

WEST AREA COMMITTEE – 13 SEPTEMBER 2017

Title of paper:	Local Plan Part 2: Land and Planning Policies Document – Revised Publication Version	
Director(s)/ Corporate Director(s):	Paul Seddon – Chief Planner David Bishop – Deputy Chief Executive/Corporate Director Development & Growth	Wards affected: Aspley, Bilborough, Leen Valley
Report author(s) and contact details:	Matthew Grant Senior Planner (Policy) , Planning Policy and Research, (0115) 876 2561 matthew.grant@nottinghamcity.gov.uk	
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Date of consultation with Portfolio Holder(s) (if relevant)	N/A	
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 checked="" type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<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>A Revised Publication version of the Land and Planning Policies Document will be published for a six week period from Friday 29 September to Friday 10 November 2017 to allow formal representations. This follows several consultation stages including Issues and Options consultation, a Preferred Options consultation, and a Publication version consultation.</p> <p>Following this Revised Publication stage, the Land and Planning Policies Document will be submitted to the Secretary of State and 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. The Land and Planning Policies Document also includes 79 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 the Policies Map, and changes to the Policies Map will also be published alongside the Revised Publication Land and Planning Policies Document.</p>		

Recommendation(s):

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| 1 | That the committee notes that the Local Plan Part 2: Land and Planning Policies document (Revised Publication Version) and the accompanying Policies Map changes will be published for representations, and the period for making representations ends on Friday 10 November 2017. |
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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, and one formal stage of consultation on the Publication Version of the Local Plan.
- 2.2 The previous consultations have informed the development of the Local Plan, and a number of changes are proposed to the previous Publication Version of the Plan. It is therefore considered necessary to consult on a Revised Publication version of the Plan before it is ready for independent examination by a Government appointed Planning Inspector. The Revised Publication Version of the Local Plan will be published for representations, with consultation focussed on the changes between the Publication Version and the Revised Publication Version of the Local Plan. This provides a formal opportunity for the local community and other interested parties to consider the changes made to the Local Plan since the original Publication Version.
- 2.3 All documents can be viewed at www.nottinghamcity.gov.uk/revisedpublication.
- 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 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. The consultation will also include the Policies Map, where this is proposed to be changed.

2.6 The following site allocations are relevant to this Area Committee, and site plans and Development Principles are included as an appendix to this report. Where the Revised Publication Version of the Local Plan makes changes to the sites or to the Development Principles, these are shown in the appendix:

West Area Sites

Sites marked with an * are proposed to be changed.

PA16 Woodhouse Way – Nottingham Business Park North*

Safeguarding Direction renders most of the allocation non developable, and the part of the site affected has been deleted. For the remaining part of the site, the Development Principles have been amended to add retail uses to the range of acceptable uses in recognition of the existing planning permission.

PA17 Woodhouse Way – Woodhouse Park

PA24 College Way – Melbury School Playing Field*

site area reduced by 0.1 hectare, to reflect the presence of a school garden.

PA25 Chingford Road Playing Field*

Development Principles amended to ensure the development secures provision of publically accessible and formal on site open space amounting to approximately one third of the site area, which should act as a buffer to protect the setting of heritage assets.

PA26 Denewood Crescent – Denewood Centre

PA27 Wilkinson Street – Former PZ Cussons*

Development Principles amended to include a school in the range of acceptable uses.

PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate

PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate

PA31 Ascot Road – Speedo*

has been deleted due to development being substantially complete.

PA32 Beechdale Road – South of Former Co-op Dairy*

has been reduced in size to the area which already benefits from Planning Permission, following consultation with the other land owners.

PA33 Chalfont Drive – Former Government Buildings

PA34 Beechdale Road – Former Beechdale Baths

CONSULTATION

2.7 164 individual people and organisations responded to the Publication Version consultation and there were approximately 967 individual responses.

2.8 A Report of Consultation has been produced setting out the measures undertaken at previous consultation stages. This has been published for information alongside the Revised Publication Local Plan.

SUSTAINABILITY APPRAISAL

2.9 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

2.10 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.

2.11 Background Papers have also been produced to inform the Local Plan policies. Where necessary, addendums have been produced to update them for the Revised Publication Version of the Local Plan.

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

2.12 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.

- 2.13 The Council will summarise the main issues raised by representations, and submit the summary together with the Local Plan and all the representations received at both Publication and Revised Publication stage 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 Summer 2018, and if the Local Plan is found legally compliant and sound it is anticipated that it will be adopted later in 2018.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

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

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

- 4.1 The production of a Local Plan is a statutory requirement for the Council. There are no direct financial implications from the submission of a Local Plan and the work has been undertaken using current existing resources earmarked for this purpose and presents no financial pressure on the Council. (Comments from Susan Tytherleigh, Strategic Finance Business Partner, Development and Growth, 14 August 2017).

5 LEGAL AND PROCUREMENT COLLEAGUE 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. The approval of such documents is not the sole function of the Executive and only full Council can approve the submission of the LAPP for independent examination. Whilst there are risks that the Plan (or parts of it) 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. Although the LAPP has already been through one period of consultation it is prudent to carry out a further consultation on the proposed changes (especially those which may affect the Plan's soundness), to strengthen the Council's position at the submission stage and this report is brought before the Committee as part of that process. (Comments from Ann Barrett Team Leader, Planning and Environment Team, Legal Services, 10 August 2017).

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

- 6.1 Property has been fully consulted as appropriate throughout the preparation of the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), The LAPP contains a number of sites owned by the City Council the development of which will increase the provision of new homes and employment opportunities, assist in regeneration and generate capital receipts for the Council. (Comments provided by Rod Martin, Property Development Manager, 10 August 2017).

7 EQUALITY IMPACT ASSESSMENT

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

No



An EIA is not required because the Area Committee is a consultee to the Local Plan.

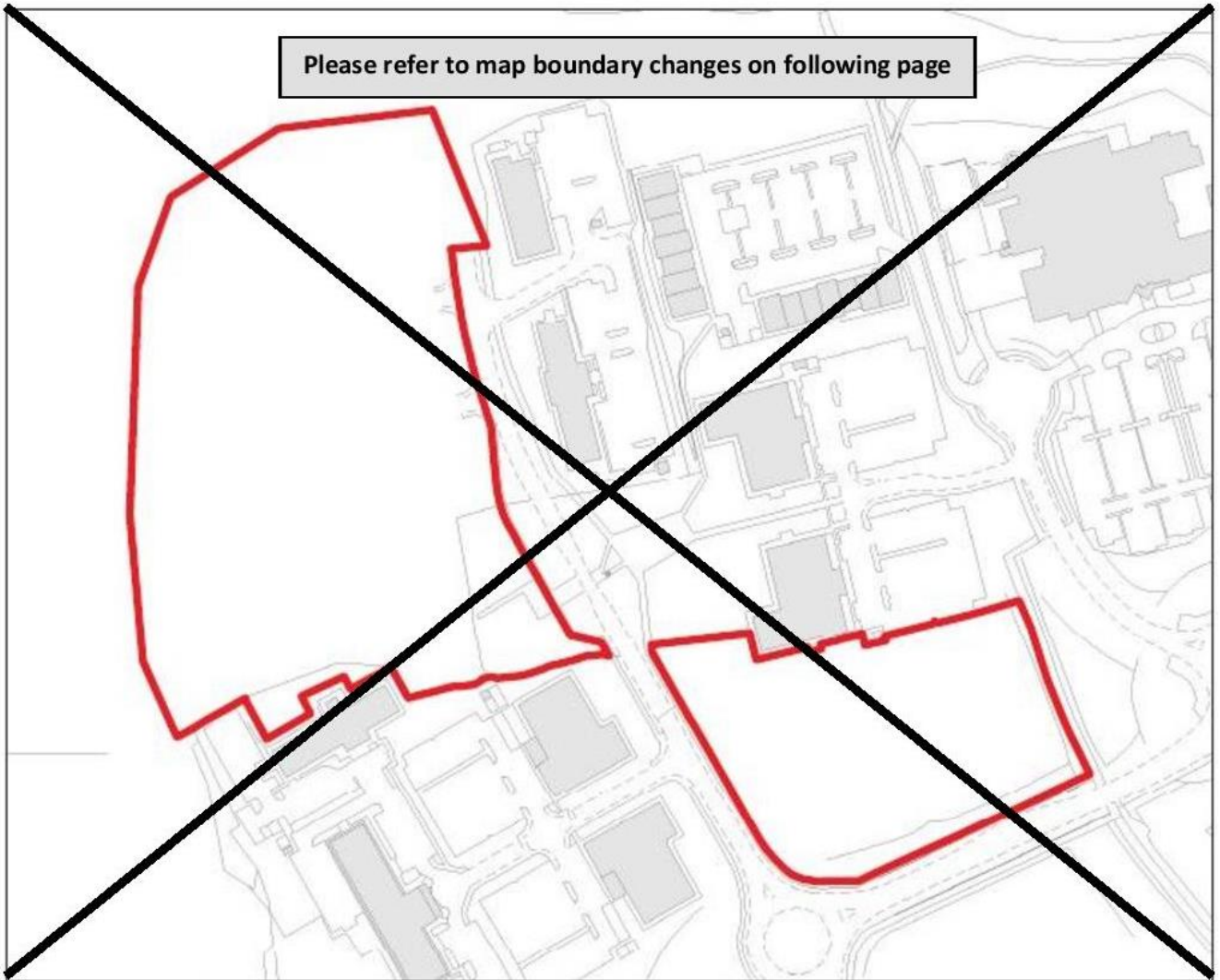
8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

- 8.1 Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Revised Publication Version, September 2017. (Shows the proposed changes as track changes to the original Publication Version, January 2016).
- 8.2 Schedule of Changes to the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Publication Version, September 2017.
- 8.3 Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Publication Version, January 2016.
- 8.4 The Land and Planning Policies Sustainability Appraisal Report, January 2016, and addendum, September 2017.
- 8.5 Report of Consultation for the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2) Publication Version, (Draft Regulation 22 Statement), September 2017.
- 8.6 The Land and Planning Policies Site Assessment Document, January 2016 and addendum, September 2017.
- 8.7 Climate Change Background Paper, January 2016.
- 8.8 Retail Background Paper, January 2016 and addendum, September 2017.
- 8.9 Transport Background Paper, January 2016 and addendum, September 2017.
- 8.10 Sustainable, Inclusive and Mixed Communities Background Paper, January 2016 and addendum, September 2017.
- 8.11 Employment Provision and Economic Development Background Paper, January 2016 and addendum, September 2017.
- 8.12 Minerals Background Paper, January 2016 and addendum, September 2017.
- 8.13 Green Belt Background Paper, January 2016.
- 8.14 Infrastructure Delivery Plan, September 2017.

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

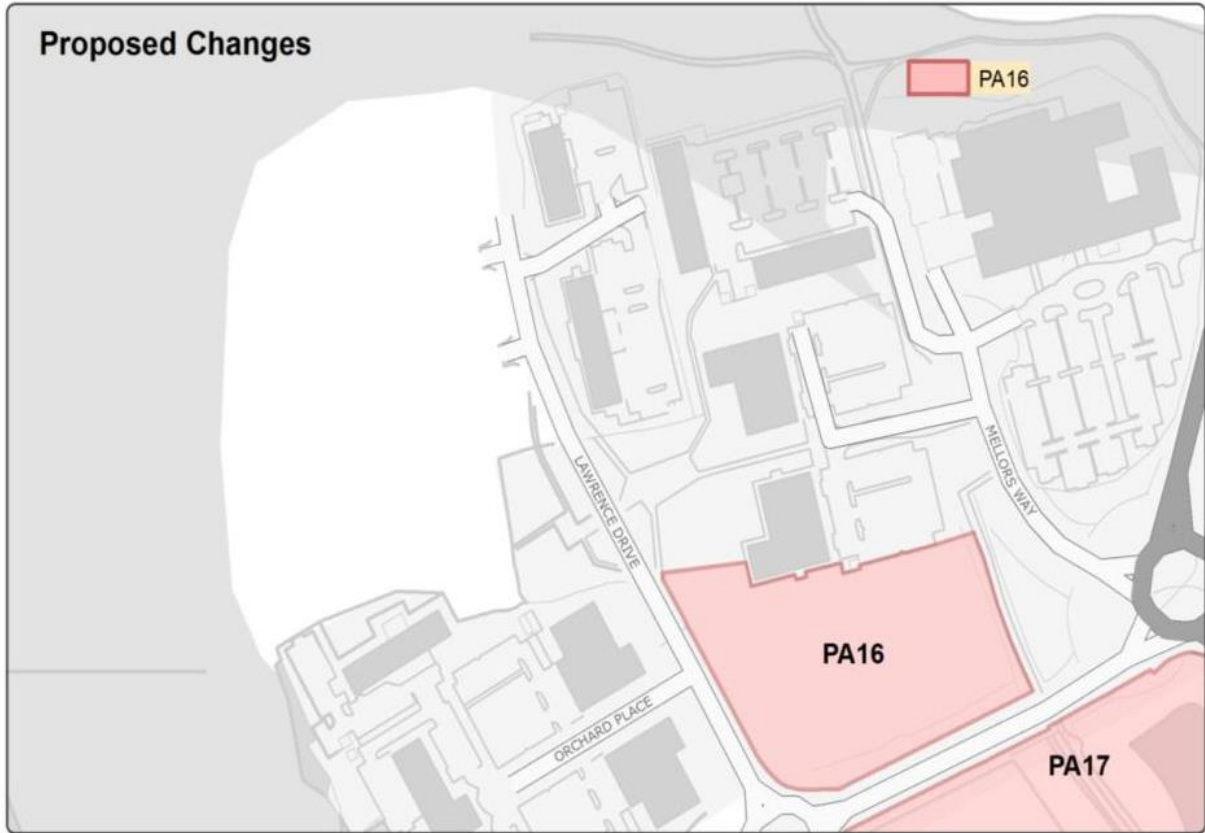
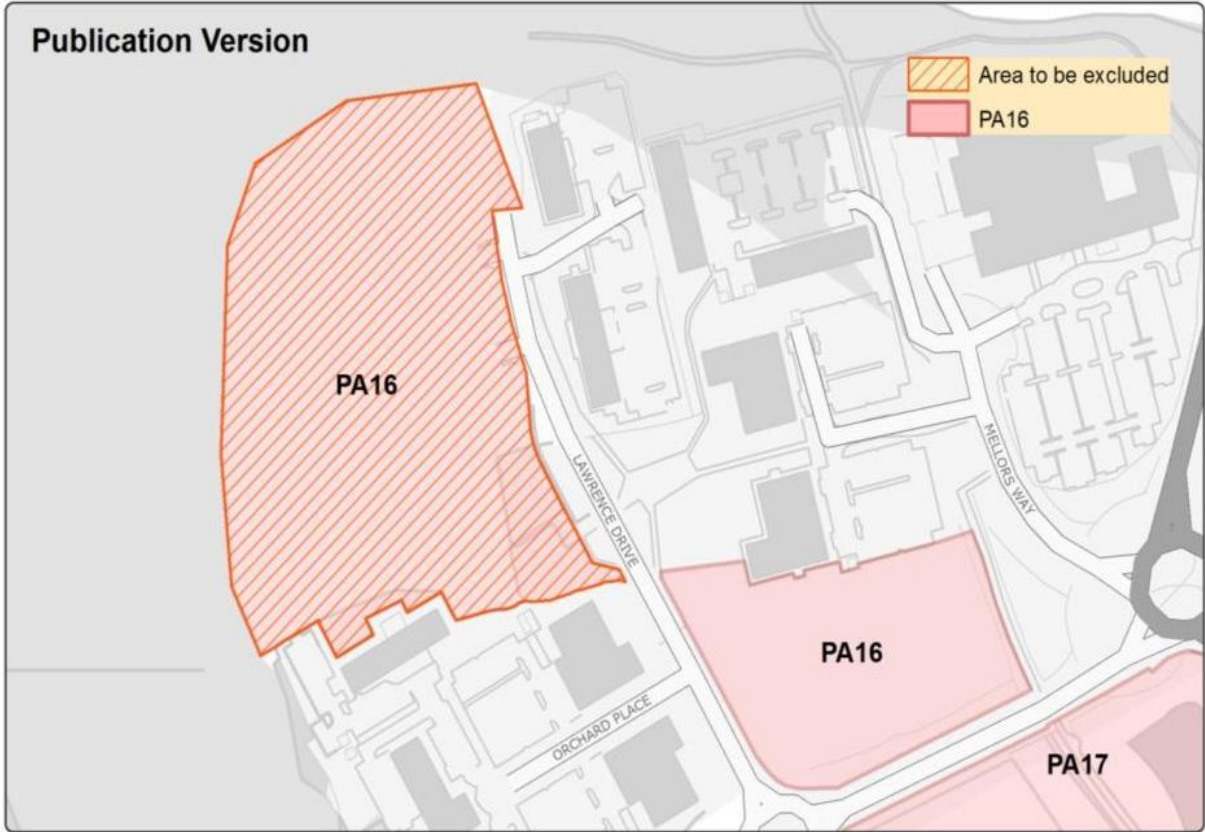
- 9.1 Department for Communities and Local Government, National Planning Policy Framework, March 2012.
- 9.2 Nottingham City Council, Local Plan Part 1: The Nottingham City Aligned Core Strategy, September 2014.

PA16 Woodhouse Way - Nottingham Business Park North

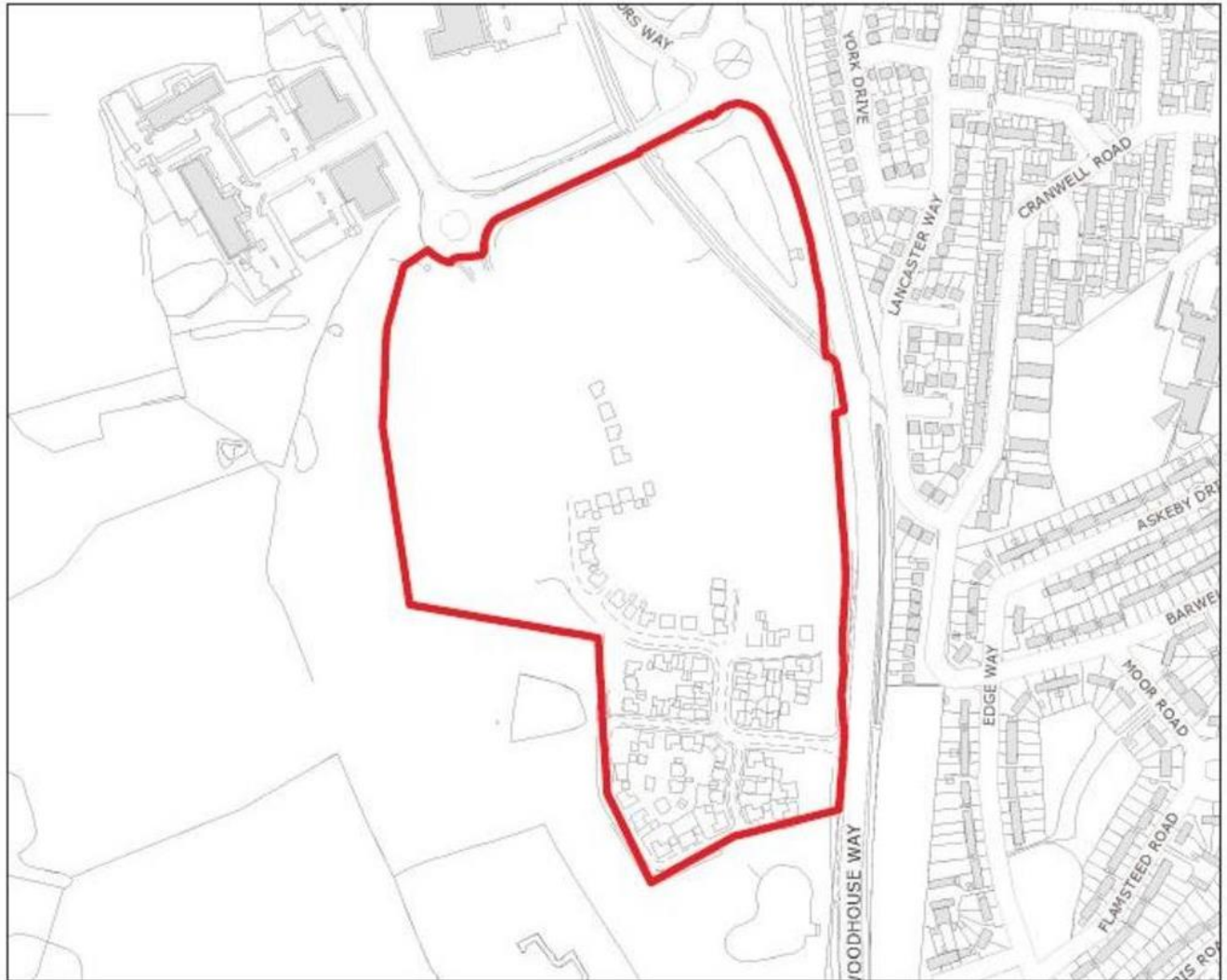


<p>Site Area (ha): 1.334.78 parcel</p> <p>Ward: Bilborough</p> <p>Address: Land Off Woodhouse Way</p> <p>Current use: Vacant</p>	<p>Proposed use: Employment (B1, B2 B8), Retail (A1) food & drink (A3/A5) uses uses with 'A' uses confined to the south-eastern</p> <p>Development principles: Design and layout should complement the existing business park. The site is in close proximity adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require s Sensitive design is required to minimise any impacts particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. Opportunities to improve cycling and walking connections. Proposals should have regard to the presence of Strelley Conservation Area to the south west of the site. Layout will need to take account of the final alignment of the proposed line of HS2, the indicative route of which is safeguarded on the Policies Map. Highway Route Improvement Safeguarding (TR2.6) safeguards the existing road network to accommodate improvements to the road network if required. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area - requires prior consulation <u>consultation</u>.</p>
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PA16 Woodhouse Way - Nottingham Business Park North - Boundary Changes

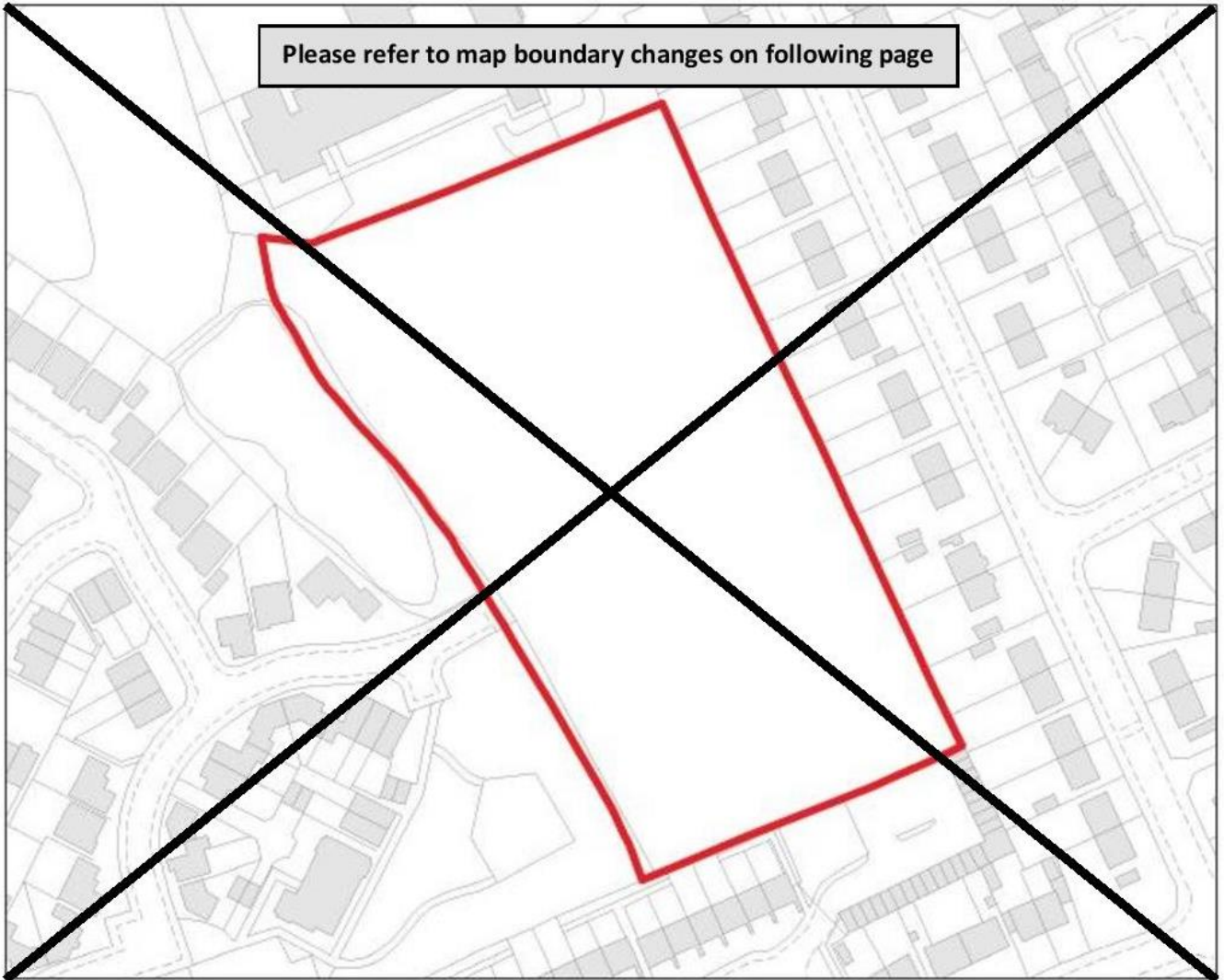


PA17 Woodhouse Way - Woodhouse Park



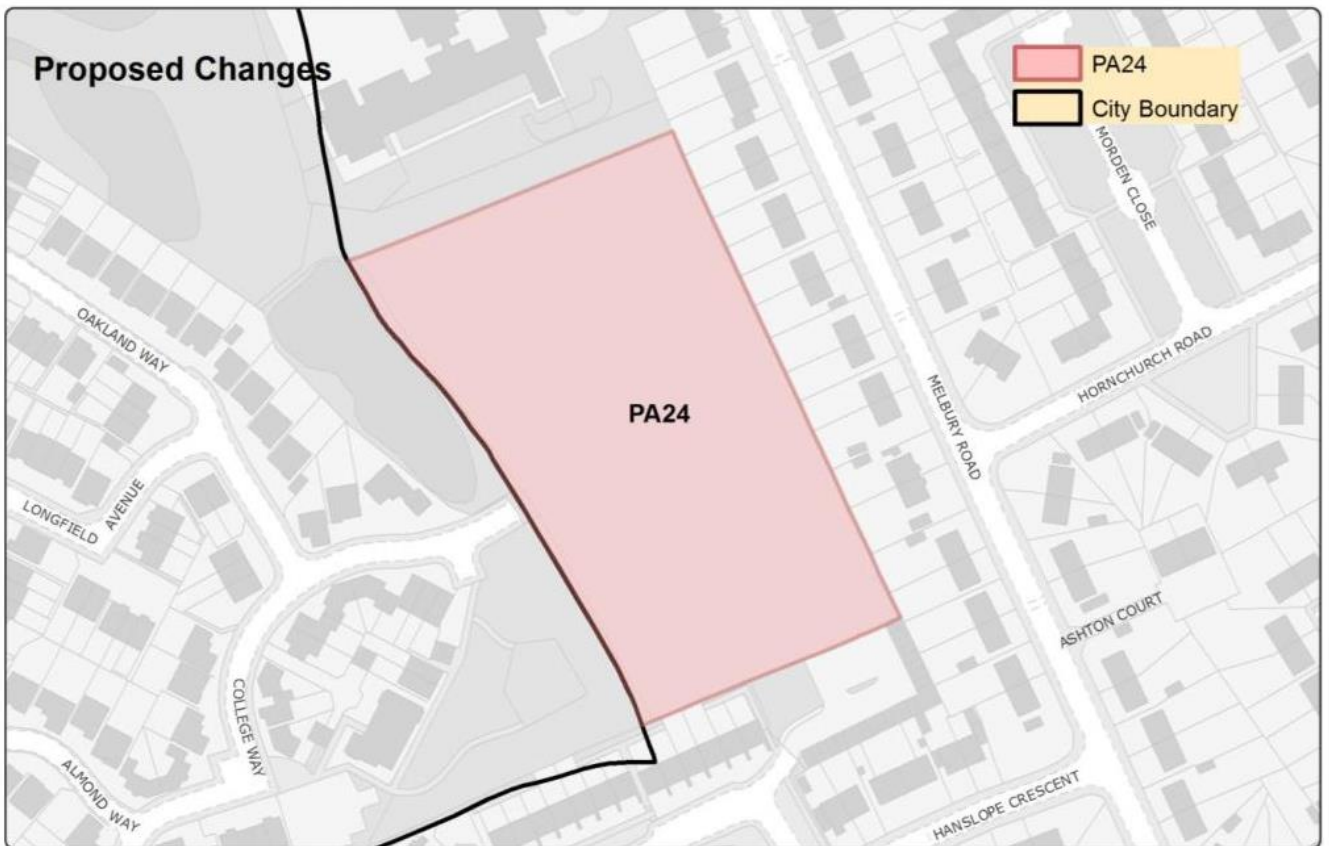
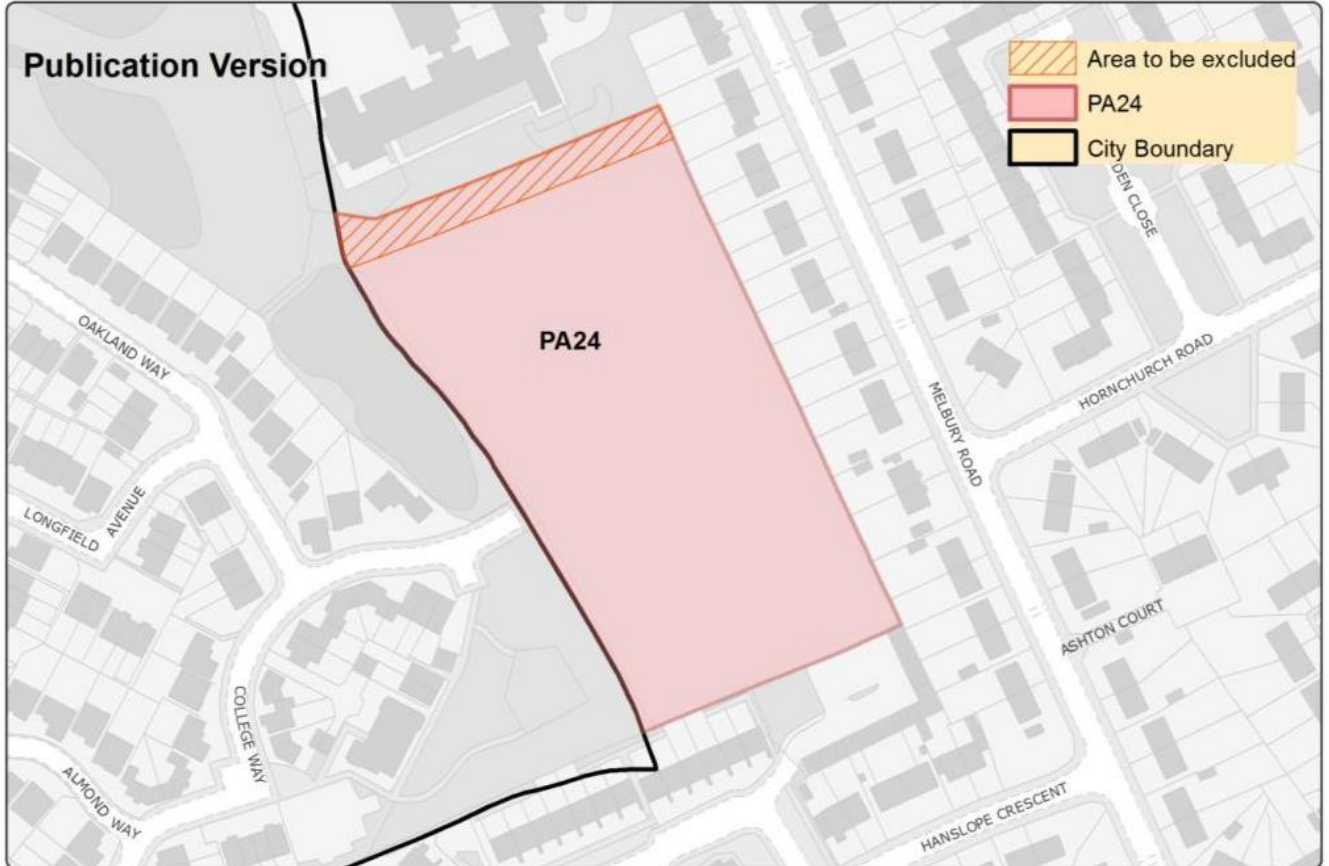
<p>Site Area (ha): 12.2</p>	<p>Proposed use: Residential, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store (A1), employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential.</p>
<p>Ward: Bilborough</p>	<p>Development principles: Design and layout should have regard to the presence of Strelley Conservation Area to the south west of the site and an archaeological constraints area within the site boundary to the north east. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result. TR2.6 shown on the Policies Map safeguards the existing road network to accommodate improvements if required. The water course in the north east corner of the site should be retained and its wildlife value enhanced. Opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west. There is potential for this development to help address identified open space deficiencies in the area. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area - requires prior consultation.</p>
<p>Address: Land Off Woodhouse Way</p>	
<p>Current use: Vacant</p>	

PA24 College Way - Melbury School Playing Field

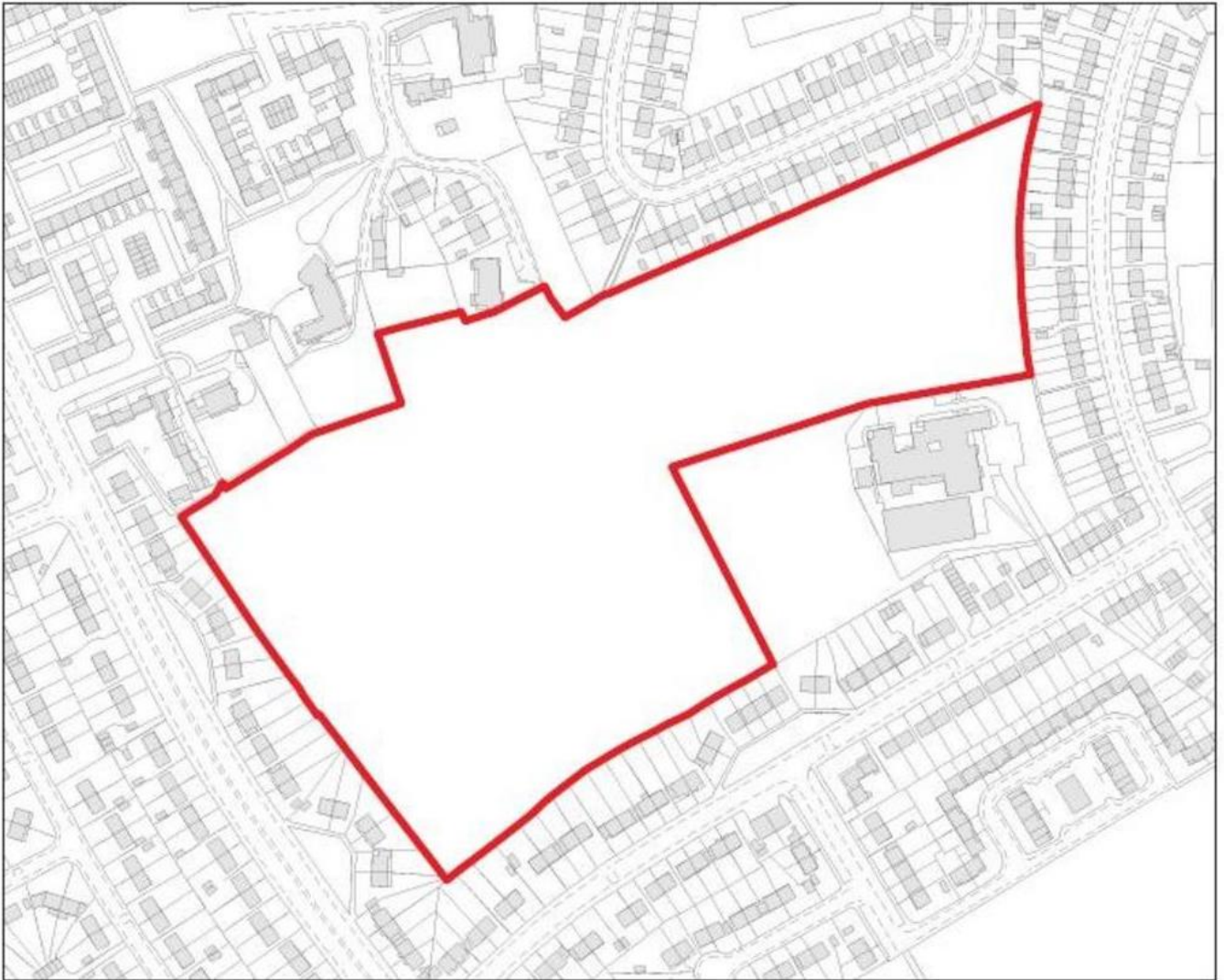


<p>Site Area (ha): 4.30 <u>1.29</u></p> <p>Ward: Bilborough</p> <p>Address: College Way</p> <p>Current use: Open space</p>	<p>Proposed use: Residential (C3, predominantly family housing) with provision of on site open space.</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space with links to existing open space in the north west. Within Minerals Safeguarding Area and there is a small area with coal mining legacy within the site - requires consideration prior to development.</p>
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PA24 - College Way - Melbury Playing Field - Boundary Changes

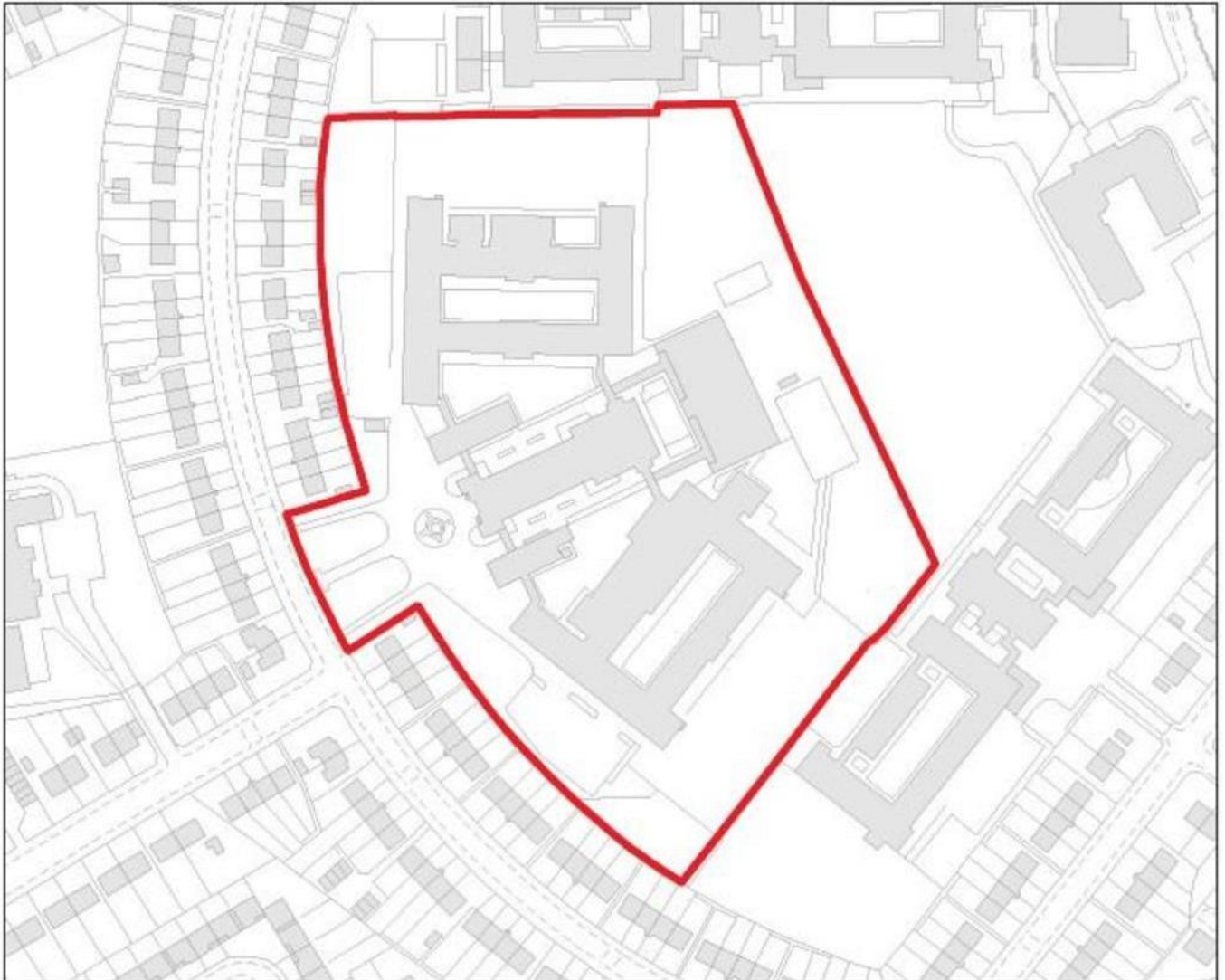


PA25 Chingford Road Playing Field



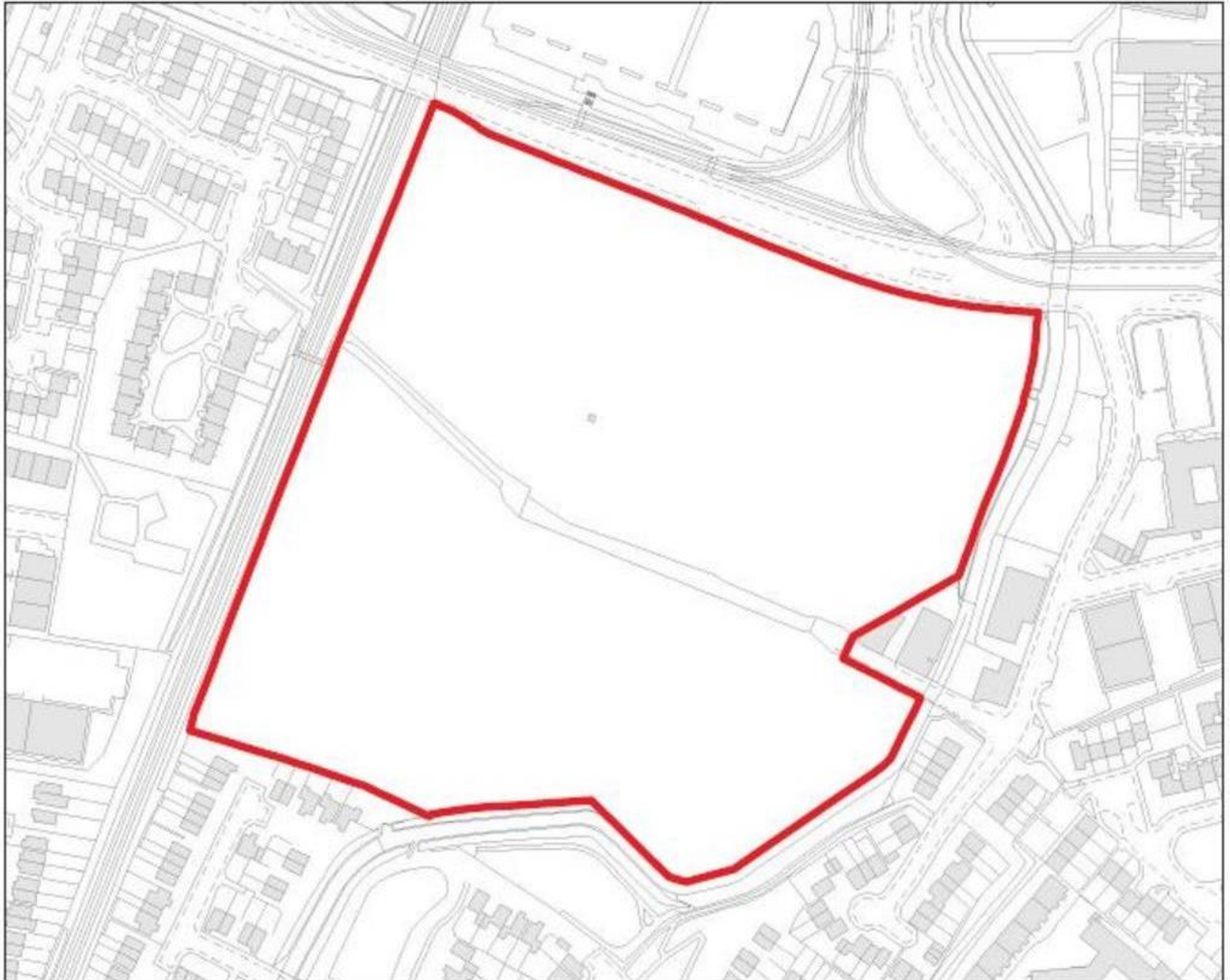
<p>Site Area (ha): 6.02</p>	<p>Proposed use: Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p>
<p>Ward: Bilborough</p>	<p>Development principles:</p>
<p>Address: Chingford Road</p>	<p>Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties and the density of development should have regard to be similar to that of the existing surrounding residential development. The site is adjacent to Listed Buildings and development proposals should protect and enhance the setting of these heritage assets. <u>Development proposals should secure the provision of publicly accessible formal on-site open space. To provide a buffer to and to help protect the setting of heritage assets, this open space should be located to the north west of the site and cover approximately one third of the site area. It should include a proportion of the site should be retained as provision for semi-natural open space, which could form part of a larger. This could be incorporated into multi-purpose greenspace, and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets.</u> Early engagement with Severn Trent Water <u>is</u> required on connection to water/waste water services. Within Minerals Safeguarding Area - prior consultation required.</p>
<p>Current use: Open space</p>	

PA26 Denewood Crescent - Denewood Centre



Site Area (ha): 3.04	Proposed use: Residential (C3, predominantly family housing) with potential for an element of specialist housing to meet the needs of the elderly.
Ward: Bilborough	Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Within Minerals Safeguarding Area - prior consultation required.
Address: Denewood Crescent	
Current use: Training Facility	

PA27 Wilkinson Street - Former PZ Cussons



<p>Site Area (ha): 6.6</p> <p>Ward: Leen Valley</p> <p>Address: Wilkinson Street</p> <p>Current use: Cleared site</p>	<p>Proposed use: Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.</p> <p>Development principles: Proposals should have regard to the Star Buildings Conservation Area located to the north east of the site and proposals should seek to retain the existing chimney within development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Floodplain compensation should be provided within the site. The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. The site is within 250m of landfill site and is underlain by principal aquifer, therefore the potential to pollute the groundwater resource should be considered. Within Minerals Safeguarding Area and Hazardous Installation ConsulationConsultation Zone - requires consideration prior to development.</p>
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PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



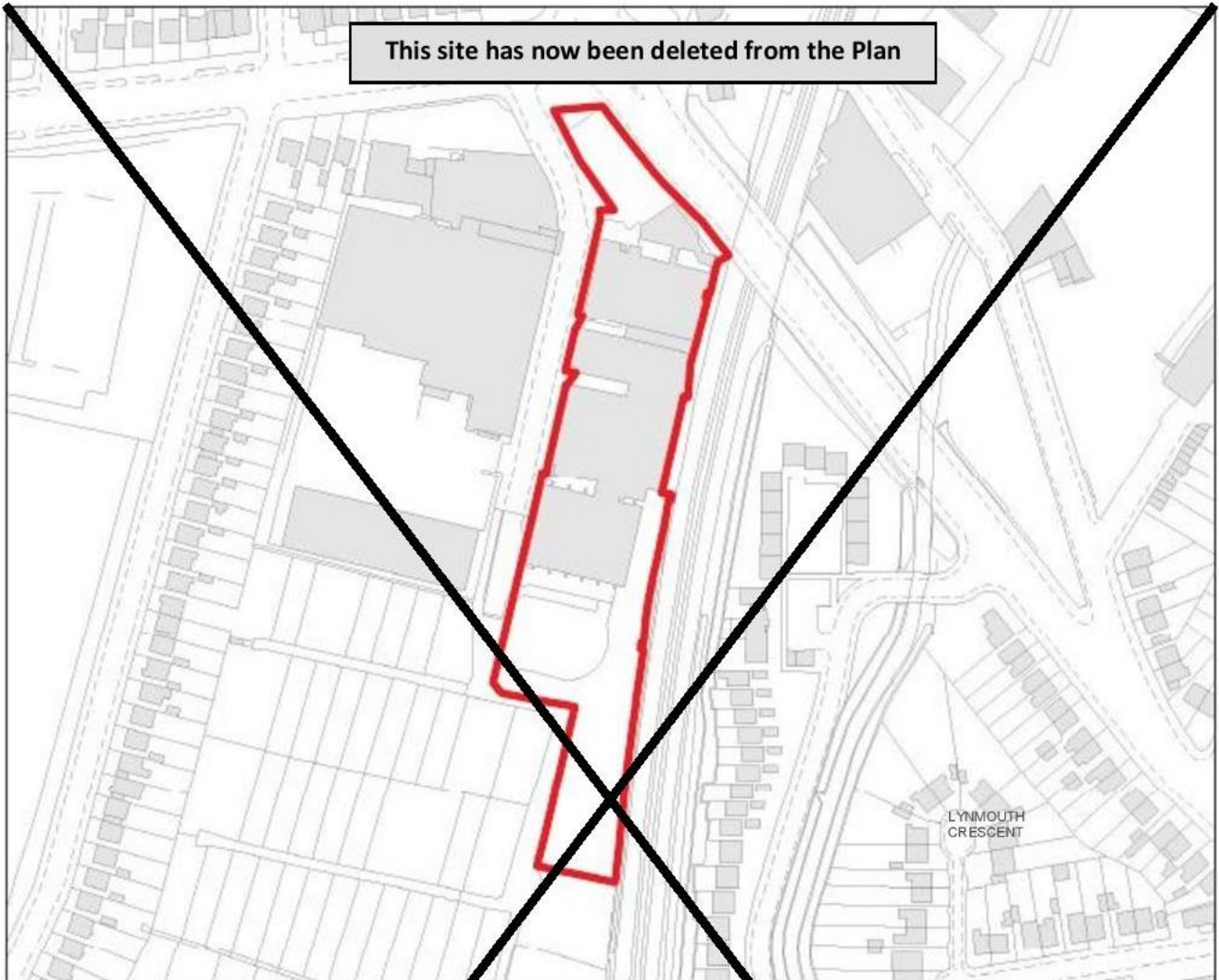
<p>Site Area (ha): 0.55</p>	<p>Proposed use: Residential use (C3, predominantly family housing).</p>
<p>Ward: Leen Valley</p>	<p>Development principles:</p>
<p>Address: Bobbers Mill Bridge</p>	<p>The site is within areas of medium and high flood risk. Any planning application should be accompanied by a site specific Flood Risk Assessment. An holistic approach to flood risk management, flood plain compensation and mitigation is required with other sites in the Bobbers Mill area with close involvement of the Local Authority and Environment Agency. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - requires prior notification but not considered a barrier to development. Within an Archaeological Constraints Area and this should be considered early on in the development process. Opportunities to improve walking and cycling links through the site should be explored along side opportunities for habitat enhancement.</p>
<p>Current use: Employment</p>	

PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate



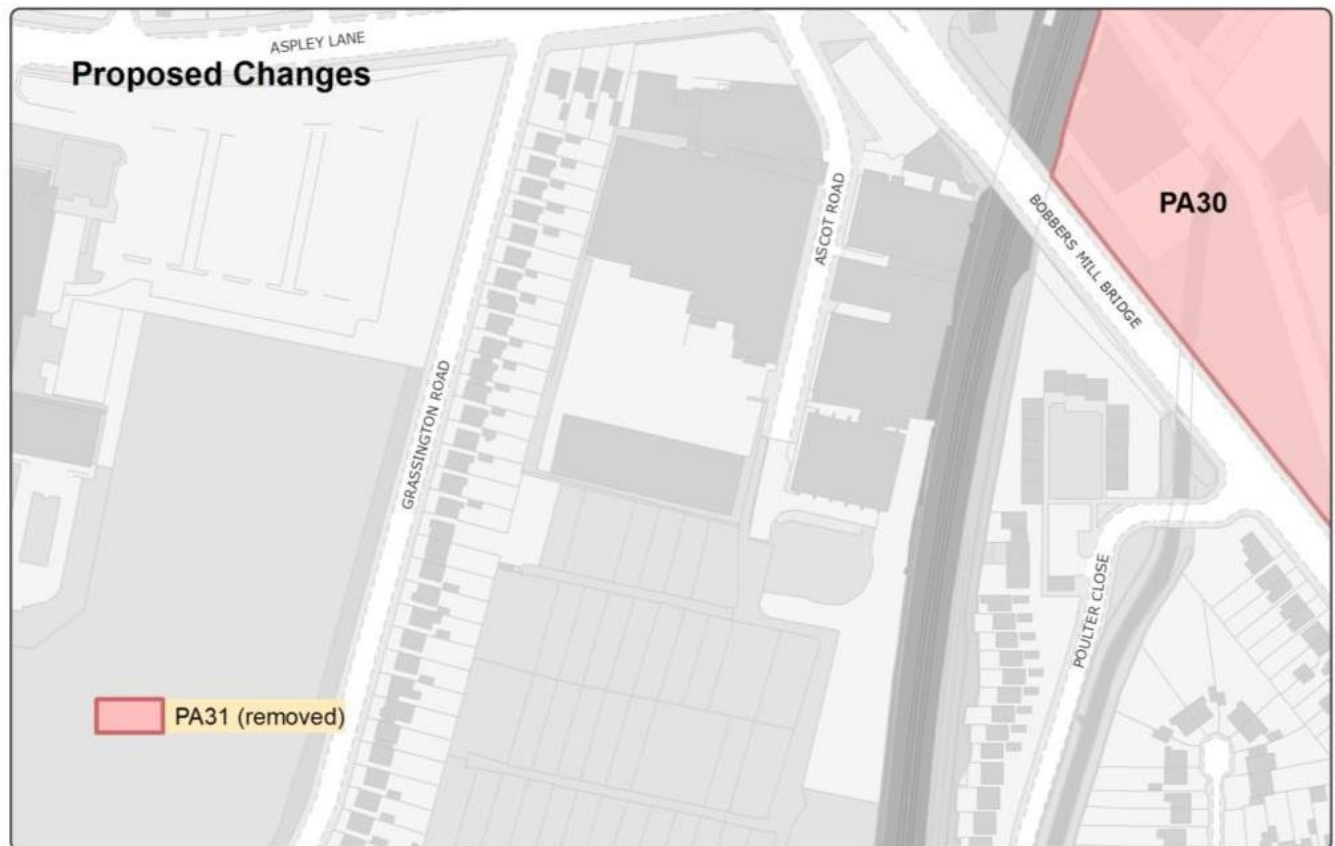
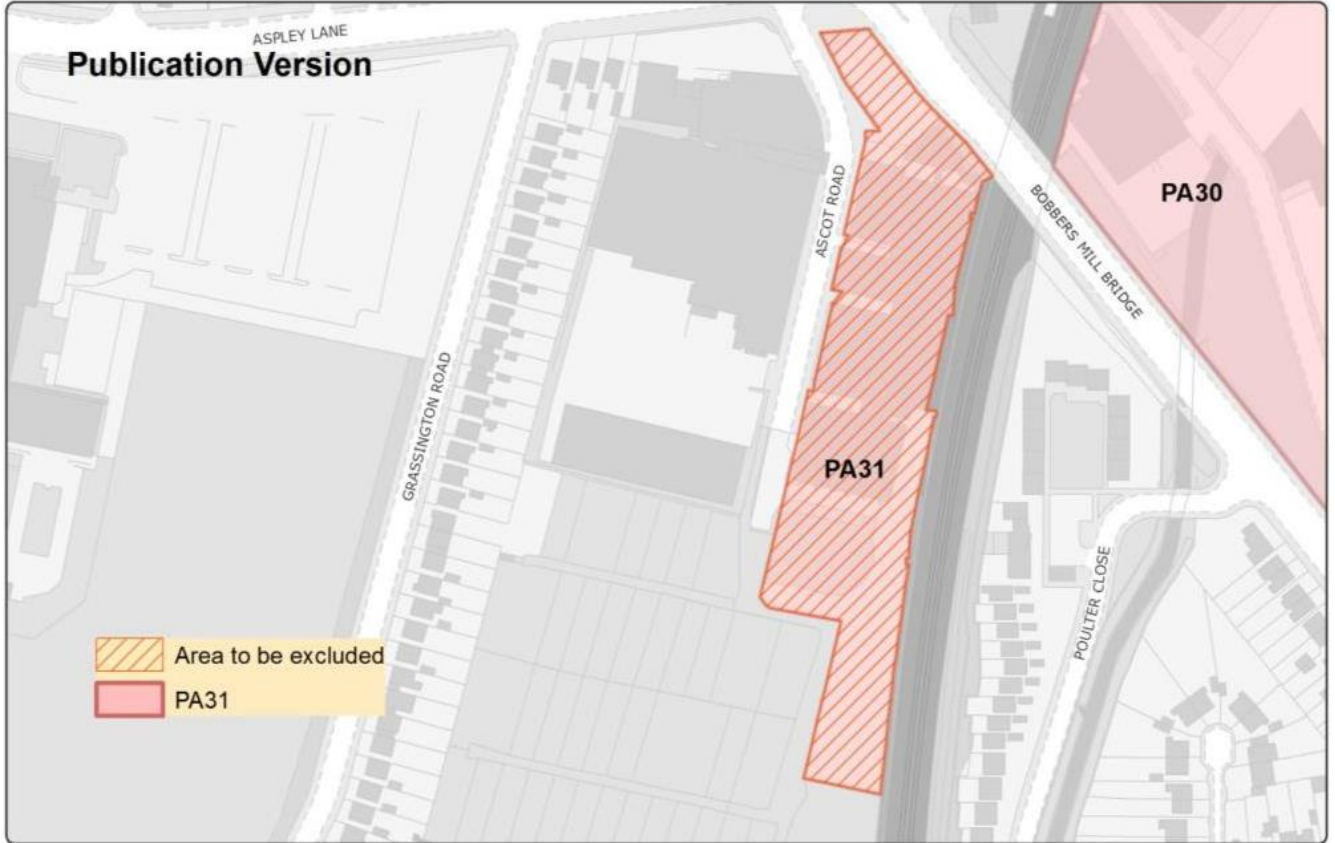
<p>Site Area (ha): 4.26</p>	<p>Proposed use: Residential (C3, predominantly family housing), employment (B1).</p>
<p>Ward: Leen Valley</p>	<p>Development principles:</p>
<p>Address: Bobbers Mill Bridge</p>	<p>Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. There are opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation measures. Layout should have regard to potential need for an easement adjacent to the River Leen. Part of the site is within an Archaeological Constraints Area and this should be considered early on in the development process. Within a Mineral Safeguarding Area - prior notification required but this is not anticipated to be a barrier to development.</p>
<p>Current use: Employment</p>	

PA31 Ascot Road – Speedo

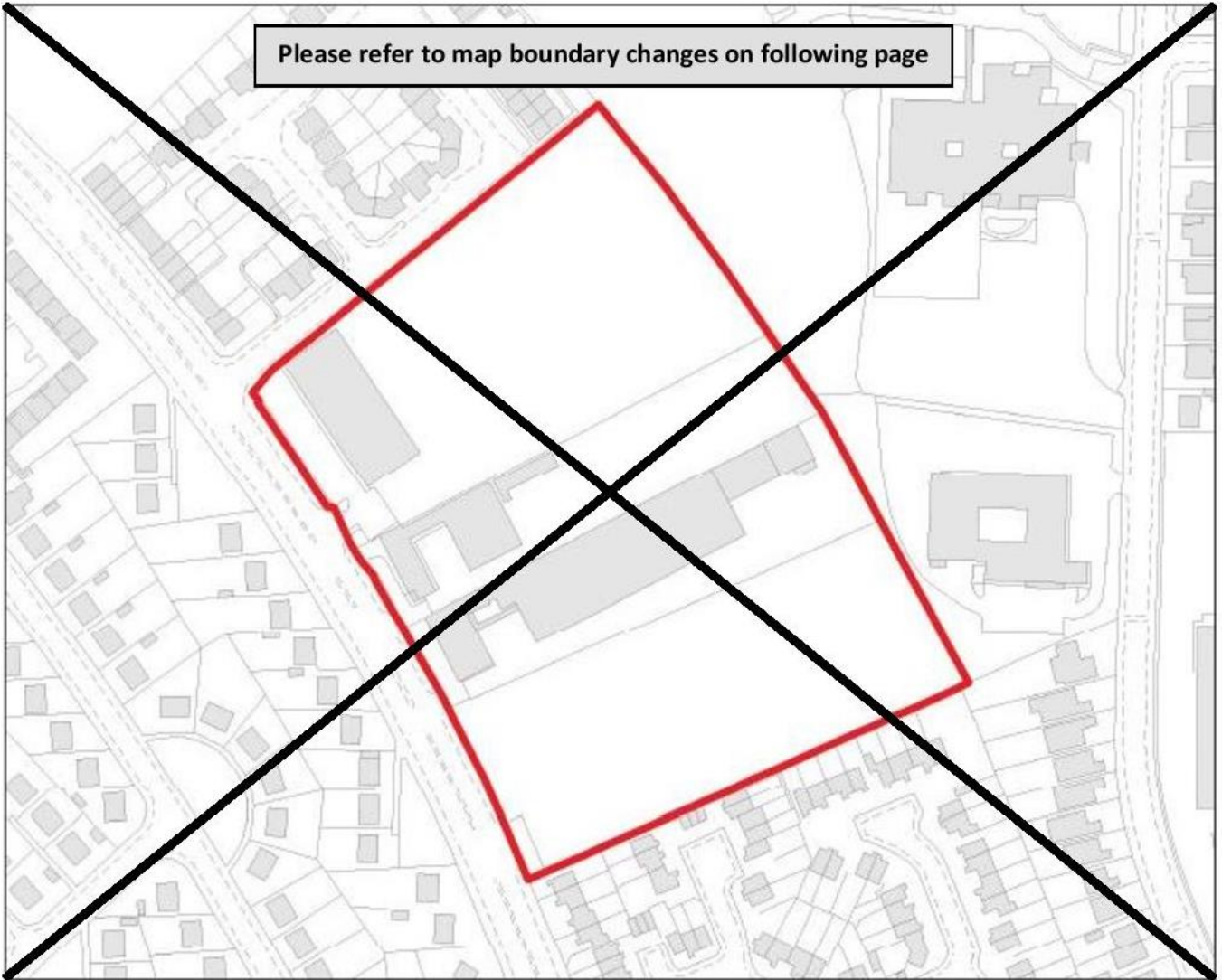


<p>Site Area (ha): 1.02</p> <p>Ward: Leen Valley</p> <p>Address: Ascot Road</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: The River Leen is in close proximity to the site and a green corridor along the railway line borders the site to the east. Where possible, the opportunity should be taken to link into this green corridor and create new green infrastructure on site. This site is in an area of high flood risk and development proposals for the site will need to be informed by a site specific Flood Risk Assessment. Within Minerals Safeguarding Area – prior notification required but not considered a barrier to development.</p>
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PA31 Ascot Road - Speedo - Allocation Deletion

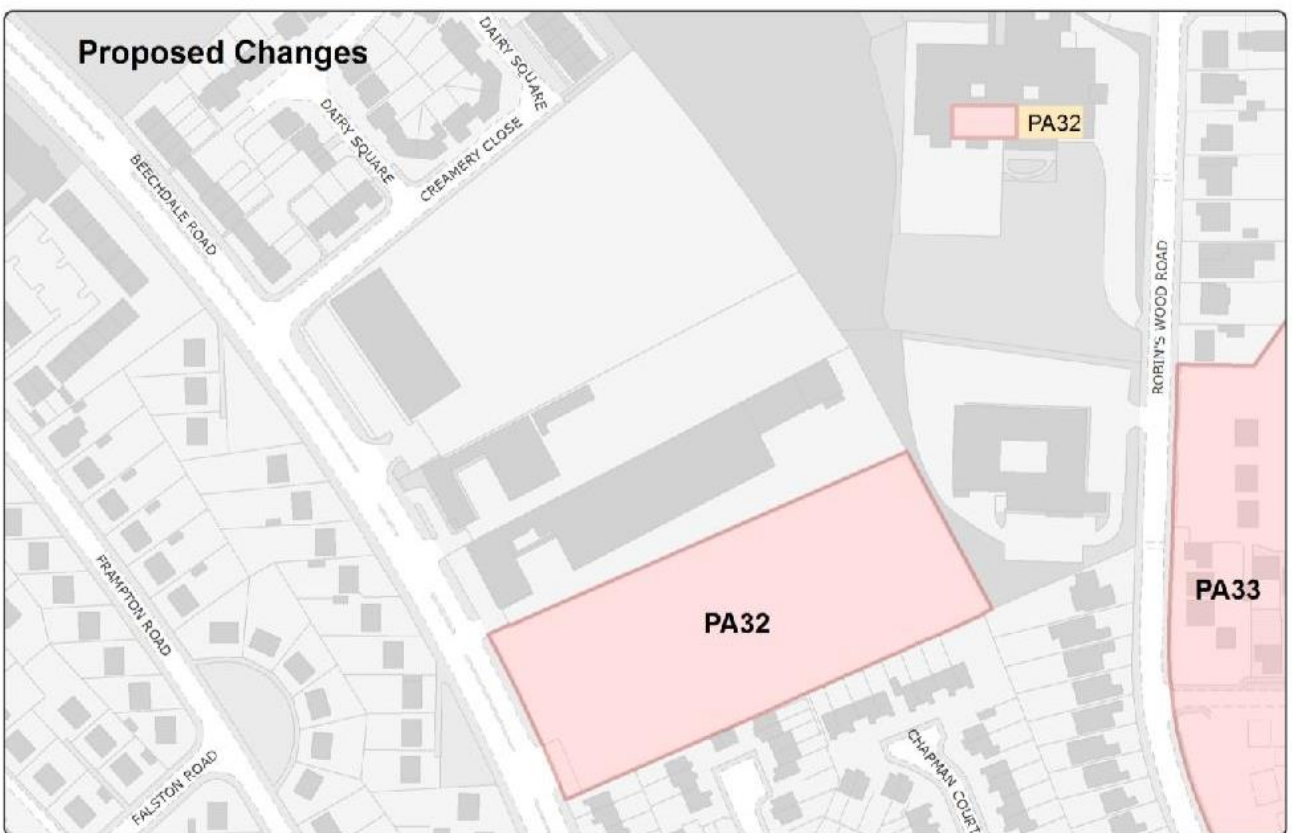
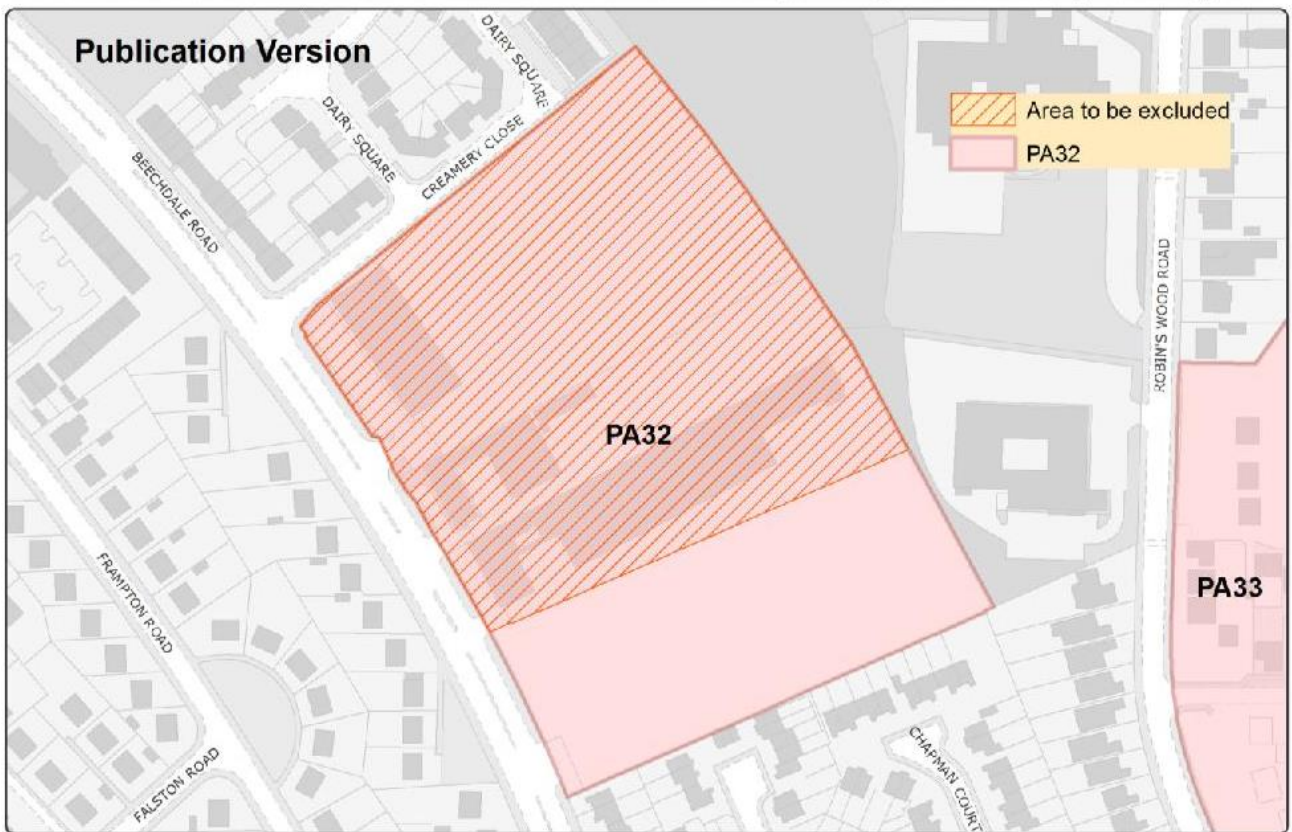


PA32 Beechdale Road - South of Former Co-op Dairy

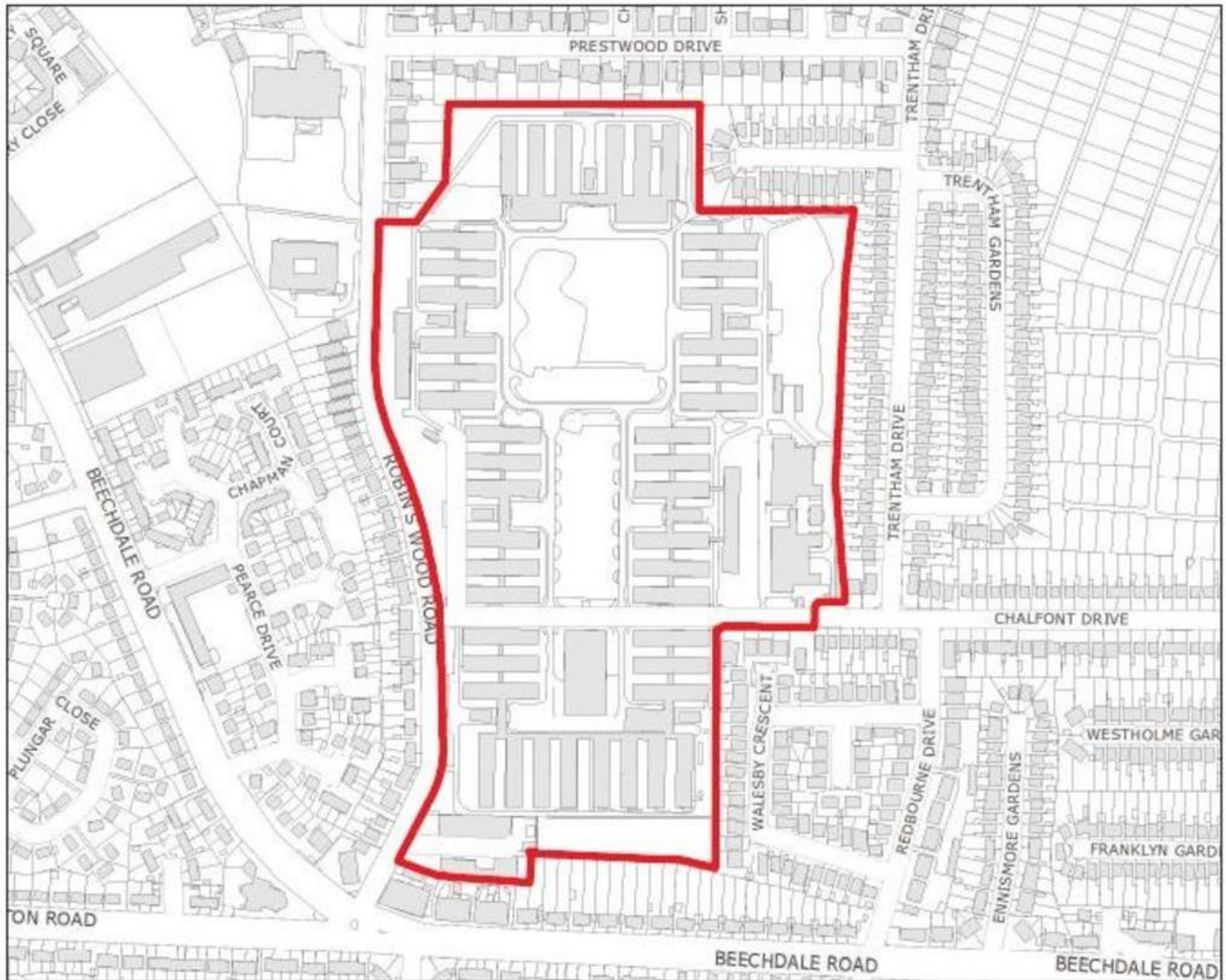


<p>Site Area (ha): 0.943-1.3</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Development proposals should ascertain the alignment of a culverted ordinary watercourse beneath the site and maximise opportunities for the creation of a green corridor through the site. This may have potential to link to the Robin's Wood LWS which abuts the site to the east. Development proposals should consider potential contamination from the existing Waste Transfer Station. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered barrier to development. </p>
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PA32 Beechdale Road - South of Former Co-op Dairy - Boundary Changes

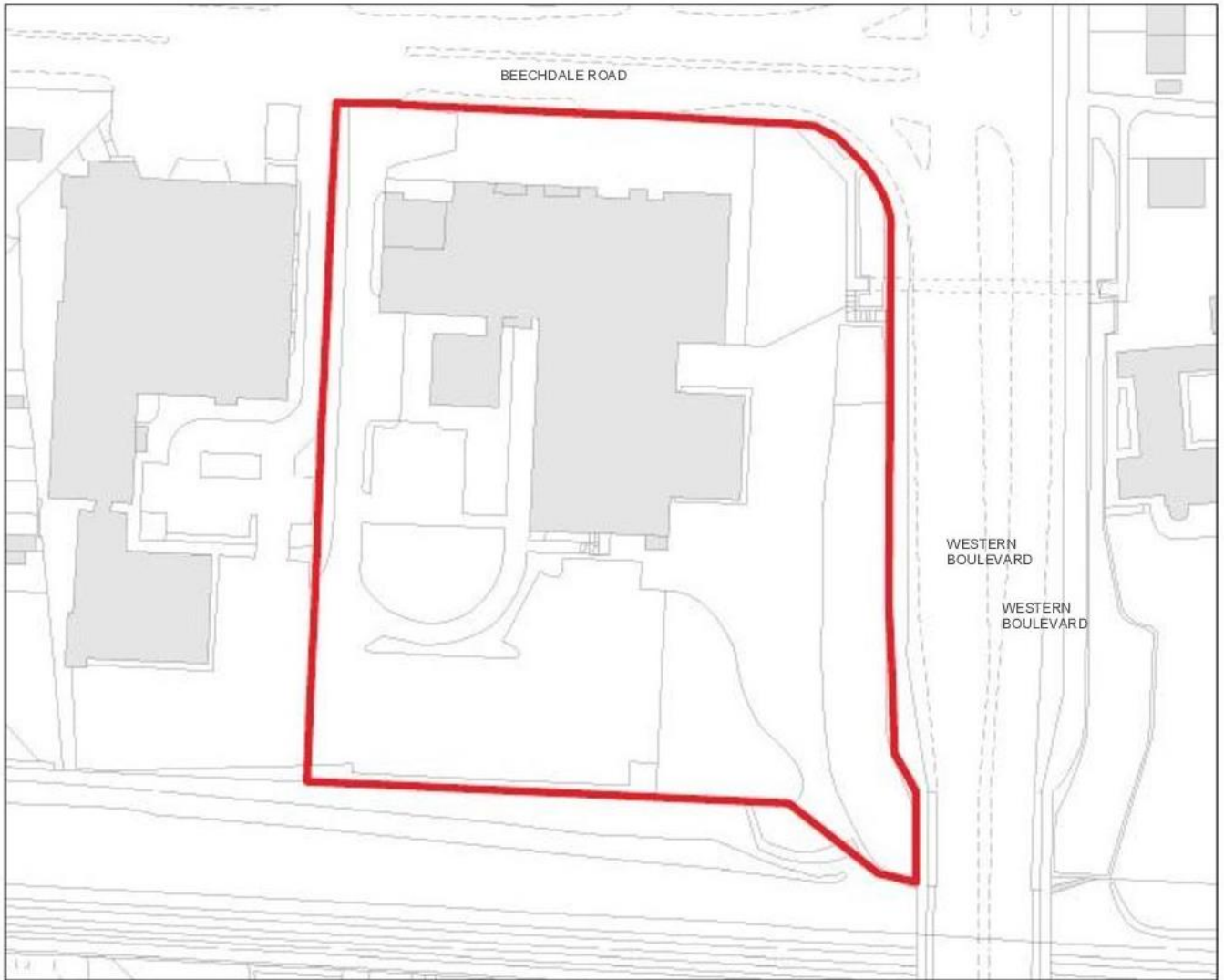


PA33 Chalfont Drive - Former Government Buildings



<p>Site Area (ha): 13.75</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p>
<p>Ward: Leen Valley</p>	<p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. An overall masterplan for development on the site should be agreed with Nottingham City Council. There is existing open space on the site - this should be retained and enhanced with opportunities for additional open space provision within the site. The Grade II Listed historic building on the site should be retained and its setting enhanced. Access from the site should be gained from Robin's Wood Road and / or Chalfont Drive. Within Minerals Safeguarding Area - requires consideration prior to development but not considered a barrier to development. There is small area of coal mining legacy within the site.</p>
<p>Address: Robin's Wood Road</p>	
<p>Current use: Employment</p>	

PA34 Beechdale Road - Former Beechdale Baths



<p>Site Area (ha): 1.36</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Leisure</p>	<p>Proposed use: Convenience retail store (A1), <u>with scope for</u> residential (C3).</p> <p>Development principles: Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed retail and residential scheme come forward, development should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded.</p>
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