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**Nottingham  
City Council**

## **Nottingham City Council Planning Committee**

**Date:** Wednesday, 20 July 2022

**Time:** 2.30 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

**Councillors are requested to attend the above meeting to transact the following business**

**Director for Legal and Governance**

**Governance Officer:** Catherine Ziane-Pryor

**Direct Dial:** 0115 876 4298

- 1 Apologies for Absence**
- 2 Declarations of Interests**
- 3 Minutes** 3 - 12  
Of the meeting held on 22 June 2022 (for confirmation)
- 4 Planning Applications: Reports of the Director of Planning and Regeneration**
  - a 28 - 32 Hall Street Nottingham NG5 4AS** 13 - 34
  - b Site Of Garages West Of 68 Belconnen Road Nottingham** 35 - 48
- 5 Draft Statement of Community Involvement** 49 - 96  
Report of Director of Planning and Regeneration

If you need any advice on declaring an interest in any item on the agenda, please contact the Governance Officer shown above, if possible before the day of the meeting

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## Nottingham City Council

### Planning Committee

Minutes of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 22 June 2022 from 2.34 pm - 4.13 pm

#### Membership

##### Present

Councillor Michael Edwards (Chair)  
Councillor Graham Chapman (Vice Chair)  
Councillor Kevin Clarke  
Councillor Jay Hayes (minutes 15-16 inclusive )  
Councillor Angela Kandola (minutes 11-15 inclusive)  
Councillor Gul Nawaz Khan (minutes 14-16 inclusive)  
Councillor Sally Longford  
Councillor Salma Mumtaz  
Councillor Ethan Radford (minutes 15-16 inclusive)  
Councillor Cate Woodward

##### Absent

Councillor Leslie Ayoola  
Councillor Azad Choudhry  
Councillor Corall Jenkins  
Councillor AJ Matsiko  
Councillor Toby Neal  
Councillor Mohammed Saghir

#### Colleagues, partners and others in attendance:

Paul Seddon - Director of Planning and Regeneration  
Rob Percival ) Area Planning Managers  
Martin Poole )  
Ann Barrett - Team Leader, Legal Services  
Catherine Ziane-Pryor - Governance Officer

### 11 Apologies for Absence

Councillor AJ Matsiko – personal  
Councillor Leslie Ayoola – Council Business  
Councillor Toby Neal – Council Business  
Councillor Corall Jenkins – Council Business

Councillors Ethan Radford)  
Councillor Gul Khan ) Apologies for predicted lateness due to other Council business  
Councillor Jay Hayes )

### 12 Declarations of Interests

None.

### 13 Minutes

The minutes of the meetings held on 22 April 2022 and 18 May 2022 were confirmed as an accurate record and signed by the Chair.

## 14 Site Of Forest Mill Alfreton Road Nottingham

Rob Percival, Area Planning Manager, presented application 22/00045/PFUL3 by Mr Antony Aspbury on behalf of Mr Harry Treanor for planning permission for a residential development, comprising 344 purpose built student accommodation apartments (790 bed spaces) together with ancillary leisure and retail facilities (UCO Class E), and 19 houses (UCO Class C3).

A brief presentation provided aerial and street views of the current site with plans and computer generated images (CGIs) of the proposed development consisting of a variety of mainly residential properties and small commercial properties.

Highlighted points included the following:

- a) previous part full and part outline planning permission has been granted to a similar scheme comprising apartments with retail units to Alfreton Road;
- b) this new application includes generous landscaped green space, including significant pedestrian areas, which replaces areas allocated for car parking in the previous scheme;
- c) the development also offers a variety of different height buildings, responding to the topography of the site and adding to visual interest;
- d) the 290 bed spaces consists of a mixture of cluster flats, studio apartments and vertical cluster properties which are of a similar layout to townhouses;
- e) the structure is predominantly brick with some standing seam zinc cladding;
- f) the non-student accommodation consists of three bed affordable housing between Boden Street and Thackeray Street with integrated garages to accommodate a single car parking space, and including refuse bin storage, and a small rear garden;
- g) the application is consistent with the Local Plan and has only received one representation of concern with regard to parking;
- h) the report details that the scheme will achieve an overall 22% reduction in carbon emissions compared to Building Regulations ;
- i) the comments of the biodiversity officer have been very positive, stating that this could be an exemplar scheme in biodiversity terms;
- j) Policy compliant s106 Obligations will be provided as detailed in the report;
- k) the update sheets refers to the ongoing consultation on the housing element of the application and so any approval is also to be subject to no new material planning considerations arising from that re-consultation.

Questions from Committee Members were responded to as follows:

- l) with regard to sustainability , all buildings are to be provided with air source heat pumps and there is a significant area of green roof;

- m) solar panels are also referenced but further clarity is required regarding how and where they could be applied, although roof space is still available;
- n) with regard to new and emerging green technologies, developers are generally led by the market and affordability. Some of the more adventurous green technologies initially have higher costs compared to existing technology and so are not deliverable recent changes in Building Regulations now will require higher standards to be met;
- o) Planning Officers believe that overall this is a very good scheme with regard to layout, quality of materials, design, and the open spaces. Given the overall quality of the scheme, no further detail was considered necessary for the eaves/roof edge of the buildings;
- p) the forward projecting window apertures would provide animation across the entire scheme;
- q) the maintenance of the private, gated open spaces and communal areas will be undertaken by the developer/ management company responsible for the student accommodation, with boundaries being of an appropriately quality in terms of the materials used. The housing association will be responsible for maintaining the housing scheme.

Comments from committee members included:

- r) this is a welcome development on a long-term vacant site;
- s) the inclusion of vertical student cluster accommodation is very welcome as is often attractive to second and third year students;
- t) the overall design is interesting and attractive and the inclusion of affordable housing is very positive for the area;
- u) as the climate heats up, it is important to consider a range of cooling options for accommodation in addition to heating, and particularly new and emerging green technology;
- v) the design is quite striking but plain in parts and could do with further attention to the eaves detailing and possibly consideration of more than one brick colour across the scheme;
- w) this is a very positive scheme which is particularly welcomed on this site. The application is less intensive than some other schemes, If it proceeds as currently intended, it will be held up as an excellent example of urban planning and will raise the bar for future developments;
- x) the design has been well thought out. The staggered frontage and use of brick is welcomed although consideration should be given to a variation in brick colour and possibly using brick to replace the areas of zinc standing seam;
- a) the use of heat pumps is welcomed;

- z) sustainable treatment of communal landscaping is important, particularly with regard to boundaries and maintenance. Use of good quality and durable surface treatments is imperative.

It is noted that as Councillor Gul Khan had arrived part way through consideration of the item, he was not eligible to vote on the decision.

### **Resolved**

- 1) to grant Planning Permission subject to:**
  - a) no material issues arising from the re-consultation exercise associated with the amended element of the proposed development comprising the 19 new dwellings;**
  - b) prior completion of a planning obligation which shall include:**
    - (i) a financial contribution of £987,890 towards off-site public open space and public realm improvements in the vicinity of the site;**
    - (ii) a financial contribution of £128,772 towards education;**
    - (iii) on-site provision of affordable housing, as well as a financial contribution of £745,824 towards off-site affordable housing;**
    - (iv) provision of local employment and training including a financial contribution of £133,480 towards its delivery;**
    - (v) provision of a student management plan, including a restriction on car ownership;**
- 2) for the power to determine the final details of the planning obligation and conditions of planning permission to be delegated to the Director of Planning and Regeneration;**
- 3) that Committee are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligations sought is (a) necessary to make the development acceptable in planning terms, (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.**

**Councillor Clarke abstained from the vote and requested that his abstention be recorded.**

### **15 28 - 32 Hall Street Nottingham NG5 4AS**

Prior to consideration of this item, and with the agreement of the Chair, Councillor Nayab Patel delivered a Ward Councillor representation regarding local concerns about the proposed development:

The three main areas of concern include:

- 1) the scale of the proposed development, which at three stories is taller than houses in the immediate area. Although the report claims that the proposed development is only slightly higher than the existing building it should be noted that it is only a very small proportion of the existing building which is at the height claimed. The application proposes a new layout with a much larger proportion of the building at the greater height;
- 2) parking in the area is already a challenge and residents are concerned that this will be further compounded the application is successful, as although there are two parking spaces allocated to the development, this is not believed to be sufficient for the 13 residents and 24-hour staffing use and the parking impact has not been sufficiently assessed;
- 3) neighbours are concerned at the overbearing impact of the proposal and the loss of privacy.

Martin Poole, Area Planning Manager, presented Application No: 21/02693/PFUL3 by Hockley Developments Ltd on behalf of Hockley Developments Ltd. for planning permission for the partial demolition and extension and conversion to form 13 supported living dwellings with staff/communal spaces. External area to provide 2 parking spaces, amenity space, and secure bin and cycle stores.

It is noted that the Update sheet presents further information and a formal letter of objection.

A brief presentation included a map of the proposed development site in context of the local area, an aerial view of the current structure which had formerly operated as a light industrial unit/warehouse, street views of the current buildings from different angles, and drawings of the elevations.

The following points were highlighted:

- a) the application is for 13 supported living dwellings with staff and communal facilities;
- b) the footprint of the proposal includes two parking spaces;
- c) the building will be constructed of brick and render, which is of a similar treatment as surrounding residential properties;
- d) the building is set back on its boundary with the Spiritualist Church. The “cutting back” of the proposed building relative to the massing currently in place was felt to be acceptable;
- e) this development is a small-scale scheme and therefore costly Computer Generated Images are not generally provided;
- f) resident representations are referred to within the report with further documentation included within the update sheet;
- g) highways colleagues have stated that they have no objections to the development subject to the proposed conditions being imposed on any permission granted;
- h) the design assessment states that the proposal is in context of two story development with the third story being within the roof space, and is therefore not out of place;

- i) flat roofs are not an uncommon design feature and are not problematic in new properties;
- j) one of the neighbours raising concerns is a church and not a residential property;
- k) with regard to residents' concerns around privacy, the first and second floor level windows will look towards residential properties, but are cut back and partly obscured so this is believed to be acceptable;
- l) with regard to parking, the majority of residents in the area rely on street parking. Whilst the proposal is for 13 supported units, it is unlikely that residents will drive or possess cars, and that even if some do, these are not grounds to refuse the application; The current lawful use as a commercial unit is likely to generate a similar if not greater demand for parking;
- m) the scheme has been assessed for section 106 viability and found not to be sufficiently viable to support any form of planning obligation;
- n) the size of the rooms is acceptable to planning colleagues, as is the layout.

Questions from Members of the Committee were responded to as follows:

- o) the green space indicated on the plan is within a larger outdoor area with hard surface treatment. The applicant believes that the size of the outdoor space is appropriate for the number of residents;
- p) members of the committee need to consider the application in front of them and not seek an alternative or to redesign the proposals;
- q) the site is within a heavily built-up area, but the applicants say that the proposal meet their needs;
- r) paragraph 7.1 of the report provides background information to the scheme, which intends to accommodate people who can live independently, but who require some level of care, providing an alternative to a long term institution. As such, it is unlikely that residents will drive;
- s) some of the 24-hour carers may travel by car, but the two car parking spaces are provided on site, whilst other visitors can use public car parks or on street parking;
- t) Planning Officer's assessment is that the application is in context and that the aesthetic is appropriate. The current building on the site consists of single and second story floor space, but there is no reason to retain this footprint and there are much taller residential blocks within the area, including mixed scale properties. A two-storey building with rooms in the roof space is acceptable in planning terms;
- u) the use of render has been chosen by the applicant due to the context of surrounding properties, but an alternative may be discussed;
- v) there is little information on the proposed use of sustainable energy but the property will comply with building regulations and is sustainable;



- w) viability assessments have shown that there is not enough profit in the scheme to support payment of any section 106 obligations and the development is regarded as being, at best, only marginally viable before any planning policy requirements are factored in.

Members commented as follows:

- x) the level of the vulnerability of residents is unknown, but the allocated green space appears inappropriately meagre for 13 people to access, particularly when the benefit to well-being of accessing outdoor space has been proven;
- y) it is shocking that what little green space is proposed, would be synthetic;
- z) as the extent of disability and or vulnerability of future residents is not known, it should not be presumed that they will not possess cars or vehicles. The provision of two parking spaces within the proposed development is a token gesture, but if resident drivers possess a blue badge, they are able to park anywhere;
- aa) not knowing the level of vulnerability and the issues residents may have, a safe open space within the development and away from antisocial behaviour is valuable;
- bb) on street parking is particularly difficult in this area and it is not known how often carer support will be required;
- cc) the Committee is only presented with a ground floor plans, and whilst the total number of units is presented as 13, it's unclear what the configuration will be for the remainder of the site;
- dd) the Committee wants such facilities to succeed, they should be encouraged where there is a need;
- ee) more information on the proposed energy and sustainability features of the property are required before a decision is made;
- ff) it is important to provide an overall good scheme, including quality outdoor space;
- gg) a more visually staggered approach to the frontage may soften the starkness of the elevation, as would visually introducing the appearance of different floor levels;
- hh) computer-generated images would be welcomed in preference to just line drawings, so that members of the Committee can consider the application in context;
- ii) local resident objections to the scheme have been thoughtful of future scheme residents, including residential density and the provision of outdoor space.

**Resolved to defer consideration of the application to a future meeting pending the provision of further information in relation to the following:**

- i. further detail of the inside layout, particularly with regard to resident density;**
- ii. proposals for the size and/or configuration of external space,;**
- iii. further information on consideration of, or proposals for sustainable energy use;**

- iv. **proposals to improve the exterior appearance, including visual breaks within the frontage.**

## **16 Burrows Court Windmill Lane Nottingham NG3 2DB**

This application had been deferred from the 22 April 2022 meeting pending Committee members' examination of the Planning Obligation Viability Assessment which has since been circulated to Committee Members.

Martin Poole, Area Housing Manager, delivered a brief presentation on application 17/00648/PFUL3 by CPMG Architects on behalf of Landmark Capital Investment for planning permission for a residential development comprising fifteen houses; apartment block containing forty-one flats, and associated roads, parking and landscaping. The presentation included street views of the current site, site plans of the proposal and computer-generated images of the house frontages

The following points were highlighted and responses provided to members' questions and comments:

- a) as outlined in the report, a section 106 Planning obligation will be sought for various items including a contribution of £14,700 towards education which had unfortunately been omitted from the April report
- b) whilst members may be disappointed that there are no obvious commitments to sustainable energy, this application was submitted in 2017, and the landscape of expectation has subsequently changed;
- c) the absence of sustainable energy features is not contrary to Policy and does not present substantial enough grounds to refuse the application.

Members of the Committee were disappointed and one third of the membership present abstained from voting.

### **Resolved**

- 1) **to grant planning permission subject to:**
  - (a) **prior completion of a Section 106 Planning Obligation which shall include:**
    - (i) **a financial contribution of £136,234 towards affordable housing;**
    - (ii) **a financial contribution of £27,136 towards open space improvement;**
    - (iii) **a financial contribution of £3,930 towards employment and training;**
    - (iv) **a financial contribution of £14,700 towards education;**
  - (b) **the indicative conditions listed in the draft decision notice at the end of the report;**

- (c) the power to determine the final details of both the terms of the Planning Obligation and the conditions of planning permission to be delegated to the Director of Planning and Regeneration;**
- 2) that Committee are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligations sought are (a) necessary to make the development acceptable in planning terms, (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.**

**Councillors Sally Longford, Salma Mumtaz and Kate Woodward asked that their abstention from voting be recorded.**

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**Wards Affected:** Sherwood

**Item No:**

**Planning Committee  
20th July 2022**

## **Report of Director of Planning and Regeneration**

### **28 - 32 Hall Street, Nottingham**

#### **1 Summary**

Application No: 21/02693/PFUL3 for planning permission

Application by: Hockley Developments Ltd on behalf of Hockley Developments Ltd.

Proposal: Partial demolition and extension and conversion to form 13 supported living dwellings with staff/communal spaces. External area to provide 2 parking spaces, amenity space, and secure bin and cycle stores.

The application is brought to Committee because of the number of citizen responses received and Section 106 viability considerations. It is also brought back to Committee having been deferred from the last meeting in June.

To meet the Council's Performance Targets this application should have been determined by 19th April 2022

#### **2 Recommendations**

- 2.1 To **GRANT PLANNING PERMISSION** for the reasons set out in this report, subject to the indicative conditions substantially in the form of those listed in the draft decision notices at the end of this report.
- 2.2 Power to determine the final details of the conditions of planning permission to be delegated to the Director of Planning and Regeneration.

#### **3 Background**

- 3.1 The application site is located at the south-east corner of Hall Street with Mansfield Street and comprises a range of one and two storey buildings, which are currently vacant but were last used as a light industrial/distribution centre with offices and a rear yard space. Surrounding properties are primarily two storey terraced dwellings, with the exception of a corner shop opposite across Hall Street and a neighbouring church that adjoins the site to the east. Opposite across Mansfield Street is Hall Street surface public car park.

#### **4 Details of the proposal**

- 4.1 The application proposes the substantial demolition of the existing buildings and their replacement with a two storey building with accommodation within the roofspace. The building would turn the corner between Hall Street and Mansfield Street and would have its main entrance on Hall Street, with two other entrances on the corner and on Mansfield Street.

- 4.2 The proposed new building would provide a total of 13 supported living dwellings. Each dwelling would have one bedroom, a shower room, and a kitchen/living space. The accommodation would face onto the adjoining streets and to the rear external space. There would be a shared communal room at ground floor. The rear external space would include a single storey staff room building, a courtyard seating area/space, bin and cycle stores, and two off-street staff car parking spaces.
- 4.3 Committee resolved to defer the determination of the application at the last meeting on 22 June 2022. Discussions on the matters raised by Committee have been on-going with the applicant and further information has subsequently been received. This further information is summarised as:
- (i) CGI visuals of have now been produced to illustrate the proposed development in its context with neighbouring developments. The visuals also include the rear courtyard seating space.
  - (ii) The rear courtyard seating area/space has been reconfigured to a larger more useable space. This is achieved through a reduction in the size of the proposed staff room building and the relocation of the bin store area. An area of previously proposed artificial grass has been deleted and replaced with paving, bench seating, a raised timber planter and a pergola shelter.
  - (iii) Two staff car parking spaces are retained as previously proposed.
  - (iv) Sustainable measures are to include the retention of parts of the existing ground floor structure of the existing buildings. The first floor and roof is to be a timber frame construction. Heating is to be electric only. The applicant has also stated that they will commit to a BREEAM target rating of 'Very Good' and that solar PV arrays have also been introduced.
  - (v) The proposed materials for the development remains as a red brick ground with a white render first floor. The red brick is now continued down to street level. A separating brick band detail is included. Stone cills and heads are used on all ground floor windows. A new door surround detail is included to the ground floor corner entrance. The applicant considers that this is the best visual fit to the area and that it will also reduce the construction timescale.

## **5 Consultations and observations of other officers**

### **Adjoining occupiers consulted:**

21-47(o) and 40, 44, 50(e) Hall Street  
Works Between 28 & 40 Hall Street  
139,141,146,148,150,170 Mansfield Street  
8 Buller Terrace

The application has also been publicised by site and press notices.

The following responses have been received:

## FIRST CONSULTATION

Neighbour: Objection. Concern is the detrimental effect these building works and subsequent property would have on the current residents, many of whom have lived in the neighbouring properties for several years. The building works themselves would provide disruption in terms of noise and air pollution. Parking can already be an issue on the street and this will be further disrupted by works vehicles. In addition to this, a further 13 residents on the street would provide further traffic and disruption to the area. The spiritualist church currently operating brings an influx of people to the street at certain times and this would increase further with further residential properties in such a small space.

Neighbour: Concerns regarding more traffic reducing the inability for residents to park our own vehicles near our houses. At present, the property due for conversion has an area large enough for several cars to be parked, but this plan only caters for parking for two vehicles. This seems totally out of kilter with the fact that 13 people will be living there and other staff and visitors will need parking. Do not object to the plan per se, just to the lack of consideration given where car space is concerned.

Neighbour: No objection to a supported living scheme being developed but raise issues for consideration. 1. Loss of Privacy: Housing a large number of people on that site and directly opposite me will have an impact on my privacy. Concern is not only the number of dwellings in the proposal but also the number of staff/visitors that the property will attract, including support staff/social workers/family/friends and other professionals. Query whether the property be staffed overnight and who will oversee any noise disturbance or possible anti-social behaviour? 2. Loss of Light. The building opposite has been a single storey and developing it into a three storey building will have a significant effect on the light entering the front of my home. 3. Intense Development: The proposed number of dwellings seems too high for the property. 4. Design and Appearance: Any new build should be sympathetically carried out in order to be in keeping with surrounding properties. Anything higher than the tallest part of the existing building would be both imposing and out of character. 5. Traffic and Parking: The plans only incorporate 2 parking spaces which seems totally inadequate for the number of dwellings/staff/visitors to the property. Immediately outside the property on both Hall Street and Mansfield Street there are yellow lines so there would be no additional street parking. The public carpark tends to be used as an informal park and ride scheme with lots of people parking up for the day and then either walking or taking the bus into town so would not provide additional parking for staff/visitors. The on-street parking already proves to be in too short supply for current residents so would not be able to accommodate additional vehicles. The property is situated on a very busy crossroads that sees a number of 'near misses' on an almost daily basis so any additional parking would be highly problematic and would affect already limited visibility for both vehicles and pedestrians.

Neighbour: Broadly supportive of the proposed development. It is good to see office space being converted into residential in this popular residential area and this is a good location for those requiring supported living: there is easy access to local facilities and this is also a friendly and generally welcoming street. However, have the following comments/ concerns: 1. The amenity space, particularly the outside amenity space, seems inadequate for the proposed number of residents. Access to adequate outside space is important for well-being. 2. The building design appears to propose accommodation on 3 floors (ground, first and second) but it is not clear how the upper floors will be accessible for those who may have a disability - would

this not be expected in a supported living design? 3. While supportive in principle of the development, it feels like you may be trying to accommodate too many people for the size of the building/ ground space. 4. I understand this is unlikely to carry much weight in any planning decision, but the proposed increase in height of the building will restrict light into, and views from, some of the nearby properties on Hall Street. 5. Parking is very difficult in this area and there is a risk the development will increase the parking pressures in this area. I don't know whether it is anticipated that any of the residents may require cars, but even if they don't the proposed 2 car parking spaces seems inadequate assuming these will need to cater for staff and visitors. The impact should be assessed with appropriate mitigations implemented to ensure that local parking pressures are not increased. 6. During building works, construction traffic and parking may create particular challenges. There are already challenges for vehicles servicing local shops particularly at the difficult junctions of Hall Street and Mansfield Street, and also Mansfield Road and Hall Street. As a condition of the planning I would suggest consideration be given, and a plan agreed, as to how traffic and parking will be managed safely during construction and without impacting local residents. 7. In light of the city's zero carbon ambitions (and increasing energy costs), will the proposed development incorporate appropriate features (e.g. building materials, heating system, solar panels, waste management) that are consistent with the zero carbon ambition? The proposed use of Astro turf does not seem consistent with a zero carbon policy which should seek to enhance green space and vegetation cover in any development.

Neighbour: Concern that the privacy would be adversely impacted by the proposed roof extension, with its windows which would directly overlook the back gardens. Request that planning consent be conditional on this aspect of the plan being adjusted to maintain this amenity.

Neighbour: Concerns regarding the proposed plans for Hall Street: 1. Construction noise pollution and impacts to current resident, parking etc. particularly when the majority now work from home. 2. Further details around the nature of the supported living service needs to be disclosed to safeguard the current residents on Hall Street and within the local area. 3. Parking issues - in the plans 2 parking spaces are noted however plans state 13 flats. Thus where is it intended for potential residents, staff, visitors and professionals to park? Concerns around further parking issues for the current residents.

Neighbour: Objection. 1. Parking: There is no spare capacity on the street for extra vehicles, especially as the property is on a corner plot. This will therefore put pressure on the existing free car parks. Could a compromise be reached with fewer apartments, together with more parking spaces? 2. Layout clarification. 3. Boundary clarification. 4. Access: Require maintenance access to the side of our property. 5. Noise: Currently our garden is exceptionally quiet and private. The previous tenants of 28-32 Hall Street worked standard office hours, Monday to Friday. Request that some thought is given to the positioning of the generator house, the cycle sheds and bin units, plus the outdoor garden area, to ensure that we are not adversely affected by noise, emissions or in any other way. 6. Privacy: The plans propose an additional storey to one of the buildings, with new windows overlooking our garden.

Neighbour: Support development with caveats 1. Good levels of staff presence are essential to ensure the safety & wellbeing of both the building residents and neighbours. The organisation(s) responsible for the operation of the building and provision staff should provide neighbours with contact details in case of issues arising. 2. Vehicle ownership / parking. The apartments must be sold / let (whether



they are sheltered or standard accommodation) with restrictive covenants prohibiting motor vehicle ownership. Traffic congestion is a problem and it is therefore vital that this and other residential developments do not add any further vehicles. The development is two minutes walk from shops, leisure and excellent, frequent bus routes, which completely negates the need for private vehicle ownership for the able-bodied. In addition, there is a car club located further up the road. 3. Overlooking. The design of flat 13 should be reviewed to ensure that there is no overlook to the gardens of 146, 148 and 150 Mansfield Street.

Neighbour: Support the provision of supported accommodation at this location. On further reflection I also think that I am satisfied with the size of the proposal. On the northern elevation, the replacement of dormer windows with skylights gives a less oppressive look to the whole second floor/roof area. The revisions has allow a sloped roof on the northern elevation, which is in keeping with those on Hall Street. The resulting roofline will not be significantly higher than others in the area.

Neighbour: Support the objective of providing this type of accommodation but concerned about making the already crowded local streets more crowded with extra vehicles.

Neighbour: Objection. Concerns regarding: 1. Construction noise pollution and impacts to current resident, parking etc. 2. Further details around the nature of the supported living service needs to be disclosed to safeguard the current residents. 3. Where is it intended for potential residents, staff, visitors and professionals to park?

Neighbour: Concerns. Aware of the need for and importance of providing sufficient supported housing and appreciate why this is such a good site close to the facilities residents will need. However, proposed density seems high. Increasing the building to include a 3rd floor will have a big impact on the immediate neighbourhood. Also, the windows on the 2nd & 3rd floors facing Mansfield St potentially raise overlooking and privacy issues regarding the gardens of properties to the rear. The area already has serious parking problems. Consequently am very concerned about the fact that the application only includes 2 car parking spaces for staff. Appreciate that the residents aren't expected to have cars, but presumably they will all have visiting professionals as well as friends & family? Concern that building work is planned to manage parking. Query if there will be 24-hour resident support.

Neighbour: Support the principle of providing supported living accommodation, although potentially some groups of vulnerable people would make better neighbours than others, and there is no information on the proposed target groups. However, main concern is that the proposed development is too big. The northern elevation will take light from the south facing houses opposite it on Hall Street. Also, family and friends visiting the residents will put further pressure on parking space in this area.

Neighbour: Concerned that disruption during the works will have an adverse effect on my established business and query compensation for any loss of trade and additional cleaning needed. Query what sort of supported living?

Neighbour: Concerned that the proposed development will affect the natural light into my property and that the already stretched on-street parking will be adversely affected.

Neighbour: Objection. Whilst I support change to residential use I do not feel that changing to a three storey block development with at least 13 residents is in keeping with the area. Believe the scale of the building would be out of context with the rows of long established terraced and semi-detached residential properties. Three storeys will block light to and overlook our gardens. The number of residents will likely place strain on parking spaces in an already small street.

## **RENOTIFICATION**

Amendments to the application were received and neighbours were renotified for their further comments. The amendments include the omission of dormer windows at second floor to the front and rear, substituting these with rooflights; the removal of a section of the upper floors of the building that previously adjoined the boundary of the site with the neighbouring church garden; the provision of stone head and cills to the ground floor window and door openings, and a brick band detail between the ground and first floor. The following further responses have been received:

Neighbour: Objection. The proposal isn't suitable for the location in its current state:

1. Loss of light and overshadowing: The new building will affect several of the houses on Hall Street.
2. Overlooking and loss of privacy: The new building will be taller and overlook houses on Hall Street.
3. Adequacy of parking/loading/turning: This is already a very highly densely populated area and the proposed parking isn't adequate for existing residents alone.
4. Highway safety: The junction outside of the property is quite dangerous there are near missed there all the time.
5. Traffic Generation: Having this development will mean more traffic in an already busy traffic area.
6. Noise and disturbance resulting from use: The term 'assisted living' can mean a wide range of things. If it's alcohol and drug dependant then could result in noise and disturbance.
7. Fear of Crime: Concern that crime could increase dependent on category of residents.

Neighbour: Objection Reiterate concerns regarding the size of the property and the number of residents to be housed. On an already overcrowded street where residents struggle to be able to park. The height of the proposed building will also significantly cut out natural daylight, negatively affecting many current residents. Privacy will be affected by the number of windows overlooking properties on both Hall Street and Mansfield Street. The main door to the property will be on Hall Street directly opposite occupied houses and will be particularly problematic if the proposed residents are receiving significant numbers of visitors/deliveries etc. The staffing situation remains unclear, including if the property be staffed 24 hours a day and if staff will take responsibility for any potential noise nuisance/anti-social behaviour.

Neighbour: Objection. Insufficient information about the tenants of the proposed units.

1. Full disclosure about the category of 'vulnerable adults' concerned and implications for the surrounding neighbourhood.
2. Lack of information about the on-site staff/tenant ratio and the level of support available, including 24-hour presence, which could also lead to increased crime, noise nuisance, and anti-social behaviour in the area. There is a strong community in the Hall Street/Hood Street area which residents have worked hard to build up and do not wish this to be affected.

Neighbour: No objection in principle, but do not feel this is not a suitable place for this type of accommodation. It will change the character of Hall Street and could potentially adversely affect house prices. Whilst may not drive cars, they may well have visitors etc. who do. Parking is already a big problem for existing residents.

Although the height of the proposed building is not much higher than the highest point of the existing it will be one large block to that height which will be very imposing and take away light. Concern on how demolition and construction will be managed.

Neighbour: Objection, 1. Poor design, the development would result in a detrimental impact and harm the visual amenity of the street scene and character of the area. 2. It would result in an unacceptable impact on amenity. 3. Due to insufficient off street parking provision and pedestrian visibility splays it would result in an unacceptable impact on highway safety.

Neighbour: Objection. 1. Loss of light and overlooking of those living opposite and adjacent to the building. 2. The amount of supervision of the vulnerable adults will be inadequate. 3. Hall Street and it's junction with Mansfield Street are very busy cut-throughs and there is insufficient parking for residents at the moment, let alone if the occupants of the building have visitors. 4. Concern that development could lead to increased crime.

Neighbour: Objection. Concern over level of consultation. This is an area that suffers from too much traffic. There is no disturbance from the site currently. The proposed building with 13 residents will generate more traffic via visitors, staff, deliveries etc. than the situation now. Currently the streets are low rise. The plans suggest an imposing new office type building, with considerable additional square metres of space above ground level. Concern regarding levels of air pollution. It is a poor choice of location for a large group of vulnerable adults. Concern that vulnerable young adults would be placed in close proximity to existing anti-social behaviour

Neighbour: Objection. Increase traffic concerns - where are potential residents, staff, visitors and professionals to park? Will incur further parking issues for the current residents. Concern regarding access by emergency services. Concerns around size of proposal and loss of light and privacy. Concern over size of proposed rooms and lack of communal areas. Fear of increase crime - request for disclosure of the nature of the supported living to safeguard the current residents. Request to disclose the proposed staffing levels for this 24 hour service. Concerns around the lack of information shared around the nature of service and how this has been funded.

Nottingham Civic Society: Continues to have reservations about the revised design for the redevelopment of this prominent corner site. The substitution of rooflights in place of the very long dormer window is an improvement. However, the continued specification of render and the lack of design details on the street elevations which would help to reference the narrower grain of traditional buildings of character nearby, result in a disappointingly bland appearance for the new building.

#### **Additional consultation letters sent to:**

**Environmental Health:** No objection subject to conditions relating to ground contamination and noise and dust management.

**Drainage:** Request that small scale sustainable drainage features are incorporated to reduce the run-off/slow the flow from this site to contribute to an overall benefit. This could be features such as water-recycling, permeable paving, rain gardens, smart water butts, rainwater planters etc.

## 6 Relevant policies and guidance

### Aligned Core Strategies

Policy A: Presumption in Favour of Sustainable Development

Policy 1: Climate Change

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 19: Developer Contributions

### Land and Planning Policies Development Plan Document - Local Plan Part 2

Policy CC1: Sustainable Design and Construction

Policy CC3: Water

Policy DE1: Building Design and Use

Policy EN2: Open Space in New Development

Policy HO1: Housing Mix

Policy HO3: Affordable Housing

Policy IN2: Land Contamination, Instability and Pollution

Policy IN4: Developer Contributions

Policy TR1: Parking and Travel Planning

### NPPF (2021):

The NPPF advises that there is a presumption in favour of sustainable development and that applications for sustainable development should be approved where possible. Paragraph 126 notes that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## **7. Appraisal of proposed development**

### **Main Issues**

- (i) Supported living use and impact upon the amenity of neighbouring occupiers and the wider area.
- (ii) Scale, layout and design and impact upon the neighbouring properties and the amenity of the area.

### **Issue (i) Supported living use and impact upon the amenity of neighbouring occupiers and the wider area (ACS Policy 8 and LAPP Policies HO1, HO3 and TR1).**

- 7.1 There has been local resident concern over the level of information provided with the application regarding the specific nature of the supported living use and the extent of staff supervision that would be provided. The applicant has since provided supplementary information and has circulated this to local residents. It is explained that the proposed development will provide housing for vulnerable adults and that this is supported by the Council's Commissioning and Procurement Team. The apartments would be let to citizens who are eligible for support from Adult Social Care and who would have been assessed as being able to live independently in the community with an appropriate package of support. This support would be delivered through a 24-hour on-site staff presence, which would be delivered by a specialist provider who would be commissioned by the Council. The level of support given to individuals would be reviewed by the Adult Social Care Team. Each occupant would be party to a tenancy agreement and would be expected to adhere to the terms of that agreement.
- 7.2 ACS Policy 8 and LAPP Policy HO1 recognise that a general mix of housing tenures, types and sizes is desirable in order to create sustainable, inclusive and mixed communities. Whilst Policy HO1 has a particular emphasis on the provision of family housing, it also recognises that there may be instances where alternative provision could meet other aims of the City Council. Policy HO3 focuses on the provision of affordable housing, but also defines this as being for those whose needs are not met by the market. The justification for the provision of affordable housing also refers to the need to maintain inclusive and mixed communities and regard is to be paid to the amount, type and tenure of affordable housing already in the locality of a development. Although the proposed development is for supported living dwellings, it is considered that its presence as part of a mixed community is able to be supported where the sustainable and inclusive nature of the community would be maintained.
- 7.3 It is noted that there is an underlying level of local support for the principle of providing supported living accommodation in the area and that, where there is concern and objection, this is expressed in questions regarding the nature of the supported living being proposed and desire to safeguard local residents. It is considered that the applicant has now provided supplementary information that clarifies the proposed supported living use and support that is being given Council's Commissioning and Procurement Team and Adult Social Care.

7.4 There are significant local resident concerns regarding the limited number of off-street car parking spaces proposed to be provided and existing pressure for on-street car parking within the area. The two car parking spaces are proposed to be provided for support staff use and are related to the proposed staff room building. Staff would also be expected to make best use of public transport, walking or cycling as opposed to cars and an on-site cycle store is also to be provided. It is not expected that residents of the proposed development would be car owners or users and that proximity to the Sherwood District Centre and public transport routes on Mansfield Road has also influenced the choice of location for the proposed development. Whilst other vehicle traffic can be expected in association with the proposed development, it is not considered that this would be at levels above that which could be expected at other residential properties. It is also to be noted that whilst the existing buildings are currently vacant, their authorised use as a light industrial/distribution centre with offices and a rear yard space could be reinstated with associated traffic implications.

7.5 Local resident concerns regarding car parking are, however, fully recognised and it is the proposed use of the development as one-bedroomed supported living dwellings that allows a recommendation to accept that car parking spaces for residents of the proposed development to be omitted. Therefore, and in recognition of the concerns of local residents, it is recommended that planning permission be conditioned to limit any future changes to the supported living use and layout of the proposed development as one-bedroom units in order to ensure that the further review the impact that such changes could otherwise cause to the amenity of surrounding residents and the area. On this basis it is therefore considered that the proposed development accords with ACS Policy 8 and LAPP Policies HO1, HO3 and TR1.

**Issue (ii) Scale, layout and design and impact upon the neighbouring properties and the amenity of the area (ACS Policy 10 and LAPP Policies DE1 and IN2).**

7.6 The proposed development is essentially a two storey building but with a third level of accommodation within the roofspace. The roof area of the proposed building is deep and includes a section of flat roof, thereby generating the third level floorspace. The design of the roof has also been revised to omit previously proposed dormer windows at second floor to the front and rear, substituting these with rooflights.

7.7 It is recognised that the scale of the proposed development is greater than the existing buildings on the site where there is only one two storey element. However, the proposed scale is only marginally taller than this existing two storey element and is otherwise generally consistent with the scale of development of terraced housing within the area. Whilst the proposed increase in the scale of development of the site will alter the existing outlook and privacy of facing the properties across Hall Street where there are lower sections of the existing buildings, the level of this impact is also considered to be acceptable where the scale of proposed development is generally consistent of that within the area.

7.8 The layout and design of the proposed development has been amended to the rear, removing a section of the upper floors of the building that previously adjoined the boundary of the site with the neighbouring church garden and had been considered to have an overbearing impact upon this neighbour. The revised layout is now

considered to improve upon the existing built relationship on this boundary and no overlooking windows are included.

- 7.9 The revised layout of the rear of the proposed building and omission of proposed dormer windows at second floor to the rear is also considered to minimise any loss of amenity to the rear gardens of neighbouring properties on Mansfield Street. Whilst rooflight windows are included to serve the second floor accommodation, it is not considered that this style of window would provide the same opportunity as the previous dormer window to overlook and therefore impact upon the privacy of these properties. The inclusion of a single storey staff room building on the boundary with the neighbouring property to the rear is also considered to contain activity within the rear external space of the proposed development.
- 7.10 In addition to the revisions mentioned above including the change from dormer windows to rooflights, the elevations of the proposed development have also been revised to include stone head and cills to the ground floor window and door openings, a brick band detail between the ground and first floor. The position of rainwater downpipes have also been added to illustrate how the elevation would be visually broken in its length. The elevation materials are proposed as a red brick ground floor, a white render first floor, and a grey tile roof, which would be consistent with the properties opposite on Hall Street and the area in general.
- 7.11 The responses of local residents and Nottingham Civic Society have been previously noted to June Planning Committee and are repeated in this report. The resolution of June Committee has been discussed with the applicant, who has responded with points (i) to (v) and which are summarised in para. 4.4 above. Whilst it is recognised that these points are adjustments rather than any significant change to the proposed development, in association with CGIs that are also now provided, it is considered that the scale, layout, and design of the proposed development has been improved and that the amenity of neighbouring properties and the area would not be significantly affected. It is therefore considered that the proposed development accords with ACS Policy 10 and LAPP Policy DE1.
- 7.12 The response of Environmental Health is noted and conditions relating to ground contamination and noise and dust management are recommended in accordance with LAPP Policy IN2.
- 8. Sustainability / Biodiversity (ACS Policy 1 and LAPP Policies CC1, CC3 and EN6)**
- 8.1 The proposed development is sustainably located proximate to Sherwood District Centre, other local amenities, and with very good public transport links on Mansfield Road to the rest of the city.
- 8.2 New build construction will be to a 'fabric-first' approach as an appropriate means to achieve carbon reduction targets. The applicant has also now introduced solar PVs and has confirmed that they will commit to a BEEAM target rating of 'Very Good'. On this basis it is considered that the proposed development would accord with Policy 1 of the ACS and Policy CC1 of the LAPP. Opportunities to enhance the biodiversity of the site are significantly limited due to the sites' limited size. The proposed development is therefore considered to comply with LAPP Policy EN6.

8.3 The response of the Drainage Team is noted and a condition requiring the incorporation of small scale sustainable drainage features is recommended in accordance with LAPP Policy CC3.

**9. Section 106** (ACS Policy 19 and LAPP Policies EN2, HO3 and IN4)

9.1 The application would be expected to provide a S106 planning obligation to include financial contributions towards affordable housing and open space. In accordance with the adopted Supplementary Planning Guidance on Affordable Housing and Developer Contributions (Policy HO3), and the Supplementary Planning Document on The Provision of Open Space on New Residential and Commercial Developments (Policy EN2), the proposed development would be expected to provide the following financial contributions where on site provision is not being made:

Affordable Housing: £48,235.25

Open Space: £68,138.38

9.2 The applicant has submitted a viability appraisal with the application, which has been independently assessed by the Council's consultants. The independent assessment agrees that the scheme is unable to provide a policy compliant S106, and is regarded as being, at best, only marginally viable before any planning policy requirements are factored in. The proposed development is for supported living accommodation that is to be let to citizens who are eligible for support from Adult Social Care. The proposal is therefore considered to meet a particular housing need and is would therefore be seen to meet the needs of those that whose needs are not met by the market. This form of affordable housing provision therefore exceeds the requirements of LAPP Policy HO3. On the basis of the conclusions of the independent assessment of the applicant's viability appraisal and in recognition of the level of affordable housing being proposed, it is therefore considered that the proposed development accords with LAPP Policies EN2, HO3 and IN4.

**10 Financial Implications**

As noted above, no Section 106 financial contributions are to be provided due to viability considerations.

**11 Legal Implications**

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

**12 Equality and Diversity Implications**

The provision of Disability Discrimination Act (DDA) compliant accessible buildings.

**13 Risk Management Issues**

None.

**14 Strategic Priorities**

Helping to deliver new affordable homes and well-balanced neighbourhoods with a mix of housing types that meet Nottingham's future needs.



Ensuring that all planning and development decisions take account of environmental and sustainability considerations.

**15 Crime and Disorder Act implications**

None.

**16 Value for money**

None.

**17 List of background papers other than published works or those disclosing confidential or exempt information**

1. Application No: 21/02693/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R4GE8FLYKE100>

**18 Published documents referred to in compiling this report**

Aligned Core Strategies – Local Plan Part 1 (2014)

Land and Planning Policies – Local Plan Part 2 (2020)

NPPF (2021)

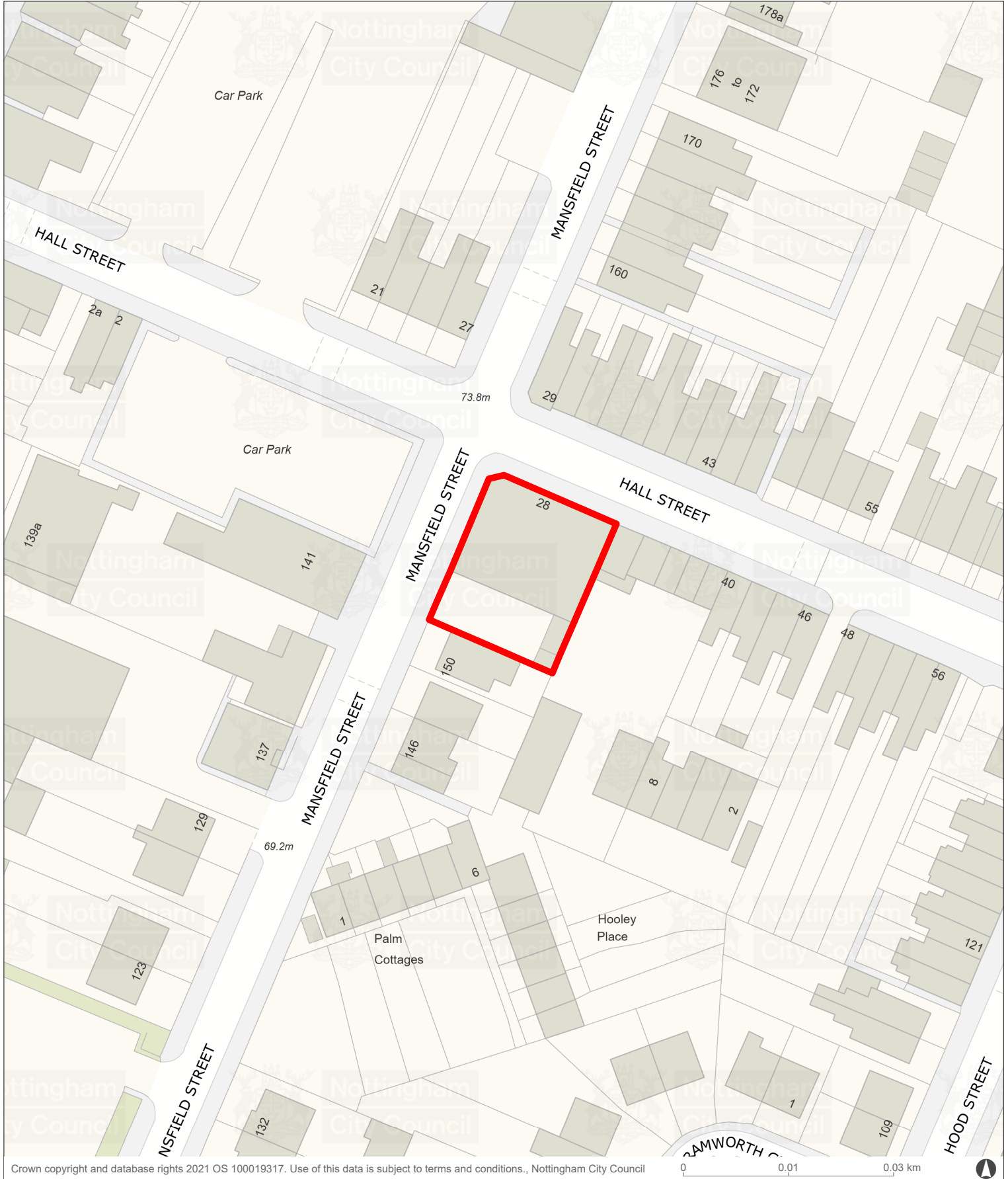
The Provision of Open Space Within New Residential and Commercial Developments Supplementary Guidance (2019)

Affordable Housing Policy and Developers Contributions Supplementary Planning Guidance.

**Contact Officer:**

Mr Jim Rae, Case Officer, Development Management.

Email: [jim.rae@nottinghamcity.gov.uk](mailto:jim.rae@nottinghamcity.gov.uk). Telephone: 0115 8764074



**Key**  
 City Boundary

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**Description**  
A map printed from Nomad.

**My Ref:** 21/02693/PFUL3 (PP-10488578)  
**Your Ref:**  
**Contact:** Mr Jim Rae  
**Email:** development.management@nottinghamcity.gov.uk



**Nottingham  
City Council**

Development Management  
City Planning  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

**Tel:** 0115 8764447  
www.nottinghamcity.gov.uk

Hockley Developments Ltd  
FAO Mr Oliver Cammell  
15 Clarendon Street  
Nottingham  
NG1 5HR

Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION FOR PLANNING PERMISSION**

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Application No: 21/02693/PFUL3 (PP-10488578)  
Application by: Hockley Developments Ltd.  
Location: 28 - 32 Hall Street, Nottingham, NG5 4AS  
Proposal: Partial demolition and extension and conversion to form 13 supported living dwellings with staff/communal spaces. External area to provide 2 parking spaces, amenity space, and secure bin and cycle stores. (REVISED DRAWINGS)

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Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

**Time limit**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

**Pre-commencement conditions**

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)



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**Nottingham**  
A city we're all proud of

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Page 27

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2. Prior to the commencement of the development, a Remediation Strategy that includes the following components to deal with the risks associated with ground and groundwater contamination of the site shall be submitted to and be approved in writing by the Local Planning Authority:
- a) A Preliminary Risk Assessment which has identified:
    - i) all previous site uses
    - ii) the nature and extent of potential contaminants associated with those uses
    - iii) the underlying geology of the site
    - iv) a conceptual model of the site indicating sources, pathways and receptors
    - v) potentially unacceptable risks arising from ground and groundwater contamination at the site.
  - b) A Site Investigation, based on a) above, and a detailed assessment of the risk to all receptors that may be affected, including those off site.
  - c) A Remediation Plan, based on a) and b) above, giving full details of the remediation measures required and how they are to be undertaken (including a contingency plan for dealing with any unexpected contamination not previously identified in the Site Investigation).
  - d) A Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in c) above are complete.
- The Remediation Strategy shall be carried out in accordance with the approved details unless varied with the express written approval of the Local Planning Authority.

3. Prior to the commencement of the development a detailed Noise and Dust Management Plan shall be submitted to and be approved in writing by the Local Planning Authority.

The Noise and Dust Management Plan shall identify the types and locations of works which are likely to cause noise and dust disturbance to sensitive receptors and:

- Minimise noise and dust arising from such works by technical and physical means, and through work scheduling & management best practice
- Identify (and make stakeholders aware of) the person responsible for recording, investigating & dealing with complaints from residents
- Set out a communication strategy to keep regulators, resident and other stakeholders advised well in advance of specific works which are likely to cause noise and dust disturbance
- Ensure that as much of the disruptive / noisy / dust generating work as possible is carried out during the normal construction operating hours
- Regularly review the Noise and Dust Management Plan. Any amendments which may have an impact on noise or dust sensitive receptors shall be agreed in advance with the regulator and communicated to all other stakeholders

Development works shall thereafter adhere to the agreed Noise and Dust Management Plan.

*Reason: In the interests of the amenity of neighbouring residential properties and in accordance with Policy IN2 of the Land and Planning Policies Development Plan Document.*

4. No above ground development shall commence until details of the external materials of the buildings have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to ensure an appropriate quality of finish to the approved development and in accordance with Policy 10 of the Aligned Core Strategy and Policy DE1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).*

5. No above ground development shall commence until details of small scale sustainable drainage features to reduce the run-off/slow the flow from this site have been submitted to and approved by the Local Planning Authority. The features shall thereafter be implemented in accordance with the approved details.

*Reason: In the interests of ensuring the provision of sustainable drainage features within the approved development and therefore in accordance with Policy CC3 of the Land and Planning Policies Development Plan Document.*

### **Pre-occupation conditions**

(The conditions in this section must be complied with before the development is occupied)

6. Prior to first occupation of the development, the following shall be submitted to and be approved in writing by the Local Planning Authority:

A Verification Report, which shall include the data referred to in the Verification Plan, to demonstrate that the approved Remediation Strategy to deal with ground and groundwater contamination of the site has been fully implemented and completed.

*Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of pollution in accordance with Policy IN2 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).*

7. The approved development shall not be first occupied until the external areas of the site have been implemented in accordance with the approved details, including the car parking spaces, bin and cycle stores.

*Reason: In the interests of the residential amenity of occupants of the approved development and neighbouring residents in accordance with Policy 10 of the Aligned Core Strategies and Policy DE1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).*

### **Regulatory/ongoing conditions**

(Conditions relating to the subsequent use of the development and other regulatory matters)

8. The approved development shall not be used at any time in future other than for a total of 13 supported living dwellings with staff/communal spaces and in accordance with the approved layout plans unless varied with the prior written approval of the Local Planning Authority.

*Reason: In the interests of ensuring that any future changes to the use or internal layout of the approved development can be reviewed having regard to the amenity of neighbouring residential properties and wider area in accordance with Policy 8 of the Aligned Core Strategies and Policies HO1, HO3 and TR1 of the Land and Planning Policies Development Plan Document.*



9. Notwithstanding any details or notes in the application documents stating or implying otherwise, the dwelling(s) hereby permitted shall be designed and constructed to meet the optional water efficiency requirement of 110 Litres per person per day as specified by Part G of Schedule 1 and regulation 36 (2) (b) of the Building Regulations 2010 (as amended).

*Reason: to ensure efficient use of water resources in the interests of sustainability, to comply with Policy CC1 of the Nottingham Local Plan.*

(Note: This condition affects the requirements of the Building Regulations that apply to this development. You must ensure that the building control body responsible for supervising the work is informed of this condition)

#### **Standard condition- scope of permission**

- S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 18 January 2022.

*Reason: To determine the scope of this permission.*

#### **Informatives**

1. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

2. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

#### **3. Contaminated Land & Groundwater**

The Remediation Strategy (including its component elements) must be undertaken and implemented in accordance with the Environment Agency's Land Contamination Risk Management guidance published at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>, CIRIA C735 Good Practice on the Testing & Verification of Protection Systems for Buildings Against Hazardous Ground Gases (2014) and other authoritative guidance. The Remediation Strategy must also provide details of:

- 'Cut and fill' operations on site
- How trees retained on site will be dealt with
- How gas precautions including any radon gas precautions will be verified
- How compliance with the requirements of the Nottingham City Council - Guidance on Cover Layers & Verification Testing 2019 will be achieved
- Any asbestos surveys carried out, the method statement for removal of asbestos and subsequent validation of air and soil following asbestos removal and demolition.

It is a requirement of current Building Regulations that basic radon protection measures are installed in all new constructions, extensions conversions & refurbishments on sites which are Radon Class 3 or 4 and full radon protection measure are installed on site which are Radon Class 5 or higher. Advice from the Council's Environmental Health Team regarding appropriate gas



protection measures must be sought where there are both radon issues and ground gas issues present.

The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or the landowner. The developer is required to institute a thorough investigation and assessment of the ground conditions, nature and degree of contamination on the site to ensure that actual or potential risks to public health and safety can be overcome by appropriate remedial, preventive or precautionary measures. The developer shall provide at his own expense such evidence as is required to indicate clearly that the risks associated with ground and groundwater contamination of the site has been addressed satisfactorily.

#### 4. Construction & Demolition

##### Proposed Method of Demolition

Where the method of proposed demolition includes the use of a mobile crusher on site the applicant must notify the Nottingham City Council's Environmental Health Team (Tel: 0115 9152020; email: [pollution.control@nottinghamcity.gov.uk](mailto:pollution.control@nottinghamcity.gov.uk)) before crushing operations commence on site, so it may be inspected to ensure it is operating correctly under the Permit conditions imposed by the Pollution and Prevention and Control Act 1999.

##### Noise Control: Hours of Work and Equipment

The acceptable hours for demolition or construction work are detailed below; -

Monday to Friday: 0730-1800 (noisy operations restricted to 0800-1800)  
Saturday: 0830-1700 (noisy operations restricted to 0900-1300)  
Sunday: at no time  
Bank Holidays: at no time

Work outside these hours may be acceptable in exceptional circumstances but must be agreed in advance with Nottingham City Council's Environmental Health Team (Tel: 0115 9152020; email: [pollution.control@nottinghamcity.gov.uk](mailto:pollution.control@nottinghamcity.gov.uk))

##### Equipment

All equipment shall be properly maintained, serviced and operated in accordance with the manufacturer's recommendations and with appropriate noise suppression / silencers.

##### Dust/Grit and Other Fugitive Emissions

Construction and demolition work invariably generates grit and dust, which can be carried off-site and cause a Statutory Nuisance, and have a detrimental effect on local air quality.

Contractors are expected to use appropriate methods to minimise fugitive emissions, reduce the likelihood of justified complaint and avoid costly restriction and development delays. Appropriate measures include;-

Flexible plastic sheeting  
Water sprays /damping down of spoil and demolition waste  
Wheel washing.  
Periodic road cleaning.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.



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**Not for issue**

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## **RIGHTS OF APPEAL**

Application No: 21/02693/PFUL3 (PP-10488578)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes).

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

## **PURCHASE NOTICES**

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

## **COMPENSATION**

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.

## **STREET NAMING AND NUMBERING**

Nottingham City Council has a statutory responsibility for agreeing and registering addresses. If the development will create one or more new addresses or streets (for example a new build or conversion) please contact [address.management@nottinghamcity.gov.uk](mailto:address.management@nottinghamcity.gov.uk) as soon as possible,



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Page 35

- 7 -

quoting your planning application reference. Any addresses assigned outside of this process will not be officially recognised and may result in difficulties with service delivery.



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Page 34

- 8 -

**Wards Affected:** Bestwood (May 2019)

**Item No:**

**Planning Committee**

## **Report of Director of Planning and Regeneration**

### **Site Of Garages West Of 68, Belconnen Road**

#### **1 Summary**

Application No: 22/00070/PFUL3 for planning permission

Application by: Mr Oliver Cammell on behalf of Mr Alan Forsyth

Proposal: Two apartment blocks to create 17 x one bedroom supported living units (including 1 for staff) and ancillary staff facilities.

The application is brought to Committee because of Section 106 viability considerations.

To meet the Council's Performance Targets this application should have been determined by 14th April 2022

#### **2 Recommendations**

- 2.1 To **GRANT PLANNING PERMISSION** for the reasons set out in this report, subject to the indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report.
- 2.2 Power to determine the final details of the conditions of planning permission to be delegated to the Director of Planning and Regeneration.

#### **3 Background**

- 3.1 The application relates to the former garage site to the west of 68 Belconnen Road. The site previously accommodated 28 garages which have since been demolished. The site is located within a residential area with two storey houses to the east and three storey blocks of flats to the south. Immediately to the north of the site is a Co-operative food store and Community Centre, which stand at a higher ground level than the application site. Access is via the existing cul-de-sac on Belconnen Road.
- 3.2 Outline planning permission was granted in June 2021 for five dwellings on the site. All matters were reserved but an indicative site layout was approved (planning permission reference 20/02702/NOUT)

#### **4 Details of the proposal**

- 4.1 Planning permission is sought for a supported living scheme comprising two blocks of accommodation, providing a total of 17 one bed units. Of the 17 units, 16 of these would be for residents and one would be for staff. Additional ancillary staff facilities would also be provided. The blocks would be arranged side by side with their principal elevations facing south onto Belconnen Road. The western block

would be two and three storey whilst the eastern block would be two storey and they would both have pitched roof structures. The roof design of the eastern block has been amended to allow for additional staff facilities to be provided within the roof space. The buildings would be constructed from bricks on the ground floor with render to the upper elevations. Each dwelling would have one bedroom, a shower room, and a kitchen/living space.

- 4.2 A total of 4 parking spaces are proposed for the use of staff, with two spaces being provided for each block. External amenity space is provided for each of the blocks, as well as designated bin storage and cycle storage.

## 5 Consultations and observations of other officers

### Adjoining occupiers consulted:

Leen Valley Community Centre, 234 Arnold Road  
236, 238, 240, 242, 246, 248, 250 Arnold Road  
68, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191  
Belconnen Road

The application has also been publicised by site and press notices.

No responses were received.

Further letters were sent to the same addresses on 1<sup>st</sup> June and again on 22<sup>nd</sup> June to advise of updated details. The date for responses was 6<sup>th</sup> July and no further representations were received.

### Additional consultation letters sent to:

**Environmental Health:** No objection.

**Highways:** No objection. Conditions relating to construction traffic management, Electric Vehicle Charging, cycle parking and travel packs are recommended.

**Flood Risk Management:** Further details relating to surface water drainage, flow routes and levels were requested. These have been provided and reviewed by the Drainage Team and are considered acceptable.

**Carbon Neutral Policy Team:** Further detail in relation to energy efficiency and use of renewables were requested and have been received. The Ecological Enhancements required by condition on the previous outline permission should be included on any permission for the proposed supported living development. Electric Vehicle charging and cycle storage should be provided.

## 6 Relevant policies and guidance

### Aligned Core Strategies

Policy A: Presumption in Favour of Sustainable Development

Policy 1: Climate Change

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

Policy 19: Developer Contributions

## Land and Planning Policies Development Plan Document - Local Plan Part 2

Policy CC1: Sustainable Design and Construction

Policy CC3: Water

Policy DE1: Building Design and Use

Policy DE2: Context and Place Making

Policy EN2: Open Space in New Development

Policy EN6: Biodiversity

Policy HO1: Housing Mix

Policy HO3: Affordable Housing

Policy IN4: Developer Contributions

Policy TR1: Parking and Travel Planning

### **NPPF (2021):**

The NPPF advises that there is a presumption in favour of sustainable development and that applications for sustainable development should be approved where possible. Paragraph 126 notes that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

## 7. Appraisal of proposed development

### Main Issues:

- (i) Supported living use and impact upon the amenity of neighbouring occupiers and the wider area.
- (ii) Scale, layout and design and impact upon the neighbouring properties and the amenity of the area.

### **Issue (i) Supported living use and impact upon the amenity of neighbouring occupiers and the wider area (ACS Policy 8 and LAPP Policies HO1, HO3 and TR1).**

- 7.1 The applicant has provided supplementary information in relation to the nature of the supported Living Scheme. The proposed development will provide housing for vulnerable adults and this is supported by the Council's Commissioning and Procurement Team, who have identified a need for such housing in this area. The apartments would be let to citizens who are eligible for support from Adult Social Care and who would have been assessed as being able to live independently in the community with an appropriate package of support. This support would be delivered through a 24-hour on-site staff presence, with a self-contained staff apartment being provided as well as ancillary facilities. The support would be delivered by a specialist provider who would be commissioned by the Council. The level of support given to individuals would be reviewed by the Adult Social Care Team. Each occupant would be party to a tenancy agreement and would be expected to adhere to the terms of that agreement.
- 7.2 ACS Policy 8 and LAPP Policy HO1 recognise that a general mix of housing tenures, types and sizes is desirable in order to create sustainable, inclusive and mixed communities. Whilst Policy HO1 has a particular emphasis on the provision of family housing, it also recognises that there may be instances where alternative provision could meet other aims of the City Council. Policy HO3 focuses on the provision of affordable housing, but also defines this as being for those whose needs are not met by the market. The justification for the provision of affordable housing also refers to the need to maintain inclusive and mixed communities and regard is to be paid to the amount, type and tenure of affordable housing already in the locality of a development. Although the proposed development is for supported living dwellings, it is considered that its presence as part of a mixed community is able to be supported where the sustainable and inclusive nature of the community would be maintained.
- 7.3 There are four car parking spaces to be provided for support staff use, with two allocated to each building. Staff would also be expected to make best use of public transport, walking or cycling as opposed to cars and an on-site cycle store is also to be provided. It is not expected that residents of the proposed development would be car owners or users but they would be located in close proximity to the public transport routes on Arnold Road and Hucknall Road. Whilst other vehicle traffic can be expected in association with the proposed development, it is not considered that this would be at levels above that which could be expected at other residential properties. The proposed use of the development as one-bedroom supported living units allows for car parking for residents of the proposed development to be omitted. In order to avoid any future issues relating to car parking, it is recommended that planning permission be conditioned to limit any future changes to the supported living use and layout of the proposed development as one-

bedroom units in order to ensure further review of the impact that such changes could otherwise cause to the amenity of surrounding residents. On this basis it is therefore considered that the proposed development accords with ACS Policy 8 and LAPP Policies HO1, HO3 and TR1.

**Issue (ii) Scale, layout and design and impact upon the neighbouring properties and the amenity of the area (ACS Policy 10 and LAPP Policies DE1, and DE2 of the LAPP).**

- 7.4 The scale and height of the buildings have been designed to respond to the existing building heights surrounding the site. The two storey eastern block would be of a similar height to the existing two storey houses to the east of the site with amendment to the roof increasing its overall height on the western side, creating a transition from two storeys to the adjacent three storey block. The three storey block would be comparable to the existing three storey flats to the south and the buildings to the north of the site, which stand at a higher ground level. The footprint of the eastern block has been amended to address the building line on Belconnen Road. A wider but shallower footprint is now proposed, with the easternmost section stepping back to create an acceptable relationship with the existing houses.
- 7.5 The use of red brick with render to the upper floor elevations is considered to be acceptable in the context of surrounding buildings which are of a similar appearance. A condition requiring further details in relation to windows, doors, reveals and eaves detailing is recommended.
- 7.6 Concerns were initially raised about the relationship of the proposed buildings and the retaining structure which is proposed to run along the norther boundary of the site, particularly in relation to the outlook from the ground floor rooms. This has been revisited by the applicant and the retaining wall has been lowered and is now proposed to include a crib wall system which will be landscaped to soften the appearance and provide an improved outlook from windows in the north elevation.
- 7.7 As amended, it is considered that the development would provide a satisfactory layout, creating a quality living environment for future occupiers of the development whilst safeguarding the amenities of the occupiers of existing neighbouring properties. All units would comply with Nationally Described Space Standards. It is therefore considered that the proposed development accords with Policy 10 of the ACS and Policies DE1 and DE2 of the LAPP.
- 8. Sustainability / Biodiversity (Policy 1 of the ACS and Policies CC1, CC3 and EN6 of the LAPP)**
- 8.1 The proposed development is sustainably located proximate to local amenities on Arnold Road and Hucknall Road with good public transport links to the rest of the city.
- 8.2 New build construction will be to a 'fabric-first' approach as an appropriate means to achieve carbon reduction targets. It is also proposed to include pv panels, details of which are requested by condition. On this basis it is considered that the proposed development would accord with Policy 1 of the ACS and Policy CC1 of the LAPP.
- 8.3 An Ecological Enhancement Strategy was required by condition on the previous outline planning permission. The applicant is in agreement to this being included as a condition on any planning permission for the proposed development for supported

living and an appropriate condition has been added to the draft decision notice. The proposed development is therefore considered to comply with LAPP Policy EN6.

- 8.4 A drainage strategy has been submitted and reviewed by the Drainage Team who requested further detail from the applicant in relation to discharge rates, SuDs, levels and flow rates. Further work has been undertaken by the applicant and additional information has been provided and reviewed by the drainage team who have confirmed this as being acceptable. The development is therefore considered to comply with Policy CC3 of the LAPP.

## **9. Section 106 (ACS Policy 19 and LAPP Policies EN2, HO3 and IN4)**

- 9.1 The application would be expected to provide a S106 planning obligation to include financial contributions towards affordable housing and open space. In accordance with the adopted Supplementary Planning Guidance on Affordable Housing and Developer Contributions (Policy HO3), and the Supplementary Planning Document on The Provision of Open Space on New Residential and Commercial Developments (Policy EN2), the proposed development would be expected to provide the following financial contributions where on site provision is not being made:

Affordable Housing: £163,999.85

Open Space: £26,027.17

- 9.2 The applicant has submitted a viability appraisal with the application, which has been independently assessed by the Council's consultants. The independent assessment agrees that the scheme is unable to provide a policy compliant S106, and is regarded as being, at best, only marginally viable before any planning policy requirements are factored in. The proposed development is for supported living accommodation that is to be let to citizens who are eligible for support from Adult Social Care. The proposal is therefore considered to meet a particular housing need and is would therefore be seen to meet the needs of those that whose needs are not met by the market. This form of affordable housing provision therefore exceeds the requirements of LAPP Policy HO3. On the basis of the conclusions of the independent assessment of the applicant's viability appraisal and in recognition of the level of affordable housing being proposed, it is therefore considered that the proposed development accords with LAPP Policies EN2, HO3 and IN4.

## **10 Financial Implications**

As noted above, no Section 106 financial contributions are to be provided due to viability considerations.

## **11 Legal Implications**

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

## **12 Equality and Diversity Implications**

The provision of Disability Discrimination Act (DDA) compliant accessible buildings.



**13 Risk Management Issues**

None.

**14 Strategic Priorities**

Helping to deliver new affordable homes and well-balanced neighbourhoods with a mix of housing types that meet Nottingham's future needs.

Ensuring that all planning and development decisions take account of environmental and sustainability considerations

**15 Crime and Disorder Act implications**

None.

**16 Value for money**

None.

**17 List of background papers other than published works or those disclosing confidential or exempt information**

1. Application No: 22/00070/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R5MZGXLYG2R00>

**18 Published documents referred to in compiling this report**

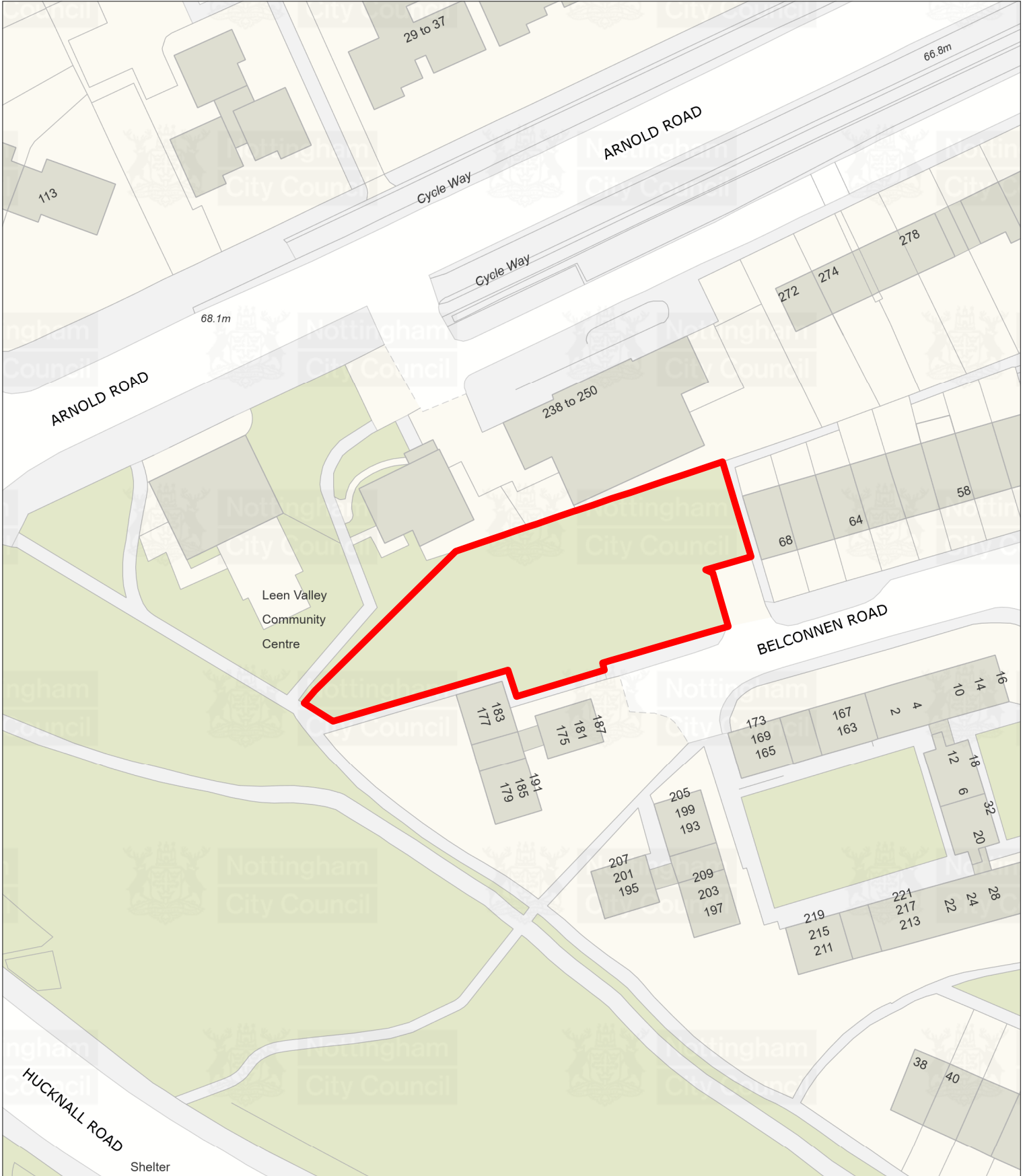
Nottingham Local Plan (November 2005)

**Contact Officer:**

Mrs Zoe Kyle, Case Officer, Development Management.

Email: [zoe.kyle@nottinghamcity.gov.uk](mailto:zoe.kyle@nottinghamcity.gov.uk). Telephone: 0115 8764059

# Nomad printed map



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**Key**  
 City Boundary

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**Description**  
A map printed from Nomad.

**My Ref:** 22/00070/PFUL3 (PP-10537751)  
**Your Ref:**  
**Contact:** Mrs Zoe Kyle  
**Email:** development.management@nottinghamcity.gov.uk



**Nottingham  
City Council**

Development Management  
City Planning  
Loxley House  
Station Street  
Nottingham  
NG2 3NG

**Tel:** 0115 8764447  
www.nottinghamcity.gov.uk

Mr Oliver Cammell  
15 Clarendon Street  
Nottingham  
NG1 5HR

Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION FOR PLANNING PERMISSION**

**Application No:** 22/00070/PFUL3 (PP-10537751)  
**Application by:** Mr Alan Forsyth  
**Location:** Site Of Garages West Of 68, Belconnen Road, Nottingham  
**Proposal:** Two apartment blocks to create 17 x one bedroom supported living units (including 1 for staff) and ancillary staff facilities.

Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

**Time limit**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

**Pre-commencement conditions**

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. Prior to the commencement of development, an ecological enhancement strategy, together with a timetable for implementation, in line with the recommendations of the Ecology survey dated February 2021, shall be submitted to and approved in writing by the Local Planning Authority. The ecological enhancement strategy shall be carried out in accordance with the approved details.

*Reason: To ensure that the ecological interest of the site is safeguarded and enhanced to accord with Policy 17 of the Aligned Core Strategy and Policy EN6 of the LAPP.*



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Page 45

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3. Prior to the commencement of development a construction traffic management plan shall be submitted to and agreed in writing with the Local Planning Authority. Provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, offloading, within the site during the construction period. Vehicles delivering to the site cannot be permitted to wait/park on the highway. The Construction Traffic Management Plan shall also include a construction traffic routing agreement and strategy for managing mud or similar debris on the adjacent public highways.

*Reason: To ensure that the construction of the development has no adverse impact on the local highway network and has no significant impact on neighbouring properties to accord with policy 10 of the ACS*

4. No above ground development shall commence until details of the external materials of the buildings and details of windows, reveal depths and eaves detailing have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to ensure an appropriate quality of finish to the approved development and in accordance with Policy 10 of the Aligned Core Strategy and Policy DE1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).*

5. Notwithstanding the details on the approved plans and unless otherwise agreed in writing by the Local Planning Authority, no above ground development shall commence until details of pv panels have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

*Reason: In the interestd of sustainable development and in accordance with Policy 1 of the Aligned Core Strategy and Policy CC1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).*

6. The approved development shall not be first occupied until the external areas of the site have been implemented in accordance with the approved details, including the car parking spaces, bin and cycle stores.

*Reason: In the interests of the residential amenity of occupants of the approved development and neighbouring residents in accordance with Policy 10 of the Aligned Core Strategies and Policy DE1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 (2020).*

#### **Pre-occupation conditions**

(The conditions in this section must be complied with before the development is occupied)

7. Prior to the first occupation of the accomodation hereby approved an electric vehicle charging scheme shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall be implemented prior to the first occupation of the development and retained thereafter.

*Reason: To promote sustainable forms of travel to comply with Policies 1 and 14 of the ACS and Policies CC1 and TR1 of the LAPP.*

#### **Regulatory/ongoing conditions**

(Conditions relating to the subsequent use of the development and other regulatory matters)



8. The approved development shall not be used at any time in future other than for a total of 17 supported living dwellings with staff/communal spaces and in accordance with the approved layout plans unless varied with the prior written approval of the Local Planning Authority.

*Reason: In the interests of ensuring that any future changes to the use or internal layout of the approved development can be reviewed having regard to the amenity of neighbouring residential properties and wider area in accordance with Policy 8 of the Aligned Core Strategies and Policies HO1, HO3 and TR1 of the Land and Planning Policies Development Plan Document.*

9. Notwithstanding any details or notes in the application documents stating or implying otherwise, the dwelling(s) hereby permitted shall be designed and constructed to meet the optional water efficiency requirement of 110 Litres per person per day as specified by Part G of Schedule 1 and regulation 36 (2) (b) of the Building Regulations 2010 (as amended).

*Reason: to ensure efficient use of water resources in the interests of sustainability, to comply with Policy CC1 of the Nottingham Local Plan.*

**(Note: This condition affects the requirements of the Building Regulations that apply to this development. You must ensure that the building control body responsible for supervising the work is informed of this condition)**

### **Standard condition- scope of permission**

- S1. Except as may be modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the following drawings/documents:
- Drawing reference Amended massing model revision c dated 22 June 2022
  - Drawing reference Amended proposed building heights revision c dated 22 June 2022
  - Drawing reference Amended proposed elevations block 2 revision c dated 22 June 2022
  - Drawing reference Amended proposed first floor plans block 2 revision c dated 22 June 2022
  - Drawing reference amended proposed roof plan block 2 revision c dated 22 June 2022
  - Drawing reference amended proposed site sections revision d dated 22 June 2022
  - Drawing reference amended proposed elevations 01 block 2 revision d dated 22 June 2022
  - Drawing reference amended proposed ground floor block 2 revision c dated 22 June 2022
  - Drawing reference amended proposed second floor plan block 2 revision c dated 22 June 2022
  - Drawing reference amended proposed block 01 ground floor plan revision b dated 13 May 2022
  - Drawing reference amended proposed block 01 first floor plan revision b dated 13 May 2022
  - Drawing reference amended proposed block 01 second floor plan revision b dated 13 May 2022
  - Drawing reference amended proposed block 01 elevations 01 revision b dated 13 May 2022
  - Drawing reference amended proposed block 01 elevations block 2 revision b dated 13 May 2022
  - Drawing reference proposed crib wall proposals revision b dated 13 May 2022

*Reason: To determine the scope of this permission.*

### **Informatives**

1. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the



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landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

## 2. Informatives

### 1. Construction Traffic Management Plan (CTMP) & mud on the road

The applicant should provide a CTMP as conditioned. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring. If the development works will have any impact on the public highway, please contact Network Management on 0115 8765293 or email [Highway.Management@nottinghamcity.gov.uk](mailto:Highway.Management@nottinghamcity.gov.uk). All associated costs will be the responsibility of the developer.

### 2. Highway licences

The Highways Network Management team at Loxley House must be notified regarding when the works will be carried out as disturbance to the highway will be occurring and licences may be required. Please contact them via [highway.management@nottinghamcity.gov.uk](mailto:highway.management@nottinghamcity.gov.uk) or 0115 8765293. All costs shall be borne by the applicant.

### 3. Section 278 agreement - highway works

Planning consent is not consent to work on the highway. To carry out off-site works associated with the planning consent, approval must first be obtained from the Local Highway Authority. Approval will take the form of a Section 278 Agreement and you should contact Highways Network Management at [highway.management@nottinghamcity.gov.uk](mailto:highway.management@nottinghamcity.gov.uk) or 0115 8765293 to instigate the process. It is strongly recommended that you make contact at the earliest opportunity to allow time for the process to be completed as you will not be permitted to work on the Highway before it is complete. All associated costs will be borne by the developer. We reserve the right to charge commuted sums in respect of ongoing maintenance where the item in question is above and beyond what is required for the safe and satisfactory functioning of the highway.

### 4. Cycle Parking

The applicant is to contact our cycling team [CyclingTeam@nottinghamcity.gov.uk](mailto:CyclingTeam@nottinghamcity.gov.uk) to progress the cycle facilities.

### 5. Electric Vehicle Charging points (EVCPs)

Please contact [Rosie.coyle@nottinghamcity.gov.uk](mailto:Rosie.coyle@nottinghamcity.gov.uk) to seek advice on the electric vehicle charging points (EVCP).

### 6. Refuse collection

Bins left unattended on our highway are fined and should not block any footway or carriageway. Bin store locations may require a kerbside collection point to store individual dwelling bins. Waste operatives should not need to enter onto private property to carry out refuse collection. The applicant is to contact Jason Martyn [Jason.Martyn@nottinghamcity.gov.uk](mailto:Jason.Martyn@nottinghamcity.gov.uk) in the first instance to liaise on an acceptable waste management strategy and collection agreement.

3. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

## **RIGHTS OF APPEAL**

Application No: 22/00070/PFUL3 (PP-10537751)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes).

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Page 47

- 5 -

quoting your planning application reference. Any addresses assigned outside of this process will not be officially recognised and may result in difficulties with service delivery.



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**Not for issue**

Page 48

- 6 -



## Planning Committee - 20 July 2022

<b>Title of paper:</b>	Draft Statement of Community Involvement	
<b>Director(s)/ Corporate Director(s):</b>	Paul Seddon, Director of Planning and Regeneration	<b>Wards affected:</b> All
<b>Report author(s) and contact details:</b>	Karen Shaw, Local Plans Manager karen.shaw@nottinghamcity.gov.uk	
<b>Other colleagues who have provided input:</b>	Steve Ryder, Planning Officer Peter McAnespie, Partnership and Local Plans Manager Matt Gregory, Head of Planning Strategy and Building Control	
<b>Date of consultation with Portfolio Holder(s) (if relevant)</b>	13 June 2022	
<b>Relevant Council Plan Key Theme:</b>		
Nottingham People		<input checked="" type="checkbox"/>
Living in Nottingham		<input checked="" type="checkbox"/>
Growing Nottingham		<input type="checkbox"/>
Respect for Nottingham		<input checked="" type="checkbox"/>
Serving Nottingham Better		<input checked="" type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>As a requirement of the Planning and Compulsory Purchase Act 2004, the City Council must prepare a Statement of Community Involvement (SCI) for planning applications and planning documents, setting out how the Council will involve the local community and other interested parties when carrying out its planning functions.</p> <p>The draft SCI replaces the SCI previously adopted by the Council in November 2019, as well as the June 2020 Interim SCI which contained temporary amendments in response to the restrictions associated with the COVID 19 pandemic.</p> <p>The draft Statement of Community Involvement largely includes many of the pre-Covid consultation techniques as well as links to the Community Engagement Guide, which sets out the city's ambitious aspirations regarding public involvement in design and planning processes.</p> <p>In accordance with Article 10 of the Constitution, the draft SCI has been approved by the Portfolio Holder for Leisure, Culture and Planning as a draft for consultation.</p>		
<b>Recommendation(s):</b>		
<b>1</b>	That Planning Committee notes the Draft Statement of Community Involvement (appended to this report), and makes comments as it feels appropriate, to feed into the consultation period.	

## 1 Reasons for recommendations

- 1.1 There is a legal requirement on the Council to carry out public consultation on planning policy documents, which include the Local Plan, Supplementary Planning Documents

and Neighbourhood Plans, and on planning applications. It is important this is undertaken in a cost-effective, efficient and proportionate manner.

- 1.2 Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to produce a Statement of Community Involvement (SCI), which should explain how they will engage local communities and other interested parties in producing their Local Plan and determining planning applications.
- 1.3 A SCI provides clarity on the extent of community involvement that will take place. It sets out clear consultation procedures and minimum standards the Council will follow. Essentially, a SCI states whom the Council will consult with, how they will be consulted, and when.

## **2 Background (including outcomes of consultation)**

- 2.1 A new SCI is being developed to replace the SCI previously adopted by the Council in November 2019, as well as the June 2020 Interim SCI which contained temporary amendments in response to the restrictions associated with the COVID 19 pandemic.
- 2.2 The draft Statement of Community Involvement largely includes many of the pre-Covid consultation techniques as well as links to the Community Engagement Guide, which sets out the city's ambitious aspirations regarding public involvement in design and planning processes.
- 2.3 In accordance with Article 10 of the Constitution, the draft SCI has been approved by the Portfolio Holder for Leisure, Culture and Planning as a draft for consultation.
- 2.4 The SCI will be subject to the same consultation procedures as draft Supplementary Planning Documents, i.e. a 6-week formal consultation stage, the results of which will help shape the final document.
- 2.5 The draft SCI can be considered to be a protocol on how the City Council will consult on Planning Applications and planning documents in the future. It provides a clear vision, based upon the principle of inclusive engagement for community involvement. The approach is developed from the starting point of statutory requirements set out in regulations, and the plan includes a clear framework of consultation techniques for each stage of local development document production.
- 2.6 The draft SCI identifies an extensive range of existing organisations, forums, links, bodies, other stakeholders and government departments for consultation. Guidance is provided on the accessibility of planning information and documents, the process of monitoring these documents and the means and opportunity for interested parties to provide feedback.
- 2.7 The draft SCI also reflects on the impact and challenges that the Covid-19 pandemic and national lockdown measures had on usual consultation techniques and practices set out in the document. The plan acknowledges that in such similar circumstances a flexible approach will be adopted to best meet the needs of the community within the prevailing circumstances.

### **3 Other options considered in making recommendations**

3.1 It is a statutory requirement to prepare a SCI document and keep it up-to-date.

### **4 Finance colleague comments (including implications and value for money/VAT)**

4.1 Nottingham City Council Planning department requires community input to support the Local Plan and ensure that the City Council's development ambitions are met, Therefore the statement of community involvement is required. This is a continuation of service with no attached cost, Therefore will have no impact on the MTFP. However this will still be monitored by the service for any variance and reflected in the monthly forecast for the service.

Advice provided by Paul Rogers (Commercial Finance Business Partner (G&D)) on 07/06/2022.

### **5 Legal and Procurement colleague comments (including risk management issues, and legal, Crime and Disorder Act and procurement implications)**

5.1 There is a statutory duty on the Council to publish a Statement of Community Involvement (SCI) and this is an Executive Function. The Portfolio Holder has authorised the release of the draft SCI for consultation under Article 10 of the Constitution but Article 9 allows for Planning Committee to be consulted and make comments on the draft as part of the statutory consultation process.

Advice provided by Ann Barrett (Team Leader) on 05/07/2022.

### **6 Strategic Assets & Property colleague comments (for decision relating to all property assets and associated infrastructure)**

6.1 Not applicable.

### **7 Equality Impact Assessment (EIA)**

7.1 The EIA is attached as Appendix 2. The EIA has been received and quality checked by EDI team.

Advice provided by Saema Mohammad (Equality, Diversity & Inclusion Lead) on 06/06/2022.

### **8 List of background papers other than published works or those disclosing confidential or exempt information**

8.1 None.

### **9 Published documents referred to in compiling this report**

9.1 None.

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# Nottingham City Council

## Draft Statement of Community Involvement



July 2022

# Quick guide to the Statement of Community Involvement

This document sets out:

- How the City Council will consult on planning applications and planning documents.
- How you can be involved in planning consultations.
- Information on how to access planning information and documents.

## Contents

1.	Introduction.....	1
	What is a Statement of Community Involvement? .....	1
2.	Involving the Community in the Local Plan .....	2
	What is a Local Plan?.....	2
	Involving the Community in Planning Policy .....	2
3.	What you can expect from us .....	3
	What we expect from you .....	3
	Who the Council will involve and the Duty to Cooperate.....	3
	Statements of Common Ground .....	4
	Development Plan Preparation Stages .....	5
	Consultation Methods.....	6
	Contact information for the Planning Policy and Research Team .....	7
	Supplementary Planning Documents .....	7
	What are Supplementary Planning Documents? .....	7
	Supplementary Planning Document Preparation Stages .....	7
	Consultation Methods.....	8
	Neighbourhood Development Plans.....	9
	What is a Neighbourhood Development Plan? .....	9
	Consultation Methods.....	9
	Support for Neighbourhood Planning.....	10
	Planning Applications .....	11
	Community Involvement in the Development Management Process .....	11
	Planning Applications .....	12
	Planning Application consultations .....	12
	Neighbour Notification and Site Notices.....	13
	Other Types of Planning Applications .....	14
	Amended Plans .....	15
	How to view planning applications and comment.....	15
	Contact information for the Development Management Team .....	16
4.	Determining Planning Applications .....	17
	Who decides planning applications?.....	17
	Applications determined by Planning Officers.....	17
	Applications determined by Planning Committee.....	17

Decisions on Planning Applications .....	17
Planning decision time limits.....	18
Applications determined by Planning Officers.....	18
Applications determined by Planning Committee.....	18
Decisions on Planning Applications .....	18
Planning decision time limits.....	19
Notification of decisions .....	19
5. Planning Appeals.....	20
Planning Appeals .....	20
6. How we use your data .....	21
7. Equality and diversity.....	22
8. We are interested in your views.....	23
9. Monitoring and Review .....	24
Appendix A: Consultation Bodies for a Local Plan .....	25
Duty to cooperate bodies.....	25
Specific Consultation Bodies .....	25
General Consultation Bodies .....	26
Other Design/Townscape/Urban design Consultees.....	26
Appendix B: Publicity and Notification Arrangements.....	27
Appendix C: Glossary of Terms .....	29
Appendix D: Further Information .....	32
Legislation .....	32
National Policy/Guidance.....	32
Nottingham City Council .....	32



# 1. Introduction

## What is a Statement of Community Involvement?

- 1.1 Section 18 of the Planning and Compulsory Purchase Act 2004 (as amended) requires local planning authorities to produce a Statement of Community Involvement (SCI), which should explain how they will engage local communities and other interested parties in producing their Planning policy documents and determining planning applications.
- 1.2 An SCI provides clarity on the nature of community involvement that will take place. It sets out clear consultation procedures and minimum standards the Council will follow. Essentially, an SCI states whom the Council will consult with, how they will be consulted, and when.
- 1.3 There is a legal requirement on the Council to carry out public consultation on planning policy documents, which include the Local Plan, Supplementary Planning Documents, Neighbourhood Plans, Development Briefs, Masterplans and on planning applications. It is important this is undertaken effectively in an efficient, proportionate and cost-effective manner.
- 1.4 This SCI replaces the SCI previously adopted by the Council in November 2019, as well as the June 2020 Interim SCI which contained temporary amendments in response to the restrictions associated with the COVID 19 pandemic.
- 1.5 The COVID-19 pandemic has demonstrated that there may be some circumstances, such as a national lockdown, that are beyond the Council's control. During these times the Council will remain committed to community consultation, however, it may be necessary to vary/adapt the main consultation methods as traditional forms of planning consultation such as physical consultation events, public availability of paper copies of documents and public meetings may not be possible.

## 2. Involving the Community in the Local Plan

### What is a Local Plan?

- 2.1 Local Plans are the main planning policy documents produced by the Council. They contain strategic and local policies to guide the development of an area, including site allocations that indicate where development will take place and areas that will be protected from development over a period of usually 15-20 years from the adoption of the Plan. As required by national planning policy, the local planning authority should produce Local Plans in consultation and collaboration with the community.
- 2.2 Local Plans form part of the Development Plan (along with Neighbourhood Plans approved in a referendum and by the council) and planning applications must be determined in accordance with the Development Plan, unless other [material considerations](https://www.legislation.gov.uk/ukpga/2004/5/section/38) (<https://www.legislation.gov.uk/ukpga/2004/5/section/38>) indicate otherwise.

### Involving the Community in Planning Policy

- 2.3 Nottingham City Council seeks to put citizens at the heart of everything it does, and attaches great importance to undertaking effective community consultation in order to give everyone the opportunity to have their say on planning policy. As part of this process the City Council will maintain an up-to-date consultation database so that anyone or any organisation that wishes to be formally notified of the progress of planning policy documents is consulted directly. Anyone wishing to be added to the database can do so by uploading their details as explained in section 8.4
- 2.4 Nottingham City Council has produced a Community Engagement Guide. This document sets out the city's ambitious aspirations regarding public involvement in design and planning processes. It aims to assist designers, developers, authorities and stakeholders in the process of community engagement for projects within the City. Please view the [Community Engagement Guide](https://www.dgfnottingham.org.uk/community-engagement-guide) (<https://www.dgfnottingham.org.uk/community-engagement-guide>)

### 3. What you can expect from us

- 3.1 We want to ensure that people are involved at an early stage of the Local Plan preparation and in the consideration of planning applications. In order to ensure that planning decisions take account of local views it is crucial that we engage effectively with our local communities and we will use the following principles as guidance:
- **Communicate clearly** – planning is technical but we will strive to ensure that documents are written in plain English and we will explain any planning terms that we use.
  - **Early involvement** – we will seek early involvement with our local communities in the preparation of Planning Policy documents.
  - **Recognising the needs of different groups in the community** – we will communicate in methods that are relevant and accessible to all members of the community.
  - **Providing clear opportunities for involvement** – we will provide clear and up-to-date information on our consultation processes and ensure information is available at the earliest opportunity to allow time to respond.
  - **Ease of access to information** – we will communicate through a variety of channels including the Council’s website, social media, press releases and through local venues such as libraries. This communication will be subject to compliance with any government legislation or guidance relating to public health (for example COVID-19 restrictions). In such circumstances, access to hard copy documentation may necessarily be limited or curtailed – for example in the event of a national or local lockdown, where it is a requirement that offices and public libraries are closed.
  - **Provide feedback and share information** – we will make all planning documents, background studies and responses to consultation are available on our website. Hard copies of documents will also normally be made available.

#### What we expect from you

- 3.2 Our expectations
- Make your comments in writing, preferably by using our online consultation facilities or alternatively by email (or letter, where you are not able to do so).
  - Agree to our General Data Protection Policy where appropriate.
  - Be reasonable and respectful.
  - Use valid planning reasons if objecting to a development proposal.

#### Who the Council will involve and the Duty to Cooperate

- 3.3 Section 110 of the Localism Act 2011 and paragraphs 24-27 of the National Planning Policy Framework (NPPF) state that all local planning authorities, neighbouring councils and other relevant organisations are under a ‘duty to cooperate’ with each other and should work collaboratively in order to address strategic planning issues that cross administration boundaries. In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, the City Council will work together on strategic planning issues with those organisations and bodies listed in Appendix A.

- 3.4 In addition to the statutory bodies covered under the duty to cooperate, the Council is required to consult 'specific' and 'general' consultation bodies and other consultees when consulting on planning policy documents, including:
- 'Specific Consultation Bodies' which include statutory authorities such as neighbouring districts, government agencies and utility providers.
  - 'General Consultation Bodies' which include interest and amenity groups, residents' associations, property, trade and business associations, voluntary organisations and bodies that represent issues of race, ethnicity, gender, age, sexual orientation, disabilities and those with caring responsibilities [legislation \(https://www.legislation.gov.uk/ukxi/2012/767/made\)](https://www.legislation.gov.uk/ukxi/2012/767/made)
  - Residents, businesses and landowners located in the local authority area.
- 3.5 Appendix A provides a list of those organisations that will be informed, where appropriate, of any consultation being undertaken.
- 3.6 It should be noted that not everyone will be contacted directly in respect of every planning document, as details of the consultation will be made available by a range of communication methods outlined in this document. The Council will aim to develop a flexible, sensitive, proportionate and targeted approach to consultation across the city council area by involving interested and affected parties. Councillors will be notified directly of consultation on every planning policy document.
- 3.7 Nottingham City Council aims to seek the diverse views of the community and demonstrate due regard under the Equality Duty. The Council recognises its consultation measures and communication channels are important considerations to ensure accessibility; as such, we will:
- Ensure that public consultation events are held at accessible venues;
  - Work proactively with individual members of the public, community groups and organisations; and
  - Make reasonable adjustments to enable participation and involvement in consultations.
- 3.8 Once consultation has taken place on draft planning policy documents, the Council will produce a Report of Consultation – a consultation summary covering the key points made and provide a response to the issues raised before the document is finalised. The Council will publish this summary on their website.

### **Statements of Common Ground**

- 3.9 The NPPF states that in order to demonstrate effective and on-going joint working, strategic policy making authorities should prepare and maintain one or more Statements Of Common Ground (SOCG), documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process.

3.10 The Council prepared a draft SOCG with the other Greater Nottingham Councils, in 2019. A number of other SOCG will also be prepared, to cover strategic planning matters such as the emerging Greater Nottingham Strategic Plan and planning for minerals extraction.

### Development Plan Preparation Stages

3.11 The stages of community Involvement during the preparation of Local Plans are set out below:

Stage	Detail
<b>Stage 1: Pre-production informal Consultation</b>	<ul style="list-style-type: none"> <li>• The Council will publicise on its website when commencing with the preliminary survey stages and timetabling of plan making. It will undertake informal consultation at document scoping stage</li> <li>• Collect and publish evidence through various sources</li> <li>• Notify and work with groups, organisations &amp; residents</li> <li>• Consider issues and alternatives</li> <li>• Prepare the content of the draft document and provide feedback where possible.</li> <li>• Produce a draft local plan if appropriate, and an interim sustainability appraisal report. If so, the Council will consult for a minimum period of six weeks, making the documents available on the website and at 'deposit points', such as specified local libraries.</li> </ul>
<b>Stage 2: Preferred option (optional stage)</b>	<ul style="list-style-type: none"> <li>• 6 weeks (minimum) public consultation undertaken to invite comments on plan, sustainability appraisal and supporting evidence.</li> <li>• Documents made available for inspection on the Council's website and at 'deposit points'.</li> <li>• Representations received at Stage 2 summarised and made publicly available.</li> <li>• Consideration of representations made and documents amended where appropriate.</li> </ul>
<b>Stage 3: Pre-submission document</b>	<ul style="list-style-type: none"> <li>• Publication of Pre-submission document and request for submission of representations.</li> <li>• Statutory stage – 6 weeks (minimum) public consultation undertaken to invite comments on the document, sustainability appraisal and supporting evidence.</li> <li>• Documents made available for inspection on the Council's website and at 'deposit points'.</li> </ul>
<b>Stage 4: Submission for Independent Examination</b>	<ul style="list-style-type: none"> <li>• Local Plan Documents and representations received submitted to Secretary of State for independent examination</li> <li>• 'Statement of Consultation' produced to demonstrate that the Statement of Community Involvement has been followed.</li> <li>• Independent examination.</li> </ul>
<b>Stage 5: Inspector's report and adoption</b>	<ul style="list-style-type: none"> <li>• Inspector may recommend modification to the plan which are consulted upon – 6 weeks</li> <li>• Inspector considers responses to this consultation and then issues report.</li> <li>• Document is adopted by Council if found 'sound' by Inspector and agreed by Council.</li> </ul>
<b>Stage 6: Monitoring</b>	<ul style="list-style-type: none"> <li>• Final plan is regularly monitored, where possible, to ensure that the plan and associated policies are achieving the aims</li> <li>• Plan must be reviewed at least once every 5 years.</li> </ul>

## Consultation Methods

3.12 Details of statutory consultation stages of plan preparation are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 ('The Regulations'), these are:

- [Preparation of a Local Plan \(Regulation 18\)](http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made)  
(<http://www.legislation.gov.uk/uksi/2012/767/regulation/18/made>)
- [Publication of a Local Plan \(Regulations 19\)](https://www.legislation.gov.uk/uksi/2012/767/regulation/18/made)  
(<https://www.legislation.gov.uk/uksi/2012/767/regulation/18/made>)
- [Representations relating to a Local Plan \(Regulation 20\)](https://www.legislation.gov.uk/uksi/2012/767/regulation/20/made);  
(<https://www.legislation.gov.uk/uksi/2012/767/regulation/20/made>) and
- [Submission of a Local Plan and information to the Secretary of State \(Regulation 22\)](https://www.legislation.gov.uk/uksi/2012/767/regulation/22/made)  
(<https://www.legislation.gov.uk/uksi/2012/767/regulation/22/made>)

Table 1: details of the City Council's methods of consultation during Local Plan preparation

	Pre- production informal	Preferred option (Optional stage)	Pre-Submission document	Submission	Receipt of the Inspectors Report	Adoption	Required or Optional
Written / email notification to statutory and general consultees on our database, other relevant stakeholders, individuals, and organisations who have expressed a wish to be consulted or have made comments on previous stages	✓	✓	✓	✓	✓	✓	Required
Make consultation documents, supporting documentation and information available as appropriate on the Council's website and in hard copy format at Council offices and the central library. Key documents will also be available at all Public libraries	✓	✓	✓	✓	✓	✓	Required
Publicise with press releases and on the Council's website	✓	✓	✓	✓	✓	✓	Optional
Where an local plan identifies a development proposal relating to a specific area of land, post notices in prominent locations in the area	✓	✓	✓	✗	✗	✗	Optional
Public consultation event(s) with such events held in accessible locations	✓	✓	✓	✗	✗	✗	Optional
Publicise using Council publications, where timescales permit	✓	✓	✓	✓	✓	✓	Optional
Publicise on social media outlets such as the Council's Twitter and Facebook pages	✓	✓	✓	✓	✓	✓	Optional

- 3.13 In addition to the methods used during particular plan preparation consultation stages (as detailed above), The Council will provide details of emerging Planning Policy documents, including any Local Plan review, and the latest news regarding the [Local Plan website](https://www.nottinghamcity.gov.uk/localplan) (<https://www.nottinghamcity.gov.uk/localplan>).
- 3.14 The Council also has a dedicated engagement and consultation webpage that gives the opportunity for citizens and the community to comment on various local matters. Details of any emerging Local Plans (including any review) will be provided on [Engage hub website](https://www.nottinghamcity.gov.uk/engage-nottingham-hub/) (<https://www.nottinghamcity.gov.uk/engage-nottingham-hub/>).
- 3.15 The Council is working towards a digital planning process. Anyone wishing to comment is reminded that comments should ideally be entered via the [Council's consultation platform Inovem](https://gnplan.inconsult.uk/system/register) (<https://gnplan.inconsult.uk/system/register>). If this is not possible then comments can be emailed to the Council. Only exceptionally, where this is not possible, they may also be accepted by post.

### Contact information for the Planning Policy and Research Team

**Email:** [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

**Post:** Planning Policy and Research Team, Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG

**Telephone:** 0115 876 4594

## Supplementary Planning Documents

### What are Supplementary Planning Documents?

- 3.16 Supplementary Planning Documents (SPDs) are documents that expand upon Local Plan policies and allocations. They give more detailed guidance on particular issues, for instance in relation to the development of specific sites, or on areas such as design or planning obligations. SPDs can be a material consideration in planning decisions.

### Supplementary Planning Document Preparation Stages

- 3.17 The preparation of an SPD follows the requirements of Part 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012. The following three stages set out the minimum consultation processes the Council will undertake during the preparation of an SPD. Additional methods or periods of consultation may be considered where appropriate. SPDs are subject to a minimum of a 4 week consultation period that may be extended at the Council's discretion.

Stage	Details
<b>1: Preparation of a Draft SPD</b>	Consultation at this stage will focus on groups and individuals with an interest in the topic covered by the SPD. In particular, the Council will seek to engage groups with particular knowledge and expertise of the topic, those likely to use the Development Plan policy and the SPD, and be most affected by it. Stakeholders involved with the development of the relevant Development Plan policy will be included at this consultation stage. Once a draft document has been prepared the Council will seek to reach a wider cross-section of the community, whilst focussing on those groups likely to be most affected by the contents of the document.
<b>2: Prepare the Final SPD</b>	Any representation made during the previous stage will be considered and appropriate amendments will be made to the draft SPD.
<b>3: Adoption of the SPD</b>	The final SPD will be adopted in-line with the requirements of regulation 14 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

## Consultation Methods

3.18 When preparing SPDs the Council will use the following methods to engage with the local community. These methods will also be used when revising the Statement of Community Involvement.

Table 2: Details of the City Council's methods of consultation during SPD preparation

	Draft SPD	Final SPD	Adoption	Required or Optional
Written / email notification to statutory and general consultees on our database, other relevant stakeholders, individuals and organisations who have expressed a wish to be consulted or have made comments	✓	✓	✓	Required
Make consultation documents, supporting documentation and information available on the Council's website and in hard copy format at Council offices and public libraries (as appropriate)	✓	✓	✓	Required
Publicise with press releases and on the Council's website	✓	✓	✓	Optional
Where an SPD identifies a development proposal relating to a specific area of land, post notices in prominent locations in the area	✓	✗	✗	Optional

3.19 Further to the above methods of consultation, the Council will provide details of the progress of emerging SPDs (and SCIs) on its [Local Plan website](https://www.nottinghamcity.gov.uk/localplan). (<https://www.nottinghamcity.gov.uk/localplan>)

3.20 The Council also has a dedicated engagement and consultation webpage that gives the opportunity for citizens and the community to comment on various local matters. Details of any emerging SPDs (including any review) will be provided on this [Engage Nottingham webpage](https://www.nottinghamcity.gov.uk/engage-nottingham-hub/) (<https://www.nottinghamcity.gov.uk/engage-nottingham-hub/>).



- 3.21 In addition, evidence supporting the SPD will be subject to the public consultation.
- 3.22 As with the Local Plan, anyone wishing to comment is reminded that comments should be sent via email to the Council [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk).

## Neighbourhood Development Plans

### What is a Neighbourhood Development Plan?

- 3.23 The Localism Act 2011 introduced further devolved powers to local communities by giving them more control over housing and planning decisions. These powers include rights to prepare Neighbourhood Development Plans, Neighbourhood Development Orders and Community Right to Buy Orders.
- 3.24 A Neighbourhood Development Plan (NDP) is a planning policy document that sets out policies for the area in question and can be used to influence the shape and form of development that will take place in the Neighbourhood Plan area and protect land from development. A NDP can also allocate sites for development including land for housing and employment.

### Consultation Methods

- 3.25 The approach taken to engaging and involving local residents, business and other stakeholders is a matter for the designated group/Neighbourhood Forum. The Council does have some statutory functions regarding the development of Neighbourhood Plans, which are set out in the [Neighbourhood Planning \(General\) Regulations 2012](https://www.legislation.gov.uk/uksi/2012/637/contents/made). (<https://www.legislation.gov.uk/uksi/2012/637/contents/made>).
- 3.26 The City Council will be involved in consulting with the public at the following stages:
- The designation of a Neighbourhood Area for the purposes of producing a Neighbourhood Plan.
  - The approval of a specific group who will prepare a Neighbourhood Plan for a specific area.
  - Consultation on a draft Neighbourhood Plan prior to submitting the document for independent examination.
  - Publication of the examiner's report.
  - Decision on whether to "Make" (accept) or refuse a plan.
  - Publicising the decision to "Make" (i.e. formally adopt) the Neighbourhood Plan.
- 3.27 The Council is required to ensure that everyone who lives, works or has a business in the neighbourhood area has the opportunity to make comments. Given that a Neighbourhood Area can cover a ward, part of a ward, a specific district in the City and even extend into a neighbouring local authority, any consultation will be specifically tailored to that particular area.
- 3.28 At the pre-submission stage, a consultation period of a minimum of 6 weeks (excluding bank holidays) will be carried out on draft Neighbourhood Plan or Order.
- 3.29 The Council may use the following methods of consultation when it becomes involved in the preparation of a NDP.

- 3.30 Nottingham City Council will publish any decision notices relating to the designation of a Neighbourhood Plan area, or the creation of a Neighbourhood Plan Forum, as well as all Examiner's reports on its [neighbourhood planning webpage](https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/neighbourhood-planning/).  
(<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/neighbourhood-planning/>).
- 3.31 It will also publish this information in an appropriate manner to bring it to the attention of those who live and work or carry on business in the area once a decision has been made.
- 3.32 Where known, the Council will update details of the progress of each Neighbourhood Development Plan (including details of examination or referendum arrangements) on the above website. However, the main point of contact will be via the relevant Neighbourhood Forum.

Table 3: Details of the City Council's methods of consultation during DNP preparation

	Proposed Area	Proposed Group	Publicising a draft Plan	Publish the Examiner's rep	Decision on a Plan Proposal	"Making" a Plan
Make available consultation documents and supporting documentation on the Council's website	✓	✓	✓	✓	✓	✓
Make available consultation documents and supporting documentation in hard copy format at Council offices and public libraries	✓	✓	✓	✓	✓	✓
Publicise with press adverts and Council publications	✓	✓	✓	✓	✓	✓
Public consultation event(s) with such events held in accessible locations	✓	✓	✓	X	X	X
Publicise on social media outlets such as the Council's Twitter and Facebook pages	✓	✓	✓	✓	✓	✓
Written / email notification to statutory and relevant general consultees on our database	✓	✓	✓	✓	✓	✓
Written / email notification to individuals and organisations who have expressed a wish to be consulted or have made comments	✓	✓	✓	✓	✓	✓

### Support for Neighbourhood Planning

- 3.33 In addition to its statutory duties, the Council will undertake its duty to support the production of Neighbourhood Plans by offering the following:

## **Initial support**

- 3.34 The Council can offer initial advice to groups interested in producing Neighbourhood Plans. Primarily this will relate to the processes and legislation involved in establishing a Neighbourhood Forum and in preparing a Neighbourhood Plan.

## **Ongoing support to approved Forums**

- 3.35 Following approval of a Neighbourhood Forum and Neighbourhood Area, the Council can provide background demographic and evidence-base information that is readily available to the Council. It may also be able to undertake a meeting with the forum at the following key stages in the process:

- Meeting 1: Issues/Options/Project planning
- Meeting 2: Developing Vision/Objectives
- Meeting 3: Evidence Review
- Meeting 4: Policy development
- Meeting 5: Pre-submission / Pre-examination
- Meeting 6: Post Examination / Referendum

## **Further planning assistance on emerging Neighbourhood Plans**

- 3.36 The Council will offer to provide a Strategic Environmental Assessment (SEA) Screening Opinion. It will not, however, be able to undertake any further work on an Environmental Impact Assessment should the SEA screening opinion determine the need to carry out such an assessment. The Council will also offer comments on draft plans prior the statutory consultation phase
- 3.37 Throughout the Neighbourhood Plan preparation stage and following its adoption, the Council will advise Neighbourhood Forums of planning applications that have been validated with the Plan area.

## **Planning Applications**

### **Community Involvement in the Development Management Process**

- 3.38 It is important that interested parties are able to have their say on development management decisions; decisions that will help shape the character of the City.
- 3.39 The consultation method carried out by applicants and developers will vary depending on the scale and nature of the proposal. For smaller developments such as household extensions, this may involve applicants talking to their immediate neighbours and people who may be affected by proposals and showing them draft plans to ascertain their views. On larger schemes, such as major applications we strongly recommend developers consider additional measures and undertake wider public consultation to engage with the local community. Such measures could include:
- Consultation events with the local community and relevant Neighbourhood Forums (if established), including public meetings or exhibitions.
  - Consultation with elected members.
  - Making detailed plans available for public view, including online on a relevant website.
  - Press notices, development briefs, leaflets and / or letters to nearby residents.

- 3.40 It is recommended that, where an application is submitted, the applicant or developer should include a statement setting out what consultation has been undertaken with stakeholders and the local community. Pre-application consultation does not replace the statutory period of notification and consultation.
- 3.41 Where applicants and developers undertake public meetings and exhibitions, it is expected that these events are made accessible to everyone in terms of their location and timing, and should be held as near to the application site as possible.
- 3.42 Applicants and developers for major proposals are strongly encouraged to notify the Council of any publicity or consultation events planned prior to them occurring.
- 3.43 Developers are also encouraged to engage at an early stage with statutory consultees such as [National Highways](https://nationalhighways.co.uk/) (<https://nationalhighways.co.uk/>) and the [Environment Agency](http://www.gov.uk/government/organisations/environment-agency). (<http://www.gov.uk/government/organisations/environment-agency>) Highways England has produced a document titled [The Strategic Road Network: Planning for the Future](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/461023/N150227_-_Highways_England_Planning_Document_FINAL-lo.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/461023/N150227\\_-\\_Highways\\_England\\_Planning\\_Document\\_FINAL-lo.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/461023/N150227_-_Highways_England_Planning_Document_FINAL-lo.pdf)) (which is a guide to working with Highways England on planning matters).
- 3.44 Unless the applicant wishes otherwise, early dialogue with the Council will be confidential to reflect the sensitive nature of pre-application discussions. Pre-application discussions can help identify key issues that will need addressing in any formal submission and allow the informal views of Council Officers and other interested parties to be made known at an early stage. It is a useful way of resolving early design and development issues, reducing the likelihood of future objections, and helping to ensure that higher quality applications (that can be fully validated) are lodged overall.

### **Planning Applications**

- 3.45 Most people become involved in the planning system when they put in planning applications for their own projects or when they make comments on proposals.
- 3.46 Once a planning application has been received and validated there is a process of publicity, notification and consultation that is undertaken to ensure that stakeholders and the community have the opportunity to have their say on the development proposed. As part of notifying the community when planning applications are received, the Council will ensure there is appropriate publicity to enable members of the public to comment on proposals.

### **Planning Application consultations**

- 3.47 Local planning authorities are required to undertake a formal period of public consultation, prior to deciding a planning application. Local Planning Authorities will notify the community and consult statutory consultees and other stakeholders before determining applications, and consider any comments made.

- 3.48 Article 15 of the Town & Country Planning (Development Management Procedure) (England) Order 2015 sets out the statutory framework for publicity for applications for planning permission. This legislation provides the minimum requirements for public consultation, requiring certain types of application to be publicised by way of a site notice and newspaper advertisement, and in some cases by way of notification to adjoining owners or occupiers. This is in addition to a general requirement for all application-related information to be available on the Council's website. To ensure a consistent approach to planning application publicity and consultation arrangements the Council will follow the requirements of the aforementioned legislation. Appendix B provides the publicity and notification arrangements.

### **Neighbour Notification and Site Notices**

- 3.49 For the majority of planning applications, the Council has a statutory duty to either notify any adjoining occupier or display a site notice close to the site. All letters are addressed to 'The Occupier' as we do not hold details of ownership.
- 3.50 The Council meets this statutory duty either by notifying adjoining occupiers, or, if it has not been possible to identify all adjoining properties or where sending individual letters is impractical, by a site notice displayed as close as possible to the proposed development site. A combination of the two will often be used, for example where a site adjoins properties with clear postal addresses, but also adjoins open land or other property where a postal address does not exist or cannot readily be identified.
- 3.51 Site notices are also displayed in other circumstances such as; applications in a Conservation Area, works to a listed building, major applications, and 'departures' from the development plan. In such circumstances a newspaper advertisement also appears in the local press, currently the Metro.
- 3.52 The Council will also consult with statutory and non-statutory bodies such as, Highways England, Natural England, the Environment Agency, and various departments within the Council, including Environmental Health and Safer Places, Heritage and Urban Design, and Traffic and Transport where appropriate.
- 3.53 Details of minimum publicity requirements for planning applications and a list of when statutory consultees are required to be consulted are provided in Tables 1 to 3 of the 'Consultation and pre-decision matters' Planning Practice Guidance. These are available at the following [Government webpage \(https://www.gov.uk/guidance/consultation-and-pre-decision-matters\)](https://www.gov.uk/guidance/consultation-and-pre-decision-matters).
- 3.54 In addition to the consultation methods set out in this SCI, there may be instances where a particular application of 'wider interest' and warrants fuller consultation than the standard methods described. In these cases the Council may also; post a site notice, publish a press advertisement, and notify local groups, amenity societies and specialist organisations.
- 3.55 Regardless of where you hear about a proposal, anyone can submit comments on planning applications to the Council with details of how to submit comments in section 3.68.

## Other Types of Planning Applications

3.56 The Council will carry out consultations on other applications in accordance with statutory requirements. Consultations are undertaken according to the following general principles:

### Listed Building Consent

3.57 For development involving the demolition, in whole or part, or the material alteration of Grade I or II listed buildings, Listed Building Consent is required and for works that affect its character as a building of special architectural or historic interest.

3.58 These applications are advertised in the local newspaper and by site notice, except where the works are only internal and where the building is listed Grade II. Where demolition of a listed building is involved, or for works for the alteration of a listed building which comprise or include the demolition of any part of that building we consult the National Amenity Societies.

3.59 The Council consults Historic England in accordance with government guidance. Additional consultation is carried out as appropriate for the individual application.

### Certificates of Lawfulness

3.60 This is a process for determining if the existing use of a building is lawful for planning purposes or to confirm when a proposal does not require planning permission. Decisions on these applications are a matter of law, not of planning policy so the Council does not normally consult on them.

### Advertisement Consent

3.61 The Council consults in accordance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

### Prior Approval

3.62 For prior approval applications, we consult as required by the relevant legislation (Town and Country Planning (General Permitted Development Order) 2015) by serving a notice on adjoining owners or occupiers immediately adjoining the site for example and by displaying a site notice for the change of use from offices or retail to residential.

### Permission in Principle (PiP)

3.63 The Council has a duty to publish a Brownfield Land Register of previously developed land suitable for housing. PiP separates the consideration of matters of principle for proposed development from the technical detail of the development. Consultation requirements to be undertaken before sites entered on the Brownfield Land Register can be granted PiP are set out in the [Town and Country Planning \(Brownfield Land Register\) Regulations 2017](https://www.legislation.gov.uk/uksi/2017/403/contents/made) (<https://www.legislation.gov.uk/uksi/2017/403/contents/made>) Statutory bodies are consulted and site notices and an online notice will be made available during this period.

## Amended Plans

- 3.64 During the life of a planning application, there may be instances where amended plans, layouts, or further supplementary information is submitted. In these circumstances, the Council will consider whether the new information materially alters a proposal (Further (although not exhaustive) detail of what are (and are not) material considerations can be viewed on the [Royal Town Planning Institute webpage](https://www.rtpi.org.uk/media/1348/handy-guide-to-planning-paid-2012.pdf). (<https://www.rtpi.org.uk/media/1348/handy-guide-to-planning-paid-2012.pdf> )
- 3.65 If the Council considers that a proposal has 'materially changed' it may undertake a further consultation and notification exercise, appropriate with the type and size of amendments or the level of information submitted. Any additional publicity on changes to an application will be at the case officer's discretion and will depend on the degree of change from the original submission. If an application is reduced in scale or form from the original submission it is unlikely additional publicity will be undertaken as it is likely to have less of an impact than the original application. The Council will place any additional information received on its website.

## How to view planning applications and comment

- 3.66 All planning applications, including plans, elevation drawings and any supporting information provided by the applicant, are available to view on the Council's website. Assistance can also be provided (via the details below) to those unable to access such information online.
- 3.67 Anyone can comment on planning applications. However, only those representations that relate to planning matters can be taken into account. All representations received are "public documents", and will be open to public view, including on the Council's website, and cannot remain confidential, although personal details will be redacted in accordance with GDPR.
- 3.68 Comments or representations on planning applications must be made in written form by emailing comments directly to [planningcomments@nottinghamcity.gov.uk](mailto:planningcomments@nottinghamcity.gov.uk) or submitting comment through the [planning website](https://publicaccess.nottinghamcity.gov.uk/online-applications/) (<https://publicaccess.nottinghamcity.gov.uk/online-applications/>) The following information should be included in a person's representation:
- Their name and address
  - The planning application reference number
  - Their concerns about the proposal based on relevant planning matters or "[material considerations](https://www.planningportal.co.uk/services/help/faq/planning/about-the-planning-system/what-are-material-considerations)." (<https://www.planningportal.co.uk/services/help/faq/planning/about-the-planning-system/what-are-material-considerations>).
- 3.69 Generally (unless our notification says otherwise), there is a deadline of 21 calendar days (excluding Bank Holidays) in which to make comments. External bodies such as Highways England will be given a longer period to comment on applications where this is prescribed by legislation.

### **Contact information for the Development Management Team**

- 3.70 Please contact the Development Management Team by email:  
[planning@nottinghamcity.gov.uk](mailto:planning@nottinghamcity.gov.uk)
- 3.71 Although electronic comments are encouraged for ease of processing, if this is not possible comments will be accepted by post at: Development Management, Nottingham City Council, Loxley House, Station Street, Nottingham, NG2 3NG.



## **4. Determinising Planning Applications**

### **Who decides planning applications?**

- 4.1 Decisions on planning applications submitted to the Council are made by either planning officers or by planning committee, unless, in the rare instances an application is 'called in' to be decided by the Secretary of State.

### **Applications determined by Planning Officers**

- 4.2 For applications dealt with by planning officers, the Council will produce a report that will be published online. This will contain a summary of the comments received together with our assessment of each application. Further information on applications generally decided by Planning Officers under delegated powers can be viewed on the [Council pages \(https://www.nottinghamcity.gov.uk/media/3374707/scheme-of-delegation.pdf\)](https://www.nottinghamcity.gov.uk/media/3374707/scheme-of-delegation.pdf).

### **Applications determined by Planning Committee**

- 4.3 Applications which give rise to complex or sensitive issues will normally be referred to Planning Committee for determination (for example a major application on a prominent site, where there are important land-use, design or heritage considerations). For applications considered by Planning Committee, planning officers will summarise comments received from statutory consultees, and interested bodies including residents in a report that will be available to view on our website. Residents can also ask Councillors to consider referring applications normally dealt with under delegated powers so they can be heard at Planning Committee. To assist Councillors in making decisions, a planning officer's report is produced with a recommendation. Details and decisions of meetings are available online at the Council Committee web page.
- 4.4 Note that this Section does not apply to the determination of Certificates of Lawfulness which are matters of law and not planning policy. Such applications are subject to an 8 week statutory time limit for determination and will be determined in accordance with the Council's Constitution. Determinations will be sent to the applicant/agent and published on the Council's website).

### **Decisions on Planning Applications**

- 4.5 Consultation and notification responses will be taken into account when determining planning applications. However, decisions on planning applications must be made in accordance with the development plan unless material considerations dictate otherwise. (S38(6) of the Planning and Compulsory Purchase Act 2004)
- 4.6 Public opposition or support (following notification) by itself is not a valid reason to refuse or approve a planning application.

## **Planning decision time limits**

- 4.7 The statutory time limits to determine planning applications are 13 weeks for applications for major development (unless an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies), and eight weeks for most other types of development. The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

## **Applications determined by Planning Officers**

- 4.8 For applications dealt with by planning officers, the Council will produce a report that will be published online. This will contain a summary of the comments received together with our assessment of each application. Further information on applications generally decided by Planning Officers under delegated powers can be viewed on the [Council pages \(https://www.nottinghamcity.gov.uk/media/3374707/scheme-of-delegation.pdf\)](https://www.nottinghamcity.gov.uk/media/3374707/scheme-of-delegation.pdf).

## **Applications determined by Planning Committee**

- 4.9 Applications which give rise to complex or sensitive issues will normally be referred to Planning Committee for determination (for example a major application on a prominent site, where there are important land-use, design or heritage considerations). For applications considered by Planning Committee, planning officers will summarise comments received from statutory consultees, and interested bodies including residents in a report that will be available to view on our website. Residents can also ask Councillors to consider referring applications normally dealt with under delegated powers so they can be heard at Planning Committee. To assist Councillors in making decisions, a planning officer's report is produced with a recommendation. Details and decisions of meetings are available online at the Council Committee web page.
- 4.10 Note that this Section does not apply to the determination of Certificates of Lawfulness which are matters of law and not planning policy. Such applications are subject to an 8 week statutory time limit for determination and will be determined in accordance with the Council's Constitution. Determinations will be sent to the applicant/agent and published on the Council's website)

## **Decisions on Planning Applications**

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- 4.12 Public opposition or support (following notification) by itself is not a valid reason to refuse or approve a planning application.

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- 4.13 The statutory time limits to determine planning applications are 13 weeks for applications for major development (unless an application is subject to an Environmental Impact Assessment, in which case a 16-week limit applies), and eight weeks for most other types of development. The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process.

## **Notification of decisions**

- 4.14 Following a decision on an application, the decision is sent to the applicant/agent advising them of the decision that has been made, including details of any conditions that have been imposed in order that the proposal is considered acceptable. All decisions are available to view on Nottingham City Council's website, and notices of decisions may be sent out on request, at an administration cost. If the decision is made by the Planning Committee then the decision is also published in the minutes of the meeting on the Council's website.

## 5. Planning Appeals

### Planning Appeals

- 5.1 If a planning application is refused, or the decision is not made within the statutory time limits, the applicant may decide to appeal against the Local Authority's decision if they feel the decision made is unreasonable or if a decision has not been made within the set time period. Applicants can also appeal against the imposition of planning conditions if they consider these unreasonable.
- 5.2 Appeals are determined by the Planning Inspectorate or, in cases of significant national importance, by the Secretary of State. There are time limits to appeal decisions; more details on the appeal process are available at the following links:
- [How to appeal](https://www.gov.uk/appeal-planning-decision/how-to-appeal) (<https://www.gov.uk/appeal-planning-decision/how-to-appeal>)
  - [Planning appeal procedure guide](https://www.gov.uk/government/publications/planning-appeals-procedural-guide) (<https://www.gov.uk/government/publications/planning-appeals-procedural-guide>)
  - [Planning appeal for list building or enforcement appeal](https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal) (<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>)
- 5.3 If an appeal is submitted the Council will notify any interested parties of the appeal, including those who made representations before the application was determined. These representations will be sent to the Planning Inspectorate and the appellant (applicant) and will be considered by the Inspector when determining the appeal.
- 5.4 Interested parties are advised that any further written representations should be sent to the Planning Inspectorate within 5 weeks of the start date of the appeal. However, interested persons cannot make representations on a householder appeal due to a 'fast track' appeal process. In this instance, only representations received during the planning application consultation process will be considered by the Inspector.
- 5.5 Planning Appeals are determined by one of three methods:
- a) **Written Representations** – an exchange of written statements and, where necessary, a site visit by an Inspector from the Planning Inspectorate;
  - b) **Informal Hearings** – discussions between the appellant and the Council about the merits of the case chaired by an Inspector from the Planning Inspectorate; or
  - c) **Public Inquiries** – These are often used for major cases and are much more formal often involving legal expertise etc.
- 5.6 The Inspector makes a decision to allow or dismiss an appeal, or send a report to the Secretary of State. A copy of the decision notice will be sent to the appellant, the Council, and any interested person who has requested a copy. It will also be available to view on the [Planning Inspectorate website](https://acp.planninginspectorate.gov.uk/CaseSearch.aspx) (<https://acp.planninginspectorate.gov.uk/CaseSearch.aspx>)

## 6. How we use your data

- 6.1 Planning is an open and public activity. As such, any representations or comments made by the community or stakeholders in the course of the development of the Local Plan or in relation to a planning application may and can be made public, including publishing on the council's website. However, personal information is redacted from any comments published.
- 6.2 To view how the Council uses and manages the personal data of those who have requested to be kept informed of the development of planning policy documents, and those who have made representations relating to policy documents, please view the [Planning Policy and Research team privacy notice](https://www.nottinghamcity.gov.uk/media/3371915/policy-planning-and-research-privacy-notice.pdf) (<https://www.nottinghamcity.gov.uk/media/3371915/policy-planning-and-research-privacy-notice.pdf>) and the [Nottingham City Council privacy notice](https://www.nottinghamcity.gov.uk/privacy-statement) (<https://www.nottinghamcity.gov.uk/privacy-statement>).

## 7. Equality and diversity

- 7.1 The Council's Equality & Diversity Policy covers discrimination on the basis of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion and/or belief, sex and sexual orientation as set out in the [Equality Act \(2010\)](#). (<https://www.legislation.gov.uk/ukpga/2010/15/contents>).
- 7.2 By adopting and implementing this policy we aim to tackle the imbalances caused by disadvantage and discrimination, to ensure all communities have opportunities to be involved in what we do. The Council will consult with people from all the diverse communities in Nottingham to help shape the services we deliver, and our policies and practices.
- 7.3 The City Council recognises that the diversity of Nottingham's communities is a huge asset, which should be valued and seen as one of the City's great strengths. It is committed to providing equality of opportunity and tackling discrimination, harassment, intimidation and disadvantage. We are also committed to achieving the highest standards in service delivery, decision-making and employment practice. Our aim is that everyone should be able to make their views known on planning issues in ways that suit their needs.
- 7.4 In accordance with the [Council's Equality and Diversity Policy](#) (<https://documents.nottinghamcity.gov.uk/download/5757>) we will make our information simple and easy to understand, accessible to all citizens of Nottingham, providing alternative formats where necessary. If you require planning information in an alternative format please contact Planning and Building Control Services at [planning@nottinghamcity.gov.uk](mailto:planning@nottinghamcity.gov.uk).
- 7.5 An equalities impact assessment which examines the likely impact of this document has been undertaken in the process of its development. Please view the [Equalities Impact Assessment](#) (<https://www.nottinghamcity.gov.uk/media/3374533/draft-final-sci-eqia-v2.docx>)

## 8. We are interested in your views

- 8.1 All planning applications, including plans, elevation drawings and any supporting information provided by the applicant, are available to view on the [Council's website](http://publicaccess.nottinghamcity.gov.uk/online-applications/). (<http://publicaccess.nottinghamcity.gov.uk/online-applications/>) Additionally, if you wish to register your details, using the 'register' option on the 'View and Comment on [Planning Applications](http://www.nottinghamcity.gov.uk/planningapplications)' page (<http://www.nottinghamcity.gov.uk/planningapplications>) you can be notified of planning applications that interest you.
- 8.2 The Policy & Research team maintains a database of contact details of those people wishing to be informed regarding key stages in the development of the Local Plan and associated documents. If you wish to be added to this database please follow this link where you will be asked to accept our privacy agreement and enter your contact details. Planning Policy documents etc can be found at [Local Plan Webpage](http://www.nottinghamcity.gov.uk/localplan) ([www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)).
- 8.3 Information regarding major development projects is available at the [Council's regeneration web page](https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/building-a-better-nottingham/regeneration/) (<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/building-a-better-nottingham/regeneration/>).
- 8.4 Nottingham City Council also has a dedicated engagement and consultation webpage that gives citizens and the community the opportunity to comment on local matters. The Council will provide details of any emerging any emerging Local Plans and SPDs (including any review) on the [Councils engage hub webpage](https://www.nottinghamcity.gov.uk/engage-nottingham-hub/) (<https://www.nottinghamcity.gov.uk/engage-nottingham-hub/>).
- 8.5 You can also stay connected with the latest news updates from Nottingham City Council by submitting your e-mail details at the [My Nottingham News web page](http://www.mynottinghamnews.co.uk) (<http://www.mynottinghamnews.co.uk>).

## **9. Monitoring and Review**

- 9.1 Amendments to the Local Planning Regulations in 2017 mean that it is now required that local authorities review their SCI every 5 years. The next update for Nottingham City's SCI will therefore be published in 2027.



## **Appendix A: Consultation Bodies for a Local Plan**

### **Duty to cooperate bodies**

- Environment Agency
- Historic England
- Natural England
- Civil Aviation Authority
- Homes England
- NHS England
- Clinical Commissioning Groups
- Office of Rail and Road
- Integrated Transport Authorities
- Highway Authorities
- National Highways
- Marine Management Organisation
- Local Enterprise Partnerships
- Neighbouring Local Authorities

### **Specific Consultation Bodies**

- Adjoining Authorities (this includes Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council, Rushcliffe Borough Council, and Nottinghamshire County Council)
- All parish councils within and adjoining the boundary of Nottingham City Council
- Nottinghamshire Constabulary
- The Coal Authority
- Electricity Operators
- Electricity and Gas Companies
- Electronic Communications Operators
- The Environment Agency
- Gas Undertakers
- Highways England
- Historic England
- Homes England
- Marine Management Organisation
- Natural England
- Network Rail
- Public Health England
- The Secretary of State for Transport
- Telephone Operators
- Sewage Undertakers
- Water Undertakers

### **General Consultation Bodies**

- Business Support Agencies
- Groups representing people with Disabilities
- Ethnic/Racial/National Groups
- Local Businesses
- Religious Groups and Churches
- Voluntary Bodies

### **Other Design/Townscape/Urban design Consultees**

- Conservation Bodies
- Design/Townscape/Urban organisations
- The Development Industry
- Environmental Groups
- Health Agencies
- Infrastructure and Service Providers
- Learning Agencies
- Nature Conservation/ Countryside Bodies
- Planning Consultants and Agents
- Recreation Bodies
- Schools
- Sports Clubs/Bodies
- Transport Bodies and Groups
- Other miscellaneous bodies

## Appendix B: Publicity and Notification Arrangements

In accordance with statutory requirements, the Council will publicise the application types listed below as follows:

Type of Application	How the Council will consult
1. Applications for 'major' development (including all applications for waste development) – (See glossary of terms).	<ul style="list-style-type: none"> <li>• By site notice and, where deemed necessary, a neighbour notification letter</li> <li>• By press advertisement</li> <li>• On the Council's website</li> </ul>
2. Applications subject to Environmental Impact Assessment (EIA) which are accompanied by an Environmental Statement (ES)	<ul style="list-style-type: none"> <li>• By site notice and, where deemed necessary, a neighbour notification letter</li> <li>• By press advertisement</li> <li>• On the Council's website</li> </ul>
3. Applications that do not accord with the development plan (known as 'departures')	<ul style="list-style-type: none"> <li>• By site notice and, where deemed necessary, a neighbour notification letter</li> <li>• By press advertisement</li> <li>• On the Council's website</li> </ul>
4. Applications that would affect a right of way to which Part 3 of the Wildlife and Countryside Act 1981 applies	<ul style="list-style-type: none"> <li>• By site notice and, where deemed necessary, a neighbour notification letter</li> <li>• By press advertisement</li> <li>• On the Council's website</li> </ul>
5. Applications for planning permission not covered under 1 to 4 above, for example 'non-major' development	<ul style="list-style-type: none"> <li>• By neighbour notification letter unless it is not possible to identify all adjoining properties, or otherwise impractical to carry out notification of individual addresses, in which case a site notice is displayed as close as possible to the proposed development site. Where some addresses are available, letters may also be sent in addition to a site notice.</li> <li>• On the Council's website</li> </ul> <p>Under this category the following exceptions apply, which do not require publicity. However, the Council reserve the right to publicise individual applications in this 'exceptions list' subject to an individual assessment of the applications in question:</p> <ul style="list-style-type: none"> <li>• Prior notification applications</li> <li>• Certificates of lawfulness for proposed use or development</li> <li>• Section 211 Notices (works to trees in Conservation Areas)</li> <li>• Discharge of condition applications (aside from those in category 8 below)</li> <li>• Non-material amendment applications</li> <li>• Applications for express advertisement consent</li> <li>• Tree Preservation Orders.</li> </ul>

6. Applications for listed building consent where works to the exterior of the building are proposed	<ul style="list-style-type: none"> <li>• By site notice</li> <li>• By press advertisement</li> <li>• On the Council's website</li> </ul>
7. Applications for listed building consent where only works to the interior of the building are proposed	<ul style="list-style-type: none"> <li>• By site notice</li> <li>• On the Council's website</li> </ul>
8. Applications to vary or discharge conditions attached to a listed building consent, or involving interior works to a listed building	<ul style="list-style-type: none"> <li>• By site notice</li> <li>• By press advertisement</li> <li>• On the Council's website</li> </ul>

## Appendix C: Glossary of Terms

Term	Definition
<b>Aligned Core Strategy (ACS)</b>	The Nottingham City ACS sets out strategic planning policies and development principles for Nottingham City to guide development until 2028. The ACS was jointly prepared with Broxtowe and Gedling Borough Councils with close alignment to the Core Strategies of the other Councils that which make up Greater Nottingham, namely Erewash and Rushcliffe Borough Councils.
<b>Authority Monitoring Report (AMR)</b>	Monitors progress in relation to the Local Development Scheme, and policies and proposals in Local Development Documents.
<b>Consultation Statement</b>	The document describes the consultations undertaken, outlines who was consulted, how they were consulted, and presents a summary of the main issues raised and explains how they have shaped the Local Plan.
<b>Development Plan Document (DPD)</b>	Development Plan Documents perform a similar function to the old style local plans. They can include a Core Strategy, Site Specific Allocations of land and other Development Plan Documents, such as generic development control policies. The Council sets out its programme for preparing Development Plan Documents in the Local Development Scheme (LDS).
<b>Development Management</b>	The process of reviewing planning applications submitted by developers, homeowners or businesses. The decision will normally be made in accordance with the Development Plan, central government guidance and advice, and any other 'material considerations'. If the application is successful, planning permission will be granted, sometimes with conditions, and the development may go ahead.
<b>Examination</b>	Formal examination of the Local Plan and supporting documents by an independent inspector appointed by the Secretary of State to consider if the plan is sound and legal.
<b>Issues and Options</b>	The first stage of production, consultation and involvement in the production of a Development Plan Document. At this stage the Local Planning Authority will set out in a document / or documents issues that will should be tackled and potential options which could resolve those issues.
<b>Local Development Scheme (LDS)</b>	Sets out the Council's timetabled programme for preparing Local Development Documents. The LDS must be reviewed annually.
<b>Local Plan</b>	A Development Plan Document, which plans for the future development within an administrative area, drawn up by local planning authorities in consultation with communities and other stakeholders.
<b>Major applications</b>	Residential development of 10 or more dwellings or site area of 0.5 hectares or more. For other proposals 1000sqm floor space or a site area of one hectare or more.

<b>Material considerations</b>	Factors that will be taken into account when reaching a decision on a planning application or appeal. Any consideration that relates to the use or development of land is capable of being a material consideration. Examples are traffic, access, and impact on street scene.
<b>National Amenity Societies</b>	Statutory bodies to be notified in certain for listed building consent: i) the Society for the Protection of Ancient Buildings, ii) the Ancient Monuments Society, iii) the Council for British Archaeology, iv) the Georgian Group, v) the Victorian Society, and vi) the Twentieth Century Society
<b>National Planning Policy Framework (NPPF)</b>	The NPPF replaces the majority of national planning policy documents (PPGs/PPSs) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and neighbourhood plans can be produced reflecting the needs and priorities of the local area.
<b>National Planning Practice Guidance (NPPG)</b>	The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. Key topics of the NPPG include what should be included in Local Plans, Design, Ensuring the viability of town centres, and guidance relating to the planning application process.
<b>Neighbourhood Development Plan</b>	The Localism Act 2011 gave communities the power to establish general planning policies for the development and use of land in a neighbourhood such as where new homes and offices should be built and what they should look like (within Neighbourhood Development Plan).
<b>Planning Inspector</b>	A Planning Inspector is a person appointed on behalf of the Planning Inspectorate (itself an executive agency of Government) to conduct the planning appeals for individual planning applications and examines Local Plans (and other Development Plan Documents) to ensure they are Sound.
<b>Planning Permission</b>	A written consent to the carrying out of "Development" issued by a local planning authority or, on appeal, by a Planning Inspector or the Secretary of State. The permission is normally subject to conditions and will lapse if the development is not started within a stated period of time. Planning permission for buildings may be in outline where the principle is approved, subject to the later submission of further applications for the approval of reserved matters.
<b>Preferred Options</b>	After Issues/Option stage (see Issues/Options above) the next stage of consultation and involvement in the production of Development Plan Documents. At this stage the Local Planning Authority will set out what it believes are its preferred options for a document and invite comment (see next stage Submission).

<b>Soundness</b>	A Development Plan Document is considered sound if it is based upon good evidence and has been prepared in accordance with all the necessary procedures including the measures set out in the authority's Statement of Community Involvement.
<b>Stakeholders</b>	Groups, individuals or organisations who may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the views of many people.
<b>Statement of Community Involvement (SCI)</b>	Sets out the standards that authorities will achieve with regard to involving local communities in the preparation of Local Development Documents and Development Management decisions.
<b>Submission</b>	Once any Development Plan Document has been consulted upon it must be submitted to the Government so that it can be tested for soundness. The Submission Development Plan Document is effectively a draft of what the final document will look like.
<b>Supplementary Planning Document (SPD)</b>	Forms part of the Local Development Framework and provides detail on policies in the Development Plan Documents. They are not subject to independent examination and are not part of the statutory development plan.
<b>Supplementary Planning Guidance (SPG)</b>	A SPG may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a Development Plan. SPGs can be treated as informal planning guidance when linked to policy under transitional arrangements.
<b>Sustainability Appraisal (SA)</b>	A tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all Development Plan Documents. The SA incorporates the requirements of the Strategic Environmental Assessment Directive.

## Appendix D: Further Information

### Legislation

- [Planning and Compulsory Purchase Act 2004](https://www.legislation.gov.uk/ukpga/2004/5/contents) (<https://www.legislation.gov.uk/ukpga/2004/5/contents>)
- [Localism Act 2011](https://www.legislation.gov.uk/ukpga/2011/20/contents) (<https://www.legislation.gov.uk/ukpga/2011/20/contents>)
- [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](http://www.legislation.gov.uk/uksi/2012/767/contents/made) (<http://www.legislation.gov.uk/uksi/2012/767/contents/made>)
- [The Neighbourhood Planning \(General\) Regulations 2012](https://www.legislation.gov.uk/uksi/2012/637/contents/made) (<https://www.legislation.gov.uk/uksi/2012/637/contents/made>)
- [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](http://www.legislation.gov.uk/uksi/2015/595/contents/made) (<http://www.legislation.gov.uk/uksi/2015/595/contents/made>)
- [Neighbourhood Planning Act 2017](http://www.legislation.gov.uk/ukpga/2017/20/contents) (<http://www.legislation.gov.uk/ukpga/2017/20/contents>)
- [The Neighbourhood Planning Act 2017 \(Commencement No. 3\) Regulations 2018](http://www.legislation.gov.uk/uksi/2018/38/contents/made) (<http://www.legislation.gov.uk/uksi/2018/38/contents/made>)

### National Policy/Guidance

- [National Planning Policy Framework and Planning Practice Guidance.](http://planningguidance.planningportal.gov.uk/) (<http://planningguidance.planningportal.gov.uk/>)
- [Plain English Guide to the Planning System](https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system) (<https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>)
- [Planning Aid](http://www.rtpi.org.uk/planning-aid/) (<http://www.rtpi.org.uk/planning-aid/>)
- [Planning Portal](http://www.planningportal.gov.uk/) (<http://www.planningportal.gov.uk/>).

### Nottingham City Council

- [Planning and Building Control Webpage](https://www.nottinghamcity.gov.uk/planning-and-building-control/) (<https://www.nottinghamcity.gov.uk/planning-and-building-control/>) ,



## Equality Impact Assessment Form

### 1. Document Control

**Control Details:**

	Statement of Community Involvement May 2022 (Draft for Consultation)
Title: <b>If this is a budget EIA please ensure the title is the same as the title used within the budget booklet</b>	Statement of Community Involvement May 2022 (Draft for Consultation)
Author:	Karen Shaw/Peter McAnespie
Director:	Paul Seddon
Department:	Development and Growth
Service Area:	Planning and Regeneration
Contact details:	Karen Shaw 0115 8763969 Peter McAnespie 0115 8764068
Strategic Budget EIA: Y/N (Does this EIA have an impact on the budget)  <b>If yes, please include the reference number</b>	N
Exempt from publication: Y/N (All EIA's are published on Nottingham Insight for public viewing unless specified. Exemption criteria is available on the EIA section on the Intranet)	N

Page 89

### 2. Document Amendment Record:

Version	Author	Date	Approved
1	Karen Shaw/Peter McAnespie	13/04/22	
2	Karen Shaw/Peter McAnespie	17/05/22	

**3. Contributors/Reviewers** (Anyone who has contributed to this document will need to be named):

Name	Position	Date
Rosey Donovan	Equality and Employability Consultant	19/04/2022
Steve Ryder	Planning Policy officer	10/05/2022

**4. Glossary of Terms**

Term	Description
Local Plan	Statutory development plan containing planning policies and site specific land allocations against which planning application decisions will be judged. In Nottingham the Local Plan comprises 3 documents: the Nottingham City Aligned Core Strategy, the Land and Planning Policies Document, and the Nottinghamshire and Nottingham Waste Core Strategy.
Supplementary Planning Documents	Documents that give further guidance to policies from the Local Plan.
Planning Application Process	The process by which applications requesting planning permission for property developments are received and decided on.
Statement of Community Involvement (SCI)	This document sets out how the public are consulted during the preparation of planning policies and planning applications.
Equality Impact Assessment (EqIA)	An Equality Impact Assessment (EIA) is a way of measuring the potential impact (both positive and negative) that a policy function or service may have on different groups.

Page 90

**5. Summary**

(Please provide a brief description of proposal / policy / service being assessed)

The Draft Statement of Community Involvement (SCI) sets out how the City Council proposes to engage with the public during the planning process. It has been prepared, taking into account the Equality Impact Assessment (EqIA) prepared for the Local Plan, and will be subject

to a 6-week consultation period and amended accordingly before being finalised. This SCI replaces the SCI previously adopted by the Council in November 2019, as well as the June 2020 Interim SCI which contained temporary amendments in response to the COVID 19 pandemic.

## 6. Information used to analyse the effects on equality:

(Please include information about how you have consulted/ have data from the impacted groups)

An extensive EqIA was carried out during the preparation of the Local Plan to look at the profile of Nottingham's population and investigate the impact of planning policies upon different sections of the population. This has been referred to during the preparation of the Draft Statement of Community Involvement.

## 7. Impacts and Actions:

Page 91

	Could particularly benefit X	May adversely impact X
People from different ethnic groups.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Men	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Women	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trans	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Disabled people or carers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pregnancy/ Maternity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
People of different faiths/ beliefs and those with none.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lesbian, gay or bisexual people.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Older	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Younger	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<p>Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults).</p> <p><b><i>Please underline the group(s) /issue more adversely affected or which benefits.</i></b></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<p><b>How different groups could be affected</b> (Summary of impacts)</p>	<p><b>Details of actions to mitigate, remove or justify negative impact or increase positive impact</b> (or why action isn't possible)</p>
<p>Provide details for impacts / benefits on people in different protected groups.</p> <p>Note: the level of detail should be proportionate to the potential impact of the proposal / policy / service. Continue on separate sheet if needed (click and type to delete this note)</p> <p>The SCI is relevant to everyone who will live, work and visit the District. It is not intended to benefit any one particular group above others.</p> <p><b>People from different ethnic groups.</b> It is recognised that there may be challenges in engaging all ethnic groups due to language barriers, or cultural differences.</p>	<p>Continue on separate sheet if needed (click and type to delete this note)</p> <ul style="list-style-type: none"> <li>• In accordance with the City Council's Equality and Diversity Policy, planning officers will make information simple and easy to understand, accessible to all citizens of Nottingham, providing alternative formats where necessary.</li> <li>• Regularly update the Statement of Community Involvement to reflect changes in consultation procedures or feedback from citizens, informed by the EIA process.</li> </ul>

<p><b>Men</b> The SCI is inclusive of all gender groups. Equality of opportunity for all is an overall aim of the Local Plan and the SCI. The Local Plan includes themes which are relevant to gender such as employment, accessibility, transport links and crime.</p> <p><b>Women</b> The SCI is inclusive of all gender groups. Equality of opportunity for all is an overall aim of the Local Plan and the SCI. The Local Plan includes themes which are relevant to gender such as employment, accessibility, transport links and crime.</p> <p><b>Trans</b> The SCI is inclusive of all gender groups. Equality of opportunity for all is an overall aim of the Local Plan and the SCI. The issues of personal safety, crime and fear of crime may be particularly relevant to transgender people. These can be influenced through engagement with the planning process whether through the Local Plan or the Development Management process</p> <p><b>Disabled people or carers.</b> Availability of information online may help reduce barriers to involvement for those with physical disabilities. Offices, public exhibitions/road shows and documents will be accessible to disabled people. This approach would also apply, as necessary, to subsequent consultation documents that are prepared in the plan making process.</p>	<ul style="list-style-type: none"><li>• Local Plan consultation database maintained and updated to ensure that it contains accurate contact details for a range of different organisations and representatives from different groups who will be notified of consultations.</li><li>• To address identified challenges to engagement, the Local Plan consultation database includes contact details for a range of different organisations representing different ethnic groups who will be notified of consultations.</li><li>• The SCI includes consultation methods designed to reach all groups including 'hard to reach' groups. Community organisations representing ethnic groups are also included as organisations that should be consulted wherever appropriate.</li><li>• Particularly focussed consultation with groups will take place as part of the consultation on the Local Plan, if appropriate.</li><li>• Consultation and planning application documents can be made available on request in alternative formats, where necessary.</li><li>• Officers can meet individuals and talk issues through as appropriate. Planning officers will make information simple and easy to understand, accessible to all citizens of Nottingham, providing alternative formats where necessary.</li></ul>
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<p><b>Pregnancy/ Maternity</b> No equality impacts have been identified at this stage that are specific to this equality group.</p> <p><b>People of different faiths/ beliefs and those with none.</b> The SCI is inclusive of all religions/beliefs and includes consultation methods designed to reach all groups including 'hard to reach' groups</p> <p><b>Lesbian, Gay, bisexual people.</b> Equality of opportunity for all is an overall aim of the Local Plan and the SCI. The issues of personal safety, crime and fear of crime may be particularly relevant to these groups. These can be influenced through engagement with the planning process whether through the Local Plan or the Development Management process.</p> <p><b>Older</b> The SCI includes consultation methods aimed at older people that can be used when appropriate. The use of the internet, emails and online consultation may be less accessible to some older people may.</p> <p><b>Younger</b> The SCI includes consultation methods aimed at younger people that can be used when appropriate. The use of the internet and emails and online consultation may make it more accessible to younger people.</p>	<ul style="list-style-type: none"><li>• The SCI identifies religious bodies and these are included as organisations that should be consulted wherever appropriate.</li><li>• Particularly focussed consultation with groups will take place as part of the consultation on the Local Plan if appropriate.</li><li>• Other more traditional forms of communication such as physical documentation, postal correspondence, along with local meetings and forums, and officer assistance where appropriate will ensure that all age groups, including older people are catered for.</li></ul>
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Page 94

<p><b>Other (e.g. marriage/ civil partnership, looked after children, cohesion/ good relations, vulnerable children/ adults).</b> No equality impacts have been identified at this stage that are specific to these groups.</p>	<ul style="list-style-type: none"> <li>Where improved levels of engagement on planning matters are identified, bespoke methods may be used. This will be considered in detail taking into account the subject matters and geographic scope of each new stage of plan making, and in respect of planning applications.</li> </ul>
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**8. Arrangements for future monitoring of equality impact of this proposal / policy / service:**

Regularly update the Statement of Community Involvement to reflect changes in consultation procedures or feedback from citizens.

Page 95

**9. Outcome(s) of equality impact assessment:**

<input checked="" type="checkbox"/>	No major change needed	<input type="checkbox"/>	Adjust the policy/proposal
<input type="checkbox"/>	Adverse impact but continue	<input type="checkbox"/>	Stop and remove the policy/proposal

**10. Approved by (manager signature) and Date sent to equality team for publishing:**

<p><b>Approving Manager:</b> Karen Shaw/Peter McAnespie Nottingham City Council</p> <p>0115 8763969/8764068</p> <p><a href="mailto:karen.shaw@nottinghamcity.gov.uk">karen.shaw@nottinghamcity.gov.uk</a> <a href="mailto:Peter.McAnespie@nottinghamcity.gov.uk">Peter.McAnespie@nottinghamcity.gov.uk</a></p>	<p><b>Date sent for advice:</b> Send document or Link to: <a href="mailto:equalities@nottinghamcity.gov.uk">equalities@nottinghamcity.gov.uk</a></p>
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The assessment must be approved by the manager responsible for the service/proposal. Include a contact tel & email to allow citizen/stakeholder feedback on proposals.	
<b>Approving Manager Signature:</b>	<b>Date of final approval:</b>

**Before you send your EIA to the Equality and Employability Team for advice, have you:**

Page 96

1. Read the guidance and good practice EIA's  
<http://intranet.nottinghamcity.gov.uk/media/1924/simple-guide-to-eia.doc>
2. Clearly summarised your proposal/ policy/ service to be assessed.
3. Hyperlinked to the appropriate documents.
4. Written in clear user-friendly language, free from all jargon (spelling out acronyms).
5. Included appropriate data.
6. Consulted the relevant groups or citizens or stated clearly, when this is going to happen.
7. Clearly cross-referenced your impacts with SMART actions.

**PLEASE NOTE: FINAL VERSION MUST BE SENT TO EQUALITIES OTHERWISE RECORDS WILL REMAIN INCOMPLETE.**