

## **AREA 5 BERRIDGE & SHERWOOD COMMITTEE 27 SEPTEMBER 2017**

<b>Title of paper:</b>	Local Plan Part 2: Land and Planning Policies Document – Revised Publication Version	
<b>Director(s)/ Corporate Director(s):</b>	Paul Seddon – Chief Planner David Bishop – Deputy Chief Executive/Corporate Director Development & Growth	<b>Wards affected:</b> Berridge & Sherwood
<b>Report author(s) and contact details:</b>	Matthew Grant Senior Planner (Policy), Planning Policy & Research, (0115) 876 2561 <a href="mailto:matthew.grant@nottinghamcity.gov.uk">matthew.grant@nottinghamcity.gov.uk</a>	
<b>Other colleagues who have provided input:</b>	Matt Gregory, Policy and Research Manager, (0115) 876 3981 <a href="mailto:matt.gregory@nottinghamcity.gov.uk">matt.gregory@nottinghamcity.gov.uk</a>	
<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 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"/>
<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>A Revised Publication version of the Land and Planning Policies Document will be published for a six week period between 29 September to 10 November 2017 to allow for 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 been published alongside the Revised Publication Land and Planning Policies Document.</p>		

Recommendation(s):	
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 10 November 2017.

## 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](http://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 – Summary of Changes**

<b>PA13 Edwards Lane – Former Haywood School Site</b>	Sherwood
Has been deleted due to development being substantially complete.	
<b>PA19 Lortas Road</b>	Berridge
Slight amendment to the number of houses anticipated to be built on the site from 34 to 35.	
<b>PA20 Haydn Road/Hucknall Road - Severn Trent Water Depot</b>	Berridge
Amendment to the number of houses anticipated to be built on the site from 60 to 70.	
<b>PA21 Mansfield Road - Sherwood Library</b>	Sherwood
Amended to include desire to replace the current library within any redevelopment scheme.	

## **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**

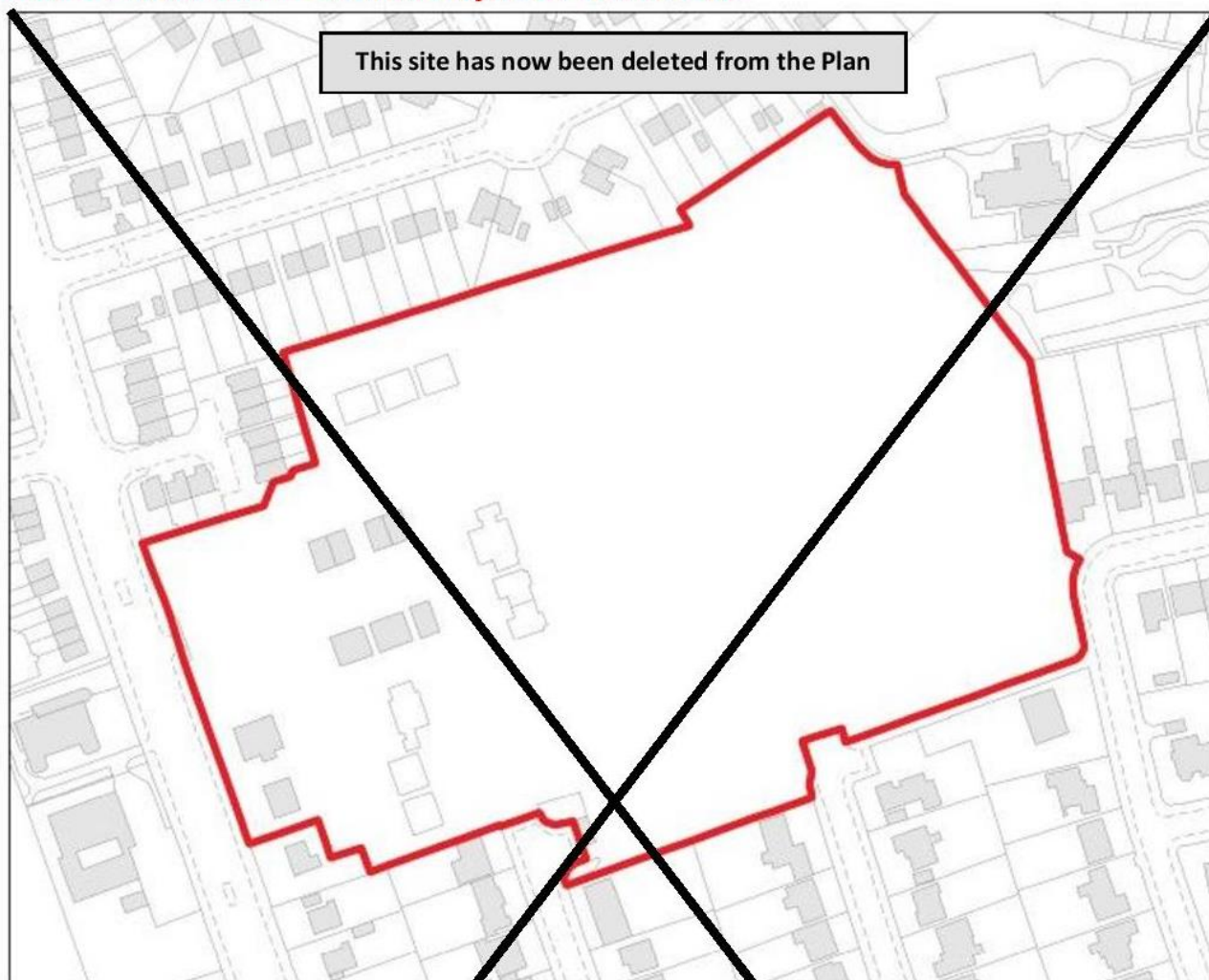
- 8.1 Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Revised Publication Version, September 2017. (Shows the proposed changes as track changes to the original Publication Version, January 2016).
- 8.2 Schedule of Changes to the Nottingham City Land and Planning 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.

## PA13 Edwards Lane – Former Haywood School Site



**Site Area (ha):**  
3.34

**Ward:**  
Sherwood

**Address:**  
Edwards Lane

**Current use:**  
Former school

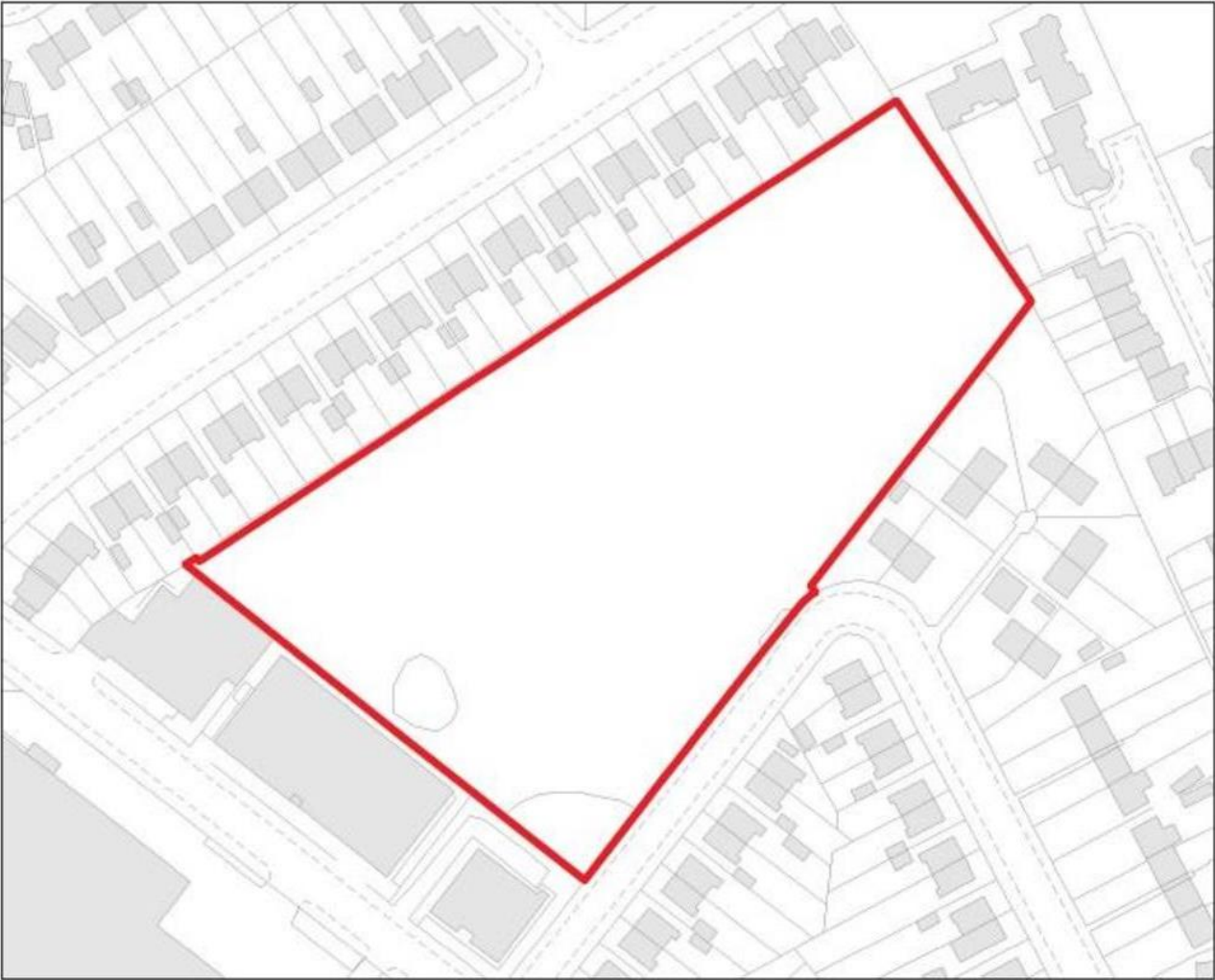
**Proposed use:**  
Residential (C3, predominantly family housing);

**Development principles:**

Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. New public open space is required to serve the development and should be located to the east of the site (where grass banks currently exist) adjoining Leen Valley open space. A green link should be provided connecting Edwards Lane to the recreation ground, incorporating new pedestrian/cycle access, in addition to a link between Bedale Road/Arndale Road and Alderton Road. Existing mature trees and perimeter planting should be retained and enhanced. Access should be provided from Edwards Lane. Within Mineral Safeguarding Area – prior consultation required.



PA19 Lortas Road

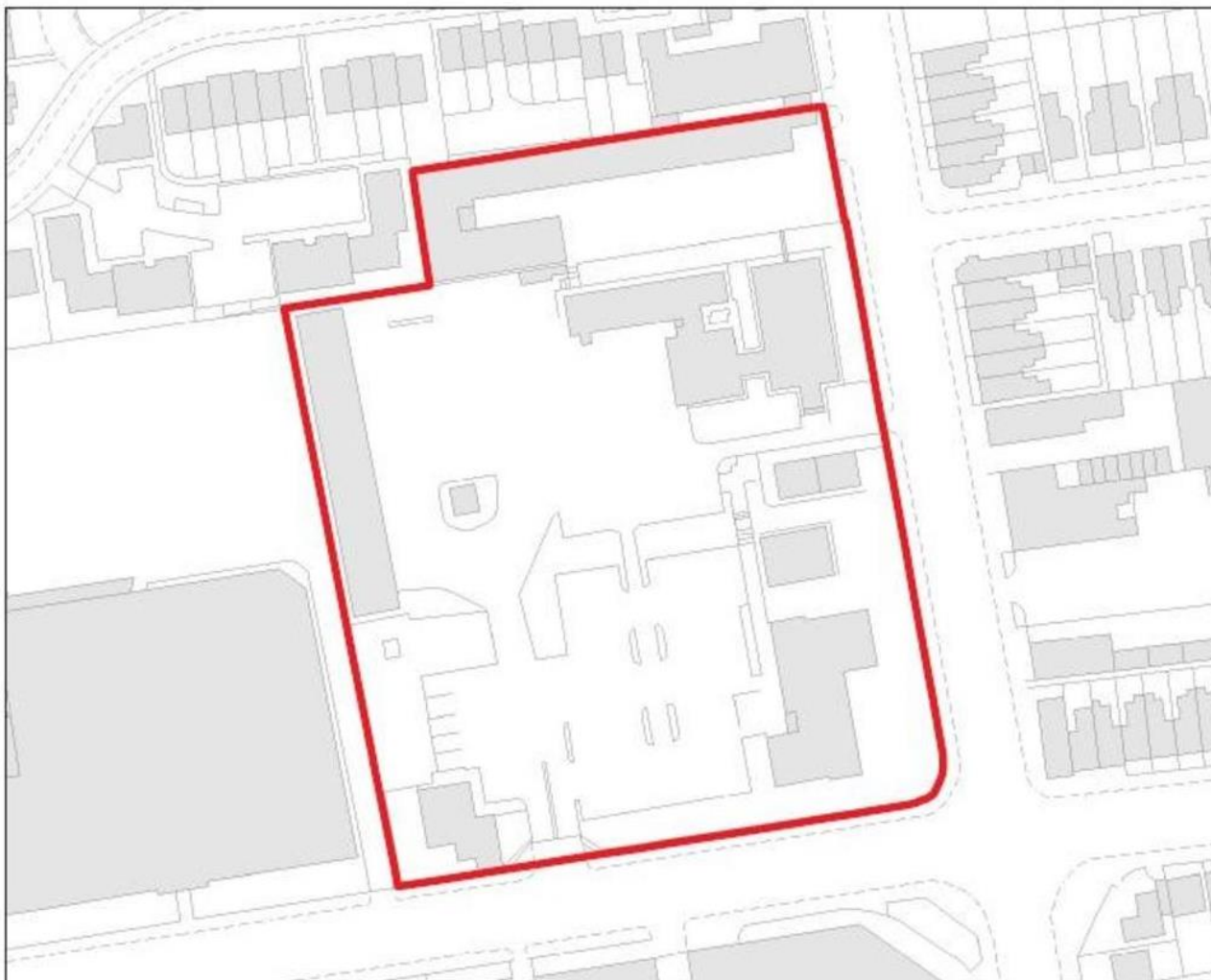


<b>Site Area (ha):</b> 1.38	<b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of on site open space.
<b>Ward:</b> Berridge	<b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include on site public open space which is overlooked, secure and well integrated. <del>Protected</del> <b>Notable</b> species ( <del>badgers</del> ) may be on site, full protected species and Phase 1 survey required and, if required, mitigation measures to avoid adverse impacts. Located within Mineral Safeguarding Area and Hazardous Installations Consultation Zone – requires prior consultation.
<b>Address:</b> Lortas Road	
<b>Current use:</b> Open space	





## PA20 Haydn Road/Hucknall Road - Severn Trent Water Depot



<b>Site Area (ha):</b> 1.53	<b>Proposed use:</b> Residential (C3, predominantly family housing) and employment (B1).
<b>Ward:</b> Berridge	
<b>Address:</b> Hucknall Road	<b>Development principles:</b> The site is located in a mixed residential and employment area. Layout and boundary treatments should be carefully considered to ensure proposed development is compatible with adjacent uses. 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 consultation required.
<b>Current use:</b> Employment	

## PA21 Mansfield Road - Sherwood Library



**Site Area (ha):**  
0.58

**Ward:**  
Sherwood

**Address:**  
Mansfield Road

**Current use:**  
Retail,  
Community, Car  
Park

**Proposed use:**

Retail (A1), residential (C3), office (B1) community facility [library](#) (D1). There is a desire to accommodate the existing library on this site as part of any redevelopment proposal.

**Development principles:**

Development should provide an active frontage to enhance the District Centre. ~~Potential to retain the car park as part of development proposals.~~ Adequate parking should be ensured as part of development proposals. There is a desire to accommodate the existing library service on this site as part of any redevelopment proposal. 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 consultation required.