

Planning Committee – 20 October 2021

Title of paper:	Draft Eastside Supplementary Planning Document (SPD)	
Director(s)/ Corporate Director(s):	Sajeeda Rose, Corporate Director for Growth and City Development	Wards affected: Castle, Dales, St. Ann's
Report author(s) and contact details:	Karen Shaw (0115) 876 3969 karen.shaw@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Sukjinder Johal (Planning Projects Officer), Martin Poole (Area Planning Manager), Jim Rae (Senior Principal Planning Officer) and Nigel Turpin (Heritage and Urban Design Manager)	
Date of consultation with Portfolio Holder(s) (if relevant)	Councillor Linda Woodings, Portfolio Holder for Planning, Housing and Heritage 15/03/21	
Relevant Council Plan Key Theme:		
Nottingham People		<input checked="" type="checkbox"/>
Living in Nottingham		<input checked="" type="checkbox"/>
Growing Nottingham		<input checked="" type="checkbox"/>
Respect for Nottingham		<input type="checkbox"/>
Serving Nottingham Better		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>The Draft Eastside Supplementary Planning Document (SPD) provides planning guidance for the development of the Eastside Area of the City. It is supplementary to the adopted Local Plan, which comprises the following two documents: Part 1: The Greater Nottingham Aligned Core Strategy (adopted September 2014) and Part 2: The Land and Planning Policies Document (adopted January 2020).</p> <p>In line with Planning Regulations, following approval of the draft version of the SPD, the document must be subject to a statutory consultation period (not less than 4 weeks). All consultation comments received will be taken into account and the SPD redrafted accordingly, prior to it being adopted. Planning Committee is requested to note the Draft Supplementary Planning Document and input into the draft as necessary.</p>		
Recommendation(s):		
1	That Planning Committee notes the Draft Eastside Supplementary Planning Document (appended to this report) and make comments as necessary.	

1 Reasons for recommendations

- 1.1 The preparation of the SPD will help to ensure that development meets the City Council's aspiration for the Eastside Area. SPDs contain planning guidance that is supplementary to the Local Plan. Draft SPDs must be approved by Executive Board prior to the commencement of a statutory consultation period. Following the consultation period, the SPD will be amended as appropriate, and, any decision to adopt it must be taken by Executive Board. Thereafter, the SPD will be a material consideration in planning decisions relating to the Eastside Area. Planning Committee should therefore note the content of the SPD and input into the document, as necessary, in line with the Article Nine of the City Council's Constitution.

2 Background (including outcomes of consultation)

- 2.1 The SPD (appended to this report) has been prepared to guide development proposals for the Eastside of the City. The SPD sets out a vision for the area, identifies constraints and opportunities and provides guidance on the type and form of development expected in the area.
- 2.2 This SPD seeks to expand on Local Plan policy in particular Local Plan Part 2 housing policies HO1 (Housing Mix) and H06 (Houses in Multiple Occupation and Purpose Built Student Accommodation) and regeneration policies RE1 (Facilitating Regeneration) and RE3 (Creative Quarter), with the express aim of providing a range of good quality homes in the Eastside Area with good connections to jobs, services and leisure opportunities.
- 2.3 In summary, the SPD seeks to promote the following principles:
- An appropriate balance in the type of housing in the Eastside Area.
 - A good balance in the type of development in the Eastside Area to support local area, adjacent communities and Creative Quarter objectives.
 - Ensuring that all new development achieves a high standard of environmental sustainability.
 - Improvements to the environment of the Eastside Area, and adjacent areas, including open space and public realm enhancements and the protection and enhancement of heritage assets.
 - Ensuring safer connections into the Area, to surrounding communities and within the Eastside Area.
 - Development in line with the 20-minute neighbourhood principles, where people can meet their everyday needs within a short walk or cycle.
- 2.4 A formal consultation period is currently being undertaken for the draft SPD and runs until 5pm on 29 October, 2021. Details of the consultation can be found at the following link: <https://www.nottinghamcity.gov.uk/eastside-spd> .The results of the consultation will be analysed and the draft SPD will be amended where appropriate, before being reported back to Executive Board to be considered for adoption.

3 Other options considered in making recommendations

- 3.1 Not producing the draft Eastside SPD. This option was rejected as it would result in a lack of comprehensive planning guidance for the Eastside Area and failure to ensure that the City Council's development ambitions are met for this Area. Furthermore, without more detailed planning guidance for the area, there is a danger that services and facilities would not meet the needs of citizens.

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

- 4.1 There are no direct financial implications arising from the recommendations in this report.
- 4.2 Subject to approval of the Eastside Supplementary Planning Document, the policies included requiring section 106 will be applicable and generate a section106 contribution in accordance with a standard formula mechanism to reflect actual costs. Section S106 contributions must be spent in line with the section 106 agreement and will require appropriate monitoring to ensure that the contribution is expended as agreed.

- 4.3 New regulations came into force on 1st September 2019 that allow local authorities to charge a fee through Section 106 to contribute towards the cost of monitoring and reporting on developer contributions. The regulations state that this fee should be ‘fair’ and ‘reasonable’ and reflect the authority’s estimate of the cost of monitoring. These fees will enable the Council to fund a suitable resource to ensure that developer contributions are fully monitored.

Roma Desai, Commercial Business Partner, Strategic Finance, 7 June 2021

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

- 5.1 The Council as Planning Authority has a power to adopt Supplementary Planning Documents (SPDs) which add more detail and guidance in relation to Local Plan policies and which then become material planning considerations when planning applications are determined. The adoption of SPDs is an executive function and the Board therefore has the power to release the SPD for public consultation as required as part of the relevant statutory process.

Ann Barrett, Team Leader, Legal Services, 7 June 2021.

6 Strategic Assets & Property colleague comments (for decision relating to all property assets and associated infrastructure) (Area Committee reports only)

- 6.1 The proposed Eastside Supplementary Planning Guidance will have a positive impact on the marketing and sale of Council owned development sites in the area providing developers and investors with a clear insight into the Council’s vision for the area to which any proposed development will be expected to conform.

Pippa Hall, Corporate Portfolio and Investment Manager, Property, 9 June 2021

7 Equality Impact Assessment (EIA)

- 7.1 Has the equality impact of the proposals in this report been assessed?

No

An EIA is not required because:
(Please explain why an EIA is not necessary)

Yes

The Draft Eastside SPD amplifies policies in the Part 2 Local Plan (The Land and Planning Policies document); the EqlA for the Local Plan Part 2 can be viewed at: <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/lapp-local-plan-part-2-examination/examination-library/core-documents/>

Please see documents with references LAPP-CD-REG-11, LAPP-CD-REG-12, LAPP-CD-REG-13).

The planning guidance in the Draft Eastside SPD particularly enhances the EqlA conclusions for Policies HO1 (Housing Mix), RE3 (Creative Quarter) and also the

transport and design policies in the Local Plan Part 2. The guidance will promote a more appropriate mix of housing, improve connections across the area and will encourage accessible open space and linkages. These measures will be of benefit to all citizens and some (e.g. improved pedestrian connections and access to open space) will be of particular benefit to older and disabled citizens.

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 The Greater Nottingham Aligned Core Strategy (Local Plan Part 1), Adopted September 2014.

9.2 Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Adopted January 2020.