

EXECUTIVE BOARD – 19 APRIL 2016

Subject:	Island Site Supplementary Planning Document		
Corporate Director(s)/ Director(s):	David Bishop, Deputy Chief Executive/Corporate Director for Development and Growth		
Portfolio Holder(s):	Councillor Jane Urquhart, Portfolio Holder for Planning and Housing		
Report author and contact details:	Matt Gregory, Planning Policy Manager 0115 876 3981 matt.gregory@nottinghamcity.gov.uk		
Key Decision	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Subject to call-in <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Reasons: <input type="checkbox"/> Expenditure <input type="checkbox"/> Income <input type="checkbox"/> Savings of £1,000,000 or more taking account of the overall impact of the decision			<input type="checkbox"/> Revenue <input type="checkbox"/> Capital
Significant impact on communities living or working in two or more wards in the City			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Total value of the decision: Nil			
Wards affected: Bridge, Dales		Date of consultation with Portfolio Holder(s): 11 April 2016	
Relevant Council Plan Key Theme:			
Strategic Regeneration and Development			<input checked="" 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 checked="" 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"/>
Summary of issues (including benefits to citizens/service users):			
The Island Site Supplementary Planning Document will provide guidance on the development of the Island Site in Nottingham's Creative Quarter. It will be supplementary to the Local Plan Part 1: Nottingham City Core Strategy, adopted in September 2014, and in conformity with the emerging Local Plan Part 2: Land and Planning Policies document. Once adopted, it will be a material consideration in planning decisions relating to the Island Site, and will assist in ensuring development of the site meets the City Council's aspirations.			
Exempt information:			
None.			
Recommendation(s):			
1 To adopt the Island Site Supplementary Planning Document.			

1 REASONS FOR RECOMMENDATIONS

- 1.1 Adopting the Island Site Supplementary Planning Document (SPD) will help to ensure that development delivered on the Island Site meets the Council's aspirations for the site in terms of nature and disposition of uses and phasing of development.

2 BACKGROUND (INCLUDING OUTCOMES OF CONSULTATION)

- 2.1 SPDs are documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions, but are not part of the development plan.

- 2.2 The National Planning Policy Framework states that SPDs should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development.
- 2.3 Located within the south east of Nottingham City Centre, the Island Site SPD covers approximately 17 hectares. It includes the largest development site in the City Centre. The early regeneration and development of the Island Site is fundamental to Nottingham's regeneration ambitions. Not only is it a prominent site in the City Centre which has laid vacant and underused for many years, it is one part of wider jigsaw of regeneration initiatives, linking the City Centre to the Waterside area, and complimenting the development centred on the area between the railway station and the Broadmarsh Centre, known as the Southern Gateway.
- 2.4 The SPD includes a vision for the development of the Island Site, sets out the need for change on the site and provides the national and local planning policy context. It includes appropriate uses for the site, layout, public realm and transport requirements, together with how the development of the site could be phased.
- 2.5 The SPD seeks early regeneration and accelerated development on the site with the following key outcomes:
- an aspiration for 66,000 sqm of new office floorspace, and a minimum of 45,000 sqm (Gross External Area);
 - between 500 and 650 new homes, with the former being in keeping with the aspirations for maximising office floorspace;
 - residential and economic development to be delivered in tandem;
 - further expansion space for biosciences;
 - retail, leisure and community uses to complement the residential and employment offer;
 - new uses for the Great Northern Warehouse and adjacent James Alexander Warehouse;
 - new streets and routes;
 - high quality new open space and public realm;
 - provision of parking appropriate to the scale, layout and design of new development.
- 2.6 Executive Board authorised the publishing of the SPD for a period of consultation at its meeting of 22 December 2015. Accordingly, consultation took place with interested parties for a six week period which commenced on Friday 8 January 2016 and ended on Friday 19 February 2016. Comments were received from 10 interested parties.
- 2.7 The comments received were overwhelmingly in support for the SPD (no objections to the principles of development were made), but consultees raised a number of points of detail. In summary these were:
- access and cycling issues;
 - a request for additional flexibility over the type of residential provision;
 - the land owner expressed support for the SPD, whilst commenting that in their view the planning application for the scheme approved in 2008 remains extant;
 - a request to consider education use (a secondary school) as part of the development mix.
- 2.8 All comments have been considered and some minor changes to the SPD are proposed as a result, and the amended version is appended to this report. A

Report of Consultation has been prepared, setting out the comments received and the City Council's response to them, and is also appended to this report.

- 2.9 Having undergone consultation, and having considered all the consultation responses, the Island Site SPD can now be adopted, and will be a material consideration in planning decisions.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not producing a SPD was rejected as it would not give any assurance that the council's aspirations for the development of the site could be met.

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

- 4.1 There are no direct financial implications arising from the adoption of the Island Site SPD. All costs associated with the SPD are for the preparation and administration only and these have been met from within current budgeted resources.

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

- 5.1 As indicated in the main body of the report SPDs add more detail and site specific development guidance to local plan policies and are capable of being a material consideration in planning decisions. They are subject to statutory requirements as to their content and adoption which appear to have been complied with in this case. Adoption of the SPD is therefore within the Board's power subject to consideration of the consultation responses outlined in the report and appendices.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISIONS RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE)

- 6.1 The SPD proposals which allow for a campus of office uses together with a range of supporting services are supported.

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 The development of the Island Site in line with the principles within this SPD will provide a range of social value benefits for Nottingham, including:
- the development of a major empty/derelict brownfield site;
 - the provision of new quality employment/office space to meet the needs of the growing economy;
 - the provision of high quality new homes;
 - the delivery of new public open space;
 - an increase in Council revenue from additional business rates and council tax revenue;
 - new transport links including cycle and pedestrian routes;
 - establishing a continuity of regeneration between the Waterside Regeneration area and the City Centre.
- 7.2 The collective social value impact of these improvements in this large central location will be considerable.

8 REGARD TO THE NHS CONSTITUTION

8.1 Not applicable.

9 EQUALITY IMPACT ASSESSMENT (EIA)

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

No

Yes

The Island Site EIA is part of the EIA for the Part 2 Local Plan (Land and Planning Policies document), which is attached. Due regard should be given to the equality implications identified in the attached EIA.

10 LIST OF BACKGROUND PAPERS RELIED UPON IN WRITING THIS REPORT (NOT INCLUDING PUBLISHED DOCUMENTS OR CONFIDENTIAL OR EXEMPT INFORMATION)

10.1 None.

11 PUBLISHED DOCUMENTS REFERRED TO IN THIS REPORT

11.1 None.

12 OTHER COLLEAGUES WHO HAVE PROVIDED INPUT

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