

EXECUTIVE BOARD – 18 JUNE 2019

Subject:	Waterside Supplementary Planning Document (SPD)
Corporate Director(s)/Director(s):	Chris Henning, Corporate Director of Development and Growth Paul Seddon, Director of Planning and Regeneration
Portfolio Holder(s):	Councillor Linda Woodings, Portfolio Holder for Planning, Housing and Heritage
Report author and contact details:	Kate Perrey, Planning Officer (0115) 876 3964 kate.perrey@nottinghamcity.gov.uk
Subject to call-in:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Key Decision:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Criteria for Key Decision:	
(a)	<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
and/or	
(b)	Significant impact on communities living or working in two or more wards in the City <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of expenditure:	<input type="checkbox"/> Revenue <input type="checkbox"/> Capital
Total value of the decision:	Nil
Wards affected:	Bridge, Dales
Date of consultation with Portfolio Holder(s):	18 April 2019
Relevant Council Plan Key Theme:	
Strategic Regeneration and Development	<input checked="" type="checkbox"/>
Schools	<input checked="" 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):	
<p>The Waterside Supplementary Planning Document (SPD) will provide guidance on the development of the Waterside. It will be supplementary to the adopted Local Plan Part 1: Nottingham City Core Strategy (2014) and is based on saved Local Plan policies. The SPD references policies in the emerging Local Plan Part 2: Land and Planning Policies document, which will carry more weight when it is adopted (currently anticipated to be November 2019).</p> <p>Once adopted, this SPD will be a material consideration in planning decisions relating to the Waterside, and will assist in ensuring development there will meet the City Council's aspirations.</p>	
Exempt information:	None
Recommendation(s):	
1	To adopt the Waterside Supplementary Planning Document (SPD) appended to this report.
2	To delegate authority to the Director of Planning and Regeneration to approve any minor changes (e.g. typographical and grammatical) required to the final Supplementary Planning Document prior to adoption.

1 REASONS FOR RECOMMENDATIONS

- 1.1 Adopting the Waterside Supplementary Planning Document (SPD) will help to ensure that development delivered in the Waterside meets the Council's aspirations for the area in terms of nature and disposition of uses and phases of development. It will allow these aspirations to be material considerations in any applications coming forward and also facilitate any necessary negotiations with developers and landowners.

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 statutory development plan.
- 2.2 Located to the south-east of the city centre, and to the north of the River Trent, the SPD covers approximately 27 hectares. Waterside has been a long-standing regeneration ambition for the City. There is a need for intervention across the SPD area to ensure new development is integrated, well planned and that essential social infrastructure is provided.
- 2.3 The SPD includes a vision for the development of Waterside, and provides the national and local planning policy context. It includes appropriate uses, layout, public realm and transport requirements.
- 2.4 The SPD seeks early regeneration and accelerated development, leading to;
- High quality new homes with an emphasis on family housing
 - A new primary school
 - A new Riverside Path
 - New facilities to complement the residential development
 - New streets and routes
 - New high quality open space and public realm
 - Provision of parking appropriate to the scale, layout and design of new development
 - Green infrastructure
- 2.5 The Executive Board authorised the publishing of the SPD for a period of consultation at its meeting of 16 October 2018. Accordingly, consultation took place with interested parties and commenced on Friday 5 November 2018. The initial 6-week period was then extended for a further period, up until 25 January 2019. Comments were received from 31 interested parties (made up of 14 residents/tenants/owners, 15 organisations/local interest groups and 2 businesses). Comments received suggested additions to strengthen the SPD in relation to open space, biodiversity and transport and connectivity, as well as concerns around the relocation of the waste facility. There was support for a potential additional river crossing, in particular for Option B, as shown on the plan in the SPD.

- 2.6 All comments have been considered and some changes to the SPD are proposed as a result. 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.
- 2.7 Having undergone consultation, and having considered all the consultation responses, the Waterside SPD is now recommended for adoption so as to form a material consideration in planning decisions.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not producing or supporting the SPD. However, this would not allow the Council's aspirations for the Waterside to be met.

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

- 4.1 There are no direct financial implications of approving the adoption of the Waterside SPD. Approval of the SPD is approval for the vision for the development of Waterside and provides the national and local planning policy context only. It does not approve additional development or the use of any funding for this purpose.

Susan Tytherleigh, Strategic Finance – 30 April 2019

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, SPDs add more detail and site specific development guidance to Local Plan policies and are capable of being a material consideration in planning decisions. SPDs are subject to statutory requirements governing both their content and the procedure to be followed before they can be adopted which appear to have been followed in this case. Adoption of the SPD is an Executive Function and within the Board's power.

Ann Barrett, Legal Services – 30 April 2019

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

The City Council is a major landowner in this area and the objectives of the SPD to bring about early regeneration and accelerated development are supported by Property.

Rod Martin, Strategic Assets and Property – 3 May 2019

7 SOCIAL VALUE CONSIDERATIONS

- 7.1 Not applicable.

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

An EIA is not required because:

(Please explain why an EIA is not necessary)

Yes

Waterside EqIA is part of the EqIA for the Local Plan Part 2 (Land and Planning Policies document) and can be viewed at:

<https://www.nottinghamcity.gov.uk/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/lapp-local-plan-part-2-examination/examination-library/core-documents/> (see document ref LAPP-CD-REG-11, p29 and p84-86)

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 Nottingham City Land and Planning Policies Development Plan Document,(Local Plan Part 2) Submission Version, March 2018.

11.2 Greater Nottingham, Broxtowe Borough, Gedling Borough, Nottingham City Aligned Core Strategies (Part 1 Local Plan) September 2014.