

## WOLLATON AND LENTON ABBEY AREA COMMITTEE – 8 February 2016

<b>Title of paper:</b>	Local Plan Part 2: Land and Planning Policies Document – Publication Version	
<b>Director(s)/ Corporate Director(s):</b>	Sue Flack – Director for Planning and Transport	<b>Wards affected:</b> Wollaton West, Wollaton East and Lenton Abbey
	David Bishop – Deputy Chief Executive/Corporate Director Development & Growth	
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<b>Date of consultation with Portfolio Holder(s) (if relevant)</b>	N/A	
<b>Relevant Council Plan Key Theme:</b>		
Strategic Regeneration and Development		<input type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input checked="" type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
<b>Summary of issues (including benefits to citizens/service users):</b>		
<p>Once adopted, the Land and Planning Policies Document will form the second part of the City Council's Local Plan for Nottingham City, alongside the Nottingham City Aligned Core Strategy (Local Plan Part 1), which was adopted in September 2014.</p> <p>The Land and Planning Policies Document has been published for a six week period ending 11<sup>th</sup> March 2016 to allow formal representations. This follows several consultation stages including Issues and Options consultation and a Preferred Options consultation.</p> <p>Following this Publication stage, the Land and Planning Policies Document will undergo independent examination. If found sound, the document will be adopted and, alongside the Core Strategy, will replace the current Local Plan (2005).</p> <p>The Land and Planning Policies Document contains planning policies to guide decision making on planning applications. Some policies have been carried forward from the last Local Plan (adopted in 2005) but there are also new policy areas.</p> <p>The Land and Planning Policies Document also includes 85 specific sites which are allocated for particular uses, such as housing, employment or retail.</p> <p>Site allocations and policy designations are set out on a map known as the Policies Map, which is published alongside the Land and Planning Policies Document.</p>		

**Recommendation(s):**

**1** That the committee notes that the Local Plan Part 2: Land and Planning Policies document (Publication Version) and accompanying Policies Map has been published for representations, and the period for making representations ends on 11 March 2016.

**1 REASONS FOR RECOMMENDATIONS**

1.1 Production of a Local Plan is a Statutory requirement.

**2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)**

2.1 Once adopted, the Local Plan Part 2: Land and Planning Policies Document (Local Plan) will form part of the statutory planning framework for Nottingham, alongside the Core Strategy. Before the Local Plan can be adopted, it must go through several stages of formal and informal consultation. To date, the Local Plan has been through three informal stages of consultation – the Issues and Options consultation stage, the Additional Sites consultation stage and the Preferred Option consultation stage.

2.2 The previous consultations have informed the development of the Local Plan, which the Council now considers is ready for independent examination by a Government appointed planning inspector. The Local Plan has therefore been published for representations. This provides a formal opportunity for the local community and other interested parties to consider the Local Plan. Government regulations require that representations should relate to whether the Local Plan is legally compliant and is “sound” (ie whether the Plan has been positively prepared, is justified, effective and consistent with national policy).

2.3 All documents can be viewed at [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan).

2.4 The policies in the Local Plan address the following matters:

- Climate Change
- Employment Provision and Economic Development
- Role of Town, District and Local Centres
- Regeneration
- Strategic Regeneration Sites
- Housing Size, Mix and Choice
- Design and Enhancing Local Identity
- The Historic Environment
- Local Services and Healthy Lifestyles
- Community Facilities
- Managing Travel Demand
- Green Infrastructure, Parks and Open Space
- Biodiversity
- Minerals
- Telecommunications
- Land Contamination, Instability and Pollution
- Developer Contributions

2.5 This area committee may have particular interest in those policies on family housing and student accommodation. The Plan seeks to balance needs for student housing; with those of existing communities and actively promotes the expansion of

appropriately located and designed Purpose Built Student Accommodation to help rebalance the proportion of students within affected communities.

2.6 The relevant policies are:

- Policy HO1: Housing Mix (page 76-78)
- Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation (page 79-80)
- Policy HO5: Locations for Purpose Built Student Accommodation (page 84-86)
- Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation (Page 87-90), and
- Appendix 6: Methodology for Determining Areas with a Significant Concentration of Houses in Multiple Occupation/Student Households (page 313-315).

2.8 The Local Plan also includes a Policies Map showing new or amended designations (e.g. the Castle and Creative Quarters, Retail Centres, Green Belt Revisions and Minerals Safeguarding Areas), together with the site allocations.

2.9 The following site allocations are relevant to this Area Committee, and site plans and Development Principles are included as Appendix 1 to this report:

### **Wollaton West Sites**

- **PA35 Woodyard Lane – Siemens**
- **PA36 Russell Drive – Radford Bridge Allotments**

### **CONSULTATION**

2.10 370 individual people and organisations responded to the Preferred Option consultation and there were approximately 1,370 individual responses.

2.11 A Report of Consultation has been produced setting out the measures undertaken at previous consultation stages. This has been published alongside the Local Plan.

### **SUSTAINABILITY APPRAISAL**

2.12 Under the requirements of the Planning and Compulsory Purchase Act (2004), a Sustainability Appraisal (SA) (which incorporates the EU requirement for Strategic Environmental Assessment) has been produced. The SA has 14 objectives relating to economic, social and environmental issues in Nottingham. The SA assesses the potential impacts of each of the policies and site allocations against the 14 objectives, and has been published alongside the Local Plan.

### **OTHER BACKGROUND ASSESSMENTS**

2.13 In addition to analysing the consultation responses and undertaking the SA, a number of other background assessments have been undertaken to inform the Local Plan. Each of the sites put forward for allocation has undergone a detailed assessment. The assessment involved collecting information regarding planning history, land use, constraints, transport and accessibility, wider regeneration benefits, infrastructure and energy and heat networks and previous work, including Development Briefs. Site visits were also undertaken for each site.

2.14 Background Papers have also been produced to inform the Local Plan policies. These are titled as follows:

- Climate Change
- Employment and Economy
- Infrastructure Delivery Plan
- Green Belt
- Minerals
- Retail
- Sustainable, Inclusive and Mixed Communities
- Transport
- Equalities Impact Assessment

## **NEXT STEPS**

- 2.15 Any representations received will be considered and technical drafting changes may be proposed if any factual or minor inaccuracies emerge. These will not be consulted upon. However, if the City Council wishes to make any further substantial changes to the draft Local Plan in response to the representations or other key factors, then it is likely that these will need to be subject to further consultation.
- 2.16 The Council will summarise the main issues raised by representations, and submit the summary together with the Local Plan and all the representations to the Secretary of State for independent examination by an Inspector. The examination is likely to include a public hearing session, when parties making representations may, at the Inspector's discretion, present their views in person. The examination is expected to be in the Autumn of 2016, and if the Local Plan is found sound it is anticipated that it will be adopted in 2017.

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

- 3.1 None – the production of a Local Plan is a statutory requirement.

## **4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)**

- 4.1 The preparation and consultation of the Land and Planning Policies Document is part of the statutory planning process. The costs of this activity will be met from existing resources earmarked for this purpose.

## **5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)**

- 5.1 As indicated in the main body of the report, the Council is under a statutory duty to produce a Local Plan of which the LAPP is part. Requirements relating to the production and adoption of the local plan are prescribed by regulations. Any representations received as a result of the current public consultation will need to be considered and, (assuming that no substantial changes are required,) the LAPP, its supporting documentation and the representations will then be the subject of a report to Council to approve its submission for independent examination. Whilst there are risks that the Policy could be found to be unsound or challenged on adoption the LAPP has been the subject of legal advice during its preparation to seek to ensure its compliance with the law and planning policy.

**6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)**

- 6.1 Property has been consulted as part of the process of developing the Land and Planning Policies document which includes a number of sites in Council ownership. The inclusion of these sites in the LAPP will assist in bringing them forward for development.

**7 EQUALITY IMPACT ASSESSMENT**

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

Yes



Please see <http://documents.nottinghamcity.gov.uk/download/435> , and due regard will be given to any implications identified in it.

**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 Local Plan Part 2: Land and Planning Policies Document – Publication Version January 2016 (approved by Executive Board November 2015)
- 9.2 The Land and Planning Policies Development Plan Document, Preferred Option, September 2013
- 9.3 The Nottingham Local Plan (2005)
- 9.4 The Land and Planning Policies Sustainability Appraisal Report, January 2016
- 9.5 The Land and Planning Policies Preferred Option Report of Consultation, January 2016
- 9.6 The Land and Planning Policies Site Assessment Document, January 2016
- 9.7 Climate Change Background Paper, January 2016
- 9.8 Retail Background Paper, January 2016
- 9.9 Transport Background Paper, January 2016
- 9.10 Sustainable, Inclusive and Mixed Communities Background Paper, January 2016
- 9.11 Employment Provision and Economic Development Background Paper, January 2016
- 9.12 Minerals Background Paper, January 2016
- 9.13 Green Belt Background Paper, January 2016

9.14 Infrastructure Delivery Plan, January 2016

[www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)