensuring new housing development contributes to balanced communities (by providing a mix of housing type, size and tenure that compliments the local mix)
- 1.5 The LAPP seeks views on policy approaches to controlling Houses in Multiple Occupation, once the Article 4 Direction is confirmed.
- 1.6 The LAPP focuses on developing brownfield sites with the vast majority of sites being previously developed. There are very few development sites in this Area.
- 1.7 The LAPP acknowledges we also need to ensure that we provide the right mix of housing, with a particular emphasis on new family housing (especially larger families) and homes for the elderly and students. It seeks views on how best planning can help meet these aims.
- 1.8 The LAPP will look at ways to allocate developer contributions more flexibly to include things like open space maintenance/facilities.
- 1.9 In terms of attractive neighbourhoods the LAPP includes looking at areas where the proliferation of lettings boards is an issue, although the main way this can be implemented is through a direction granted by the Secretary of State, and a submission has been submitted to the Department of Communities and Local Government.
- 1.10 The LAPP proposes that Bramcote Lane be designated as a Local Centre, and seeks views on the appropriate boundary
- 1.11 Development site options (over 0.5ha) within this Area Committee are in the process of being finalised, but are likely to include:
- DS54: Radford Bridge Allotments off Torvill Drive option 1 for Residential, sport, leisure, renovation and reconfiguration of allotments and open space - the source of

this site was developed through the 'call for sites' process. There has been a history of local opposition to developing this site.

- DS55: Radford Bridge Allotments off Russell Drive option 2 for Residential, sport, leisure, renovation and reconfiguration of allotments and open space - the source of this site was developers through the 'call for sites' process.
- DS56: Woodyard Lane off Lambourne Drive for Residential and community use - the source of this site was developers through the 'call for sites' process.

1.12 As part of the process, developers have been invited to provide details of sites that they think should be allocated and some of the sites put forward in the Issues and Options paper have been put forward by the private sector.

1.13 The consultation on the Issues and Options will run from 26<sup>th</sup> September until 21<sup>st</sup> November. Responses received to this consultation will be used to inform the next version of the Plan, known as the Preferred Option.

## **2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)**

2.1 To fulfil the requirements of Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations (2005), as amended, for ongoing informal consultation.

## **3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS**

3.1 The production of a Local Development Framework is a Statutory Requirement.

## **4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY)**

4.1 The production of a Local Development Framework is a Statutory Requirement.

## **5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS, CRIME AND DISORDER ACT IMPLICATIONS AND EQUALITY AND DIVERSITY IMPLICATIONS)**

5.1 None.

## **6. EQUALITY IMPACT ASSESSMENTS (EIAs)**

6.1 An Equality Impact Assessment will be undertaken at a later stage in the production of the document.

## **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) Issues and Options 2011.

## **8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT**

8.1 None.