

# Greater Nottingham

## Broxtowe Borough, Gedling Borough and Nottingham City



# Aligned Core Strategies

Publication Version June 2012  
Proposed Changes February 2013





# Guide to this document

Broxtowe Borough Council, Gedling Borough Council and Nottingham City Council have been jointly preparing Aligned Core Strategies which cover their combined administrative areas and which set out a spatial strategy and key planning policies for development. This is the version of the Aligned Core Strategies which the Councils intend to submit to the Secretary of State for examination, later this year. The position in the other Greater Nottingham Councils is as follows:

- **Ashfield District Council** is preparing a Local Plan covering its administrative area and a preferred option is expected to be published in summer 2012.
- Due to timing issues, **Erewash Borough Council** are preparing a separate Core Strategy covering their area which will be published shortly after this document. It has been prepared to be in full alignment with this document.
- **Rushcliffe Borough Council** has produced its own Core Strategy, due to the different methodology used in deriving housing provision. However the majority of policies within the Core Strategies are broadly similar and result in a high degree of alignment.

This draft of the Aligned Core Strategies, based on consultation and evidence, is considered to be 'sound' (see glossary) by the Councils. The Councils are therefore specifically asking whether you think the document is 'sound' or 'unsound' under the terms of the Planning Regulations, and if unsound why you think this is the case.

## Representations

The government has made it clear in the National Planning Policy Framework that 'Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is

essential'. This is in accordance with each Council's Statement of Community Involvement.

Following earlier, informal, stages of consultation on Issues and Options in 2009, an Option for Consultation in 2010 and on Housing Provision and Climate Change in 2011, this is your opportunity to make formal representations on the Aligned Core Strategies. This formal period for making representations will last six weeks and will run from **11 June to 23 July 2012**. Following this period for representations and assuming no major changes are necessary, the Councils intend to submit the document to the Secretary of State in **Autumn 2012**.

Earlier versions of this plan have been subject to wide ranging consultation in order to ensure that all views are fully considered. Consultation has taken place with three designated consultation bodies (Environment Agency, English Heritage and Natural England), other statutory consultation bodies, stakeholders and other interested bodies, groups and individuals in line with each Council's Statement of Community Involvement and this includes anyone who has asked to be kept informed about the preparation of the Council's Local Plans.

In addition, the Councils will be publicising the availability of this document in a variety of ways to try to involve the general public. If you are aware of any individual or organisation who may wish to be informed then please provide details.

## How to Make Representations on the Aligned Core Strategies

If you would like to make formal representations on the Aligned Core Strategies we strongly encourage you to submit them online at the Councils' websites or alternatively fill in a response form and return it to your local authority

listed below. As this is not a formal 'Joint' Core Strategy (see paragraph 1.1.10) please make your representations to the Council to which they relate. If your representations cover more than one administrative area then you are advised to submit these comments to each relevant Council.

If you prefer to make your representation in writing please make sure that you state clearly which part of the Aligned Core Strategies you are referring to (i.e. the policy, paragraph, plan or table number) and whether you think the plan is sound or not. If you think the plan is unsound please also make sure that you explain what you think should be changed and why.

The results from earlier consultation stages can be found in the Councils' Report of Consultations and these are available for you to view on the Councils' websites or at the Councils' offices.

## **Further Details and Background Information**

If you would like to know more about the background to the Aligned Core Strategies, you can view all the supporting documents and evidence on the Councils' websites or use the contact details below. Copies can also be viewed at your local council office during normal opening hours. In addition, reference copies of the Aligned Core Strategies have been placed in main libraries – please check for local opening hours. If you would like to purchase a copy of the Aligned Core Strategies, this costs £20 excluding postage.

## **Next Steps Following the Publication Draft**

All representations received during this representation period will be carefully considered by the Councils. They will be used to inform any changes prior to the submission of the Core Strategies to the Secretary of State. If only minor

changes are considered necessary, the Aligned Core Strategies will be submitted to Secretary of State in Autumn 2012. If it is considered that significant changes to the Aligned Core Strategies are required to ensure it is 'sound', a further Publication Draft will be prepared and published for representations prior to it being submitted for examination. Whilst all views have been taken into account, it has not been possible to meet everyone's wishes and aspirations. Difficult choices have had to be made to arrive at a strategy which meets all the needs of the area. In order to let you know how the Councils have responded to your comments, a further report outlining the nature of the representations made on this document will be issued.

Once the Aligned Core Strategies have been submitted, the Planning Inspectorate will organise an examination or examinations (which will be open to the public). Subject to submission dates, it will be for the Planning Inspectorate to decide how to undertake the examination. This may include a joint examination with the Erewash Core Strategy and/or the Rushcliffe Core Strategy, given the close alignment of the majority of the policies, and the cross boundary issues. The independent Inspector will test both the legal compliance and the soundness of the Core Strategies. People who made representations will have a right to take part, should they wish. However, the Inspector may identify the matters to be considered. Written representations carry equal weight and will also be considered by the Inspector.

The Inspector will then prepare report(s) on the Aligned Core Strategies, which whilst no longer binding on the Councils, will require clear and reasoned justification for not accepting any recommendations. If the Inspector finds the Aligned Core Strategies 'sound', then the Councils will make any appropriate changes and they will then be formally adopted.

The timetable for the Aligned Core Strategies is set out below:

June 2009	Issues and Options consultation
February 2010	Option for Consultation
July 2011	Housing Provision Position Paper & Policy 1: Climate Change consultations
June 2012	Publication Draft
February 2013	Submission document Council approvals (Gedling & Nottingham)
18 February 2013	Broxtowe consultation start on additional strategic location for growth)
3 April 2013	Close of consultation
April 2013	Consideration of submissions
May 2013	Submission document approval (Broxtowe)/submission (all three Councils
July 2013	Pre hearing
September 2013	Hearing sessions commencing
Autumn 2013	Expected delivery of Inspector's report
Winter 2013/14	Adoption

### Alternative Formats

All documentation can be made available in alternative formats or languages on request.

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# Working in Partnership to Plan for Greater Nottingham



## 1 Introduction

### 1.1 Working in Partnership to Plan for Greater Nottingham

**1.1.1** Greater Nottingham is made up of the administrative areas Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils, and the Hucknall part of Ashfield Council. These authorities, with the support of Derbyshire and Nottinghamshire County Council, have been working together to produce an aligned set of policies and principles on how the city region can develop over the next 15 years.

**1.1.2** Previously, 5 authorities<sup>1</sup> had been working to produce Aligned Core Strategies. However, following the election of the coalition government and their decision to abolish Regional Strategies, including the East Midlands Regional Plan, all the authorities have re-examined how they will meet their housing requirements and progress their Local Development Frameworks.

**1.1.3** Broxtowe, Erewash, Gedling and Nottingham City Councils have concluded that the housing provision, as proposed through the Regional Plan, is supported by available evidence, and remains the appropriate level of housing provision to plan for. Broxtowe, Gedling and Nottingham City have therefore prepared this new aligned and consistent planning strategy for their part of Greater Nottingham which is referred to throughout this document as the plan area, and is shown on Map 1.1. Erewash is unable to publish its Core Strategy at the same time as the other Councils and as a result is proposing to publish a separate Core Strategy slightly later in the Summer.

**1.1.4** Erewash's policy numbering remains the same as the Aligned Core Strategies apart from Policy 5 which is omitted from their Core Strategy (as this does not directly relate to Erewash). Minor amendments to the Erewash policies have also been made to make them more locally specific but are still in full alignment and have a consistent approach to housing provision.

**1.1.5** Rushcliffe Borough Council is taking a different approach to determining housing figures for their Borough, and as a result they have produced their own Core Strategy. At the same time, all the Councils have continued to work together to ensure that planning policies of the Core Strategies are consistent across Greater Nottingham. Apart from the approach to housing numbers, this partnership working has resulted in a high degree of alignment between the Core Strategies. The following table sets out all the policies of these Aligned Core Strategies and whether they continue to have strong alignment between Rushcliffe's Core Strategy;

<sup>1</sup> As only part of Ashfield District Council falls within Greater Nottingham, the Council will be determining the appropriate level and distribution of development for the District and will be producing their own Local Plan in due course and the Aligned Core Strategies does not include Ashfield.

Aligned Core Strategies	Rushcliffe Core Strategy	
	Corresponding policy	Has this policy been significantly amended to be more locally distinctive?
Policy 1: Climate Change	Policy 1	No
Policy 2: Spatial Strategy	Policy 2	Yes
Policy 3: The Green Belt	Policy 3	No
Policy 4: Employment Provision and Economic Development	Policy 4	Yes
Policy 5: Nottingham City Centre	Policy not included in Rushcliffe Core Strategy	
Policy 6: The Role of Town and Local Centres	Policy 5	Yes
Policy 7: Regeneration	Policy 6	Yes
Policy 8: Housing Size, Mix and Choice	Policy 7	No
Policy 9: Gypsies, Travellers and Travelling Showpeople	Policy 8	No
Policy 10: Design & Enhancing Local Identity	Policy 9	No
Policy 11: The Historic Environment	Policy 10	No
Policy 12: Local Services and Healthy Lifestyles	Policy 11	No
Policy 13: Culture, Sport and Tourism	Policy 12	No
Policy 14: Managing Travel Demand	Policy 13	No
Policy 15: Transport Infrastructure Priorities	Policy 14	No
Policy 16: Green Infrastructure, Parks and Open Space	Policy 15	No
Policy 17: Biodiversity	Policy 16	No
Policy 18: Infrastructure	Policy 17	No
Policy 19: Developer Contributions	Policy 18	No

**1.1.6** Broxtowe, Gedling and Nottingham City Councils will outline their approaches to the more detailed delivery of the Aligned Core Strategies in subsequent Development Plan Documents.

**1.1.7** The first public stage in preparing this document was the Issues and Options consultation, which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010 and later consultation in the summer of 2011 on a Housing Provision Position Paper and Policy 1: Climate Change. Responses to these earlier consultations have helped to shape the current version of the Aligned Core Strategies, which sets out how the Councils think their part of Greater Nottingham should develop over the period to 2028.

**1.1.8** This document consists of three main parts, Section 1 introduces the concept of Aligned Core Strategies, Section 2 looks at the character of the plan area, now and in the future, setting out a 'vision' of what the area will look like in 2028 if the strategy in the Aligned Core Strategies is implemented, together with Strategic Objectives that set out the key principles by which this vision will be achieved. Section 3 is the Delivery Strategy, including a set of policies and proposals, which together form a strategic and consistent policy approach to delivering the vision. The policies are grouped together in the following sections:

- Sustainable Growth
- Places for People
- Our Environment
- Making it Happen

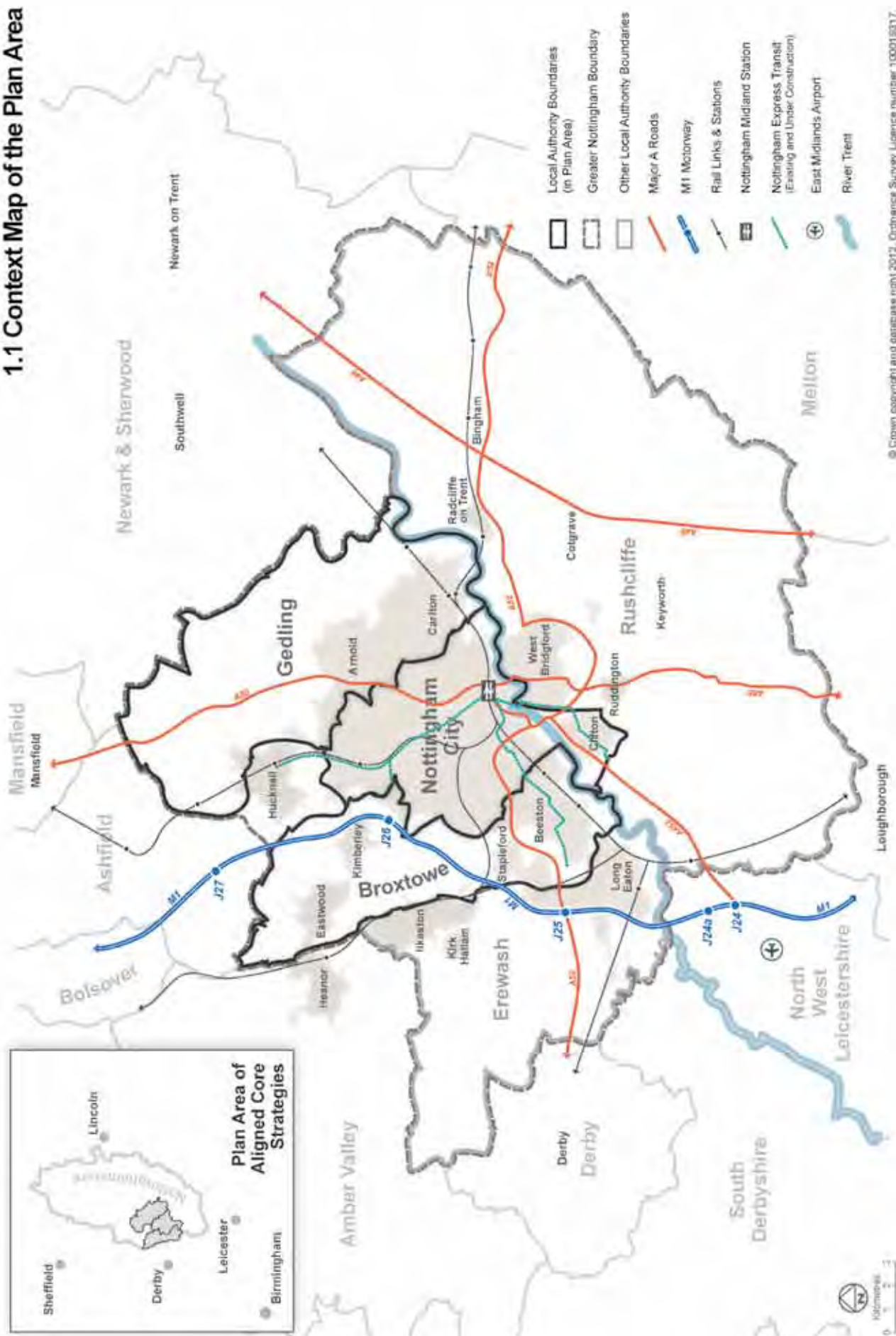
**1.1.9** The main proposals of the Aligned Core Strategies are illustrated on the Key Diagram, which can be found at the end of the document.

**1.1.10** The strategy is not a formal Joint Core Strategy, so decisions relating to it have been made separately by each Council, consequently the document is known as the Greater Nottingham Broxtowe, Gedling and Nottingham City Aligned Core Strategies. The Councils are advised by the Greater Nottingham Joint Planning Advisory Board, which is made up of the lead planning and transport councillors from each of the Councils. The Joint Board meets regularly, and has overseen the co-ordination of all the Core Strategies within Greater Nottingham including those for Erewash and Rushcliffe. The Board considered the Greater Nottingham Aligned Core Strategies at its meeting of 14 December 2011, which at the time included policies covering Erewash.

**1.1.11** Each of the Councils has their own Sustainable Community Strategy, which have been developed on behalf of their Local Strategic Partnerships (see glossary). A key of the Aligned Core Strategies is to help implement the spatial elements of those strategies, and so there is a close relationship between the two. More detail on Sustainable Community Strategies can be found in Section 2.



### 1.1 Context Map of the Plan Area





**1.1.12** The Aligned Core Strategies have taken into account the Government's East Midlands Regional Plan (2009), which is the Regional Strategy (RS). Although Regional Strategies are in the process of being abolished it is the Councils' view that the evidence base on which they rely is still relevant.

**1.1.13** The Regional Plan covers the period to 2026, and sets out the number of new homes which will have to be built in each Council area, together with guidance on how to provide for new jobs and work places, and a range of environmental matters. In addition, the government has published the National Planning Policy Framework which replaces Planning Policy Statements (PPSs); Planning Policy Guidance notes (PPGs) and some circulars. These factors have been taken into account in the development of the Aligned Core Strategies.

**1.1.14** The Aligned Core Strategies include policies and guidance on how the anticipated level of development can occur in a sustainable way, with all the infrastructure, parks and open space, community facilities and so forth that people need in their daily lives. The Strategies also describe in broad terms where the new homes, jobs and infrastructure will go; how development will be made to be as sustainable as possible; how the growth will benefit our existing communities whilst recognising what is special about the area. This includes the historic environment, the culture and heritage, the local distinctiveness between the City Centre, the inner and outer suburbs, the town centres, and the more rural settlements and villages, together with the countryside that surrounds them. Where relevant it is also makes reference to the Sub Regional Centres of Hucknall (in Ashfield District) and Ilkeston (in Erewash Borough).

**1.1.15** In producing the Aligned Core Strategies, the Greater Nottingham Councils have used an extensive evidence base. In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various documents. The evidence base which underpins the Aligned Core Strategies includes:

- Local Authorities Sustainable Community Strategies
- Greater Nottingham Strategic Flood Risk Assessment, 2008
- Appraisal of Sustainable Urban Extensions Study, 2008
- Sustainable Locations for Growth Study, February 2010.
- Annual Greater Nottingham Strategic Housing Land Availability Assessment
- Nottingham Core HMA Strategic Housing Market Needs Assessment Update 2009
- Housing Background Paper, 2012
- Greater Nottingham Household Projections Paper, 2012
- Nottingham - Derby Green Belt Review, 2006
- Nottingham City Region Employment Land Study (NCRELS), 2007
- Office and Employment Provision Background Paper, 2012
- Nottingham City Region Employment Land Study (NCRELS), Update Report, 2009
- The Greater Nottingham Retail Study, 2007
- Greater Nottingham Retail Background Paper, 2012
- Nottingham Core Affordable Housing Viability Study, 2009
- Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire, 2007
- Nottingham Local Transport Plan, 2011
- Nottinghamshire Local Transport Plan, 2011
- Derbyshire Local Transport Plan, 2011
- Landscape Character Assessment for Greater Nottingham, 2009

- Derbyshire Landscape Character Assessment, 2003
- 3 Cities Green Infrastructure Strategy and Action Plan, 2010
- Nottinghamshire Local Biodiversity Action Plan, 1998
- Lowland Derbyshire Biodiversity Action Plan, 2011
- Greater Nottingham and Ashfield Infrastructure Capacity Study, 2009
- Greater Nottingham Infrastructure Delivery Plan, 2012
- Greater Nottingham and Ashfield Outline Water Cycle Study, 2010

## 1.2 Why the Councils are Working Together

**1.2.1** The Councils believe that by working together, planning for the future of the area will be more consistent, and the administrative boundaries of the local authorities will not get in the way of good planning and service delivery.

**1.2.2** The Councils have produced the Greater Nottingham Infrastructure Delivery Plan (which includes Erewash and Rushcliffe together with the Hucknall part of Ashfield) to ensure that there is adequate infrastructure to support the proposals of the Aligned Core Strategies. Working together to prepare aligned policies should lead to better and more joined up planning outcomes, whilst making best use of resources, by sharing staff and expertise, having a linked and more efficient examination of the Core Strategies and being able to access more funding. This approach should also increase certainty for developers as consistent planning policy will apply across the plan area.

**1.2.3** These advantages are recognised in the National Planning Policy Framework which states:

*'Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities ... The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.'*

*Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans.'*

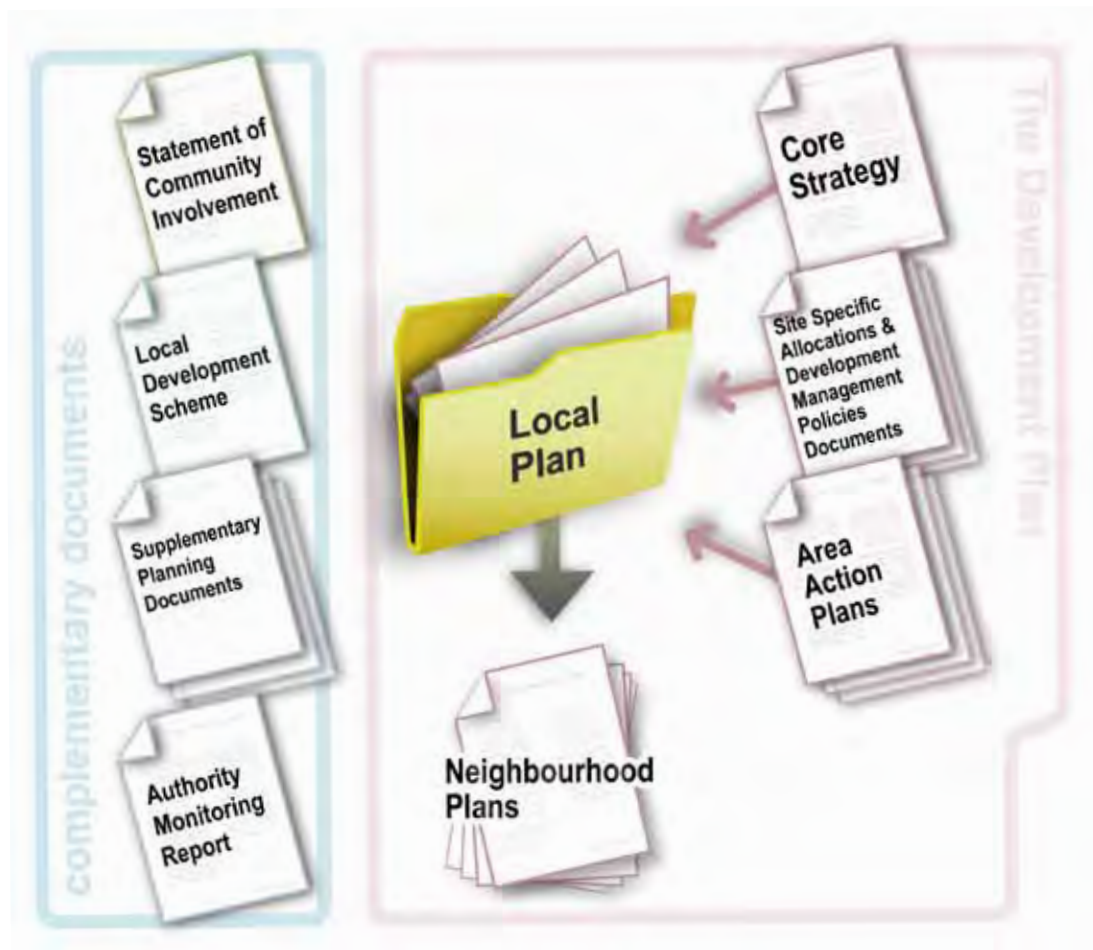
## 1.3 The Local Plan (formerly Local Development Framework)

**1.3.1** Changes in planning legislation have sought to introduce a simpler and more effective planning system, and to strengthen community involvement in planning. The Saved Policies from the adopted Local Plans for each Council are therefore to be replaced by new Local Plans. These can consist of a number of Development Plan Documents taking into account the local demands of development and growth, while seeking to protect the environment and the well-being of local communities.

**1.3.2** A number of terms and abbreviations are associated with the new planning system and a glossary is included at the end of this document to provide clarification.

**1.3.3** The relationship between the Local Plan and associated documents is illustrated in figure 1.1.

**Figure 1.1 Local Plan**



**1.3.4** The **Local Plan** may comprise several Development Plan Documents and in combination this constitutes the 'Development Plan'. Development Plan Documents may include:

- Core Strategy – sets out the overarching spatial vision for development of each Council and provides the planning framework for the other documents listed below.
- Development Management Policies – sets out policies for the management of development, against which planning applications for the development and use of land will be considered.
- Other Development Plan Documents – allocates land to specific uses and provides relevant policy guidance and could be for example a Local Area Action Plan.

**1.3.5** Documents that support a Local Plan may comprise:

**Local Development Scheme** – sets out the programme for the preparation of the Development Plan Documents.

**Statement of Community Involvement** – sets out the standards the Council intends to achieve in relation to involving the community in the preparation and review of Development Plan Documents.

**Authority Monitoring Report (formerly Annual Monitoring Report)** - sets out the progress in terms of producing Development Plan Documents and implementing policies.

**1.3.6** The Local Plan will include a Proposals Map which illustrates the geographic extent of policies and proposals on a map, and can also include Supplementary Planning Documents which are not Development Plan Documents, but provide more detailed guidance on development plan policies.

**1.3.7** The **Core Strategy** is a key strategic planning document. It performs the following functions;

- defines a spatial vision for three Councils within Greater Nottingham to 2028;
- sets out a number of spatial objectives to achieve the vision;
- sets out a spatial development strategy to meet these objectives;
- sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites, known as ‘strategic sites’) and infrastructure investment; and
- indicates the numbers of new homes to be built over the plan period.

**1.3.8** Waste and Minerals Development Plan Documents will be prepared by Nottingham City Council and Nottinghamshire County Council which will need to be in conformity with the Regional Strategy (until it is abolished). Together with the Regional Strategy (until it is abolished), the Development Plan Documents produced by the Councils will form the ‘Statutory Development Plan’ for the area when all are completed.

**1.3.9** It is the government’s intention to allow local communities to also create their own local Neighbourhood Plans setting out how they wish their local area to develop. Provided such a plan, where produced, is in line with the National Planning Policy Framework, with the strategic vision for the wider area set by the local authority in the Local Plan (including development needs), and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.

## **1.4 Sustainability Appraisal**

**1.4.1** Sustainability Appraisals have been carried out alongside the Aligned Core Strategies as they developed. They are a statutory requirement, and have been undertaken as an integral part of the plan making process to test and improve the sustainability of the Core Strategies.

**1.4.2** The first stage, which accompanied the Issues and Options, was a Sustainability Appraisal Scoping Report. This contained the Sustainability Objectives that have been used to appraise the Core Strategies as they developed. Comments were received on the Scoping Report, and where appropriate they have been incorporated into the Sustainability Appraisal process.

**1.4.3** The second stage of the Sustainability Appraisal was the preparation of the Interim Sustainability Appraisal report into the appraisal of the relevant options which were in the Issues and Options document. This was then followed by the Further Interim Sustainability Appraisal Report which appraised the policies and proposals set out in the Options for Consultation. Following this stage, further appraisals of substantively amended or new policies and sites was then undertaken. These appraisals have informed the preparation of the Publication Draft policies, and the final Sustainability Appraisal report is available alongside this document.

## **1.5 Habitats Regulations Assessment**

**1.5.1** The Aligned Core Strategies are required to be subject to a Habitats Regulations Assessment (HRA), including Appropriate Assessment (see glossary) if necessary. A screening of the Aligned Core Strategies Option for Consultation was completed in September 2010. It found that there could be potentially significant effects of the Aligned Core Strategies on the prospective Sherwood Forest Special Protection Area. (The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Special Protection Area will be progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but a decision whether it is to be shortlisted for further consideration as a Special Protection Area is not expected until December 2012 at the earliest.

**1.5.2** The screening concluded firstly that a precautionary approach should be adopted and urban extensions north of the B6386 north of Calverton and, at Ravenshead, west of the A60 and north of Ricket Lane should be precluded; secondly that the Green Infrastructure policy should be framed so as not to promote enhancement of the Greenwood Community Forest such that it would attract higher numbers of visitors to the more sensitive parts of Sherwood Forest, including the prospective Special Protection Area; and thirdly that the likelihood of a significant effect on the Park Forest part of the prospective Special Protection Area could not be ruled out, due to increased Nitrogen deposition affecting the habitats of the birds for which the site may be classified, arising from the Top Wighay Farm allocation in the Aligned Core Strategies in combination with other plans or projects.

**1.5.3** The Aligned Core Strategies have been therefore subject to further assessment in respect of the potential effects on the Park Forest part of the prospective Sherwood Forest Special Protection Area, as a result of the Top Wighay Farm allocation, in combination with other plans or projects. The scoping of this 'Appropriate Assessment' was completed in September 2010, and the Assessment subsequently broadened to include noise impacts as well as Nitrogen disposition.

**1.5.4** This further assessment was completed in September 2011, and concluded no likely significant effect from the development at Top Wighay Farm.

**1.5.5** In January 2012 a further Habitats Regulation Appraisal Screening Record was undertaken to assess whether development around Bestwood, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. This concluded that there would be no significant effects at Bestwood and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package is put in to place. This mitigation package has been agreed with Natural England and is set out in the Infrastructure Delivery Plan and Appendix A.

## **1.6 Equality Impact Assessment**

**1.6.1** The Aligned Core Strategies are also required to be subject to an Equality Impact Assessment to ensure that it meets the needs of all members of the community. An Equality Impact Assessment is defined by the Equality & Human Rights Commission as "...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody" (Equality & Human Rights Commission "Equality Impact Assessment Guidance" (Nov 2009)). Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

**1.6.2** A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Aligned Core Strategies have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues, and where the recommendations have not been adopted the reasons for this have been set out.



# The Future of Broxtowe, Gedling and Nottingham City in the Context of Greater Nottingham



## 2.1 Key Influences on the Future of the Plan Area

**2.1.1** This section includes a description of the plan area set within the wider context of Greater Nottingham, due to the strong inter-relationships between the different parts of Greater Nottingham and the high degree of alignment between all the Core Strategies covering the area. The Aligned Core Strategies of the three local authorities have taken into account relevant existing guidance, policies and strategies, and aim to help to deliver the aims and objectives of these policies and strategies.

**2.1.2** The most relevant guidance, policies and strategies include the recently published National Planning Policy Framework and the East Midlands Regional Plan (which is the Regional Strategy).

**2.1.3** The East Midlands Regional Plan (2009) includes a Sub-Regional Strategy for the Three Cities area (which covers the Derby, Leicester and Nottingham areas). It provides a strategic spatial development framework for the area. The government has given clear indication that all the Regional Strategies throughout England are to be abolished. However, although the government is in the process of abolishing the East Midlands Plan, it remains part of the development plan until abolished, and the evidence supporting it will remain relevant.

## 2.2 The Character of the Plan Area

**2.2.1** The following section is a description of the character of the plan area, what the area looks like now, together with the key opportunities and constraints identified so far.

**2.2.2** The three local authorities of Broxtowe, Gedling and Nottingham making up the plan area have a population of 531,700<sup>2</sup> (Greater Nottingham including the Hucknall part of Ashfield, Erewash and Rushcliffe, has a population of 786,900). The plan area includes the City Centre, the built up parts of the three authorities and their surrounding rural areas.

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<sup>2</sup> ONS 2012 mid year estimates

**2.2.3** It is centrally located within England, and lies close to Derby and Leicester with important and complementary economic linkages between the cities. Part of this relationship has been strengthened by the creation of the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership. Greater Nottingham as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.

**2.2.4** The area is influenced to the south by the town of Loughborough, to the east by Newark, which is also a designated Growth Point, to the west by Derby and to the north by Mansfield and Sutton in Ashfield.

**2.2.5** The built up area of Nottingham (including Long Eaton in Erewash and West Bridgford in Rushcliffe), has a population of about 563,000<sup>3</sup>. There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston both important towns with their own identity and economic roles. Hucknall, with a population of 31,100, is in Ashfield District, but will extend into Gedling once the proposed Sustainable Urban Extensions are implemented. Ilkeston is wholly within Erewash and has a population of 38,100. The suburban centres of Arnold, Beeston, Bulwell, Carlton and Clifton all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed. Settlements within the Green Belt such as Calverton and Kimberley are similarly constrained.

## ***Economy and Employment***

**2.2.6** Nottingham is a designated Core City (see Glossary), recognised as a city of national importance, and an important driver of the wider economy. Its influence is reflected in it being 6<sup>th</sup> position in CACI 2011 national retail ranking. It is also a designated Science City (see glossary), in recognition of the vital importance of the two hospital campuses and two universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. Science City objectives will also be supported by the designation of the Boots Campus as an Enterprise Zone which includes the Boots Campus, MediPark, Beeston Business Park and Nottingham Science Park. There is a strong service sector presence including education, health, public administration and business services, however, manufacturing industry remains a significant part of the economy.

**2.2.7** Economic activity and employment rates in the plan area are relatively low – 71% of people of working-age are economically active and 64% in employment (73% and 66% respectively for Greater Nottingham), compared with 76% and 70% nationally<sup>4</sup>. This is partly due to the large number of students, but there are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.

<sup>3</sup> ONS 2010 Population Estimates for Lower Layer Super Output Areas (experimental)

<sup>4</sup> ONS Annual Population Survey, Oct 2010 to Sept 2011. Hucknall is excluded. People who are unemployed and looking for a job are counted as economically active, whereas the employment rate is those actually in employment, so it is likely that the current recession will be affecting the employment rate more than the economic activity rate. The national figures are for England.



## Culture

**2.2.8** The area has an excellent and improving cultural offer, with nationally recognised facilities, such as the world class sporting venues, a range of theatres, Capital FM Arena, the new 'Nottingham Contemporary' and Art Exchange galleries, and the Broadway independent cinema and film centre. Tourism, focussed around Robin Hood, Byron and DH Lawrence, is also a central element of the cultural offer, which has an important role for towns such as Eastwood. There are a wealth of listed buildings, conservation areas, scheduled ancient monuments, and registered historic parks and gardens, which all contribute to its quality of life, local distinctiveness and sense of place. The area is also the home of several nationally important sports facilities, including the National Ice Centre and Notts County Football Ground, and with Trent Bridge Cricket Ground, the Nottingham Forest Football Ground, and the National Watersports Centre in Rushcliffe being readily accessible.

## Population Trends

**2.2.9** The population of the area rose by 43,500 (8.9%<sup>5</sup>), between 2001 and 2010 (53,100 or 7.2% within Greater Nottingham) due to natural growth in the population, people living longer, international migration, and the growth in student numbers. If the proposed housing figures are delivered, it is estimated that it will have a population of 579,000<sup>6</sup> in 2028, (863,000 for Greater Nottingham), an increase of around 9% (10% for Greater Nottingham). Because of the two universities, the area has a high proportion of its population aged 18 to 29 compared with England as a whole, and lower proportions in other age-groups. Children and people aged 45 to 69 are particularly "under-represented". Overall, an ageing population is projected, but not to the same extent as nationally. The percentage of the population who are aged 65 and over is projected to rise from 15% in 2010 to about 19% in 2028.

**2.2.10** In terms of migration to and from other parts of the UK, Greater Nottingham experiences net out-migration of all age groups except those aged 16 to 24<sup>7</sup>. Much out-migration is short distance, leading to in-commuting from neighbouring areas. In particular, significant parts of Amber Valley and Newark & Sherwood are in the Nottingham Travel-to-Work Area (TTWA)<sup>8</sup>. At the same time, the western part of Erewash is in the Derby TTWA and Ravenshead and Newstead are in the Mansfield TTWA. The in-migration of 16 to 24 year olds is largely due to students attending the two Universities.

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<sup>5</sup> ONS Mid-Year Estimates.

<sup>6</sup> District forecasts produced for Nottinghamshire County and Nottingham City Councils by Derbyshire County Council (March 2012). See the Councils' technical note "Population and Household Forecasts produced for the Greater Nottingham Aligned Core Strategies", June 2012, for details.

<sup>7</sup> ONS Internal Migration Estimates, mid-2009 to mid-2010. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.

<sup>8</sup> As defined by the Office for National Statistics following the 2001 Census.

## Connections

**2.2.11** Being centrally located within the UK, the area has good connectivity to most of the country. There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south west, north east or Scotland. Compared to some other routes, however, journey times are uncompetitive and there is a lack of capacity on some services. More local services include the Robin Hood Line which extends from Nottingham north through Bulwell, and Hucknall, connecting the area to Mansfield and Worksop.

**2.2.12** The opening of the International Rail Terminal at St Pancras now allows connections to mainland Europe via High Speed One and the Channel Tunnel. Additionally an increasing number of international destinations are available by air from East Midlands Airport which can be accessed by the new railway station of East Midlands Parkway located close to the M1. **In January 2013 the Secretary of State for Transport announced that the preferred 'Y' route for High Speed Two rail network (HS2) will pass through the plan area with a hub station at Toton Sidings to serve the East Midlands. This will significantly reduce journey times from the plan area to other areas including London and several Core Cities, and will improve connections to stations in Europe via HS1. HS2 is expected to be operational by 2032, which although outside of the plan period will encourage investment and job creation in the plan area during the plan period, bringing significant benefits in terms of sustainable transport and economic development.**

**2.2.13** The area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The A52 provides a trunk road connection to the east including to the A46 which itself connects from the M1 north of Leicester to the A1 at Newark. The A46 is currently being upgraded to a dual carriageway and scheduled to open in the summer of 2012. In April 2012 the Government gave final commitment to improvements to the A453 linking Nottingham with junction 24 of the M1. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).

**2.2.14** The area now benefits from a high quality local public transport system. Use of high frequency bus services is growing year on year and there are over 10 million passengers a year using Line One of the Nottingham Express Transit system, and construction began on two further lines in 2012. A growing network of Link Bus services are being introduced where commercial services are not viable resulting in Nottingham having amongst the highest levels of public transport accessibility in the country. However, there are relatively few orbital routes, and cross river connectivity could also be improved. The Workplace Parking Levy in Nottingham City, which started operating in April 2012, provides a fund to further improve non-car modes of travel and encourage behavioural change.

**2.2.15** Walking and cycling are important modes for short journeys. Programmes of primary pedestrian route improvements and upgrading of the local cycle network have been prioritised and are being implemented through the respective Nottingham and Nottinghamshire Local Transport Plans.

**2.2.16** There is significant congestion during peak hours of demand, on main radial and orbital routes across the area. This creates instability in the highway network's operation and unreliable and extended journey times for all users including buses, private cars and freight which is damaging to both the economy and environment.

### *Housing Mix*

**2.2.17** Although the housing mix across the plan area as a whole broadly reflects the national picture, with 63% of properties being owner-occupied in 2001 and 14% with 7 or more rooms<sup>9</sup>, there are areas where the market is dominated by a limited choice of house type, size and tenure. In particular, Nottingham City has a large proportion of smaller homes (37% having 4 rooms or fewer compared with 31% for Plan Area as a whole), and more social rented accommodation (33% compared to 24% for the Plan Area as a whole). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems<sup>10</sup>.

**2.2.18** Those areas which are dominated by a single type of house type, size or tenure would benefit from a rebalancing of their housing mix. Examples of such areas include neighbourhoods dominated by student housing, such as Lenton and some of the former council owned outer estates, such as Clifton.

**2.2.19** The housing stock rose by about 16,800<sup>11</sup> (7.8%) in the plan area (24,500 or 7.7% within Greater Nottingham) between April 2001 and March 2011. Reflecting the national trend for smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in Greater Nottingham in 2009/10 were flats and 65% had 1 or 2 bedrooms<sup>12</sup>.

### *Social Need*

**2.2.20** There are significant contrasts within the plan area, with the wealth of the City Centre, and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in the region, including parts of the inner city and outer estates. 45 of the 326 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2010 Index of Multiple Deprivation<sup>13</sup>, all of them in Nottingham City. Other SOAs in the worst 20% nationally are located in Eastwood, Arnold, Netherfield and Chilwell. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this is often exacerbated by poor access to services, including public transport.

### *Health*

**2.2.21** A similar geographical pattern is reflected in the health of the population, most graphically illustrated through average life expectancy. Broxtowe and Gedling have life expectancy above the national average, whereas for men in Nottingham it is 3 years less than the national figure (78.2 years at birth). Arboretum ward in Nottingham City has

<sup>9</sup> 2001 Census. The comparable figures for England were 69% and 20%. Rooms includes kitchens but excludes bathrooms.

<sup>10</sup> CLG Housing Statistics.

<sup>11</sup> Council housing monitoring data. Includes purpose built student dwellings, in line with CLG definitions.

<sup>12</sup> EMRA RSS Annual Monitoring Report 2009/10 Database. Hucknall is excluded.

<sup>13</sup> CLG 2010 Indices of Deprivation. Super output areas are areas with similar populations devised for comparisons across the country. On average, they have a population of about 1,500.

male life expectancy more than 8 years below the national average<sup>14</sup>. These lower life expectancy figures reflect factors such as the numbers of overweight and obese adults, and the numbers of deaths caused by circulatory diseases.

## **Green Infrastructure, Open Space and Landscape**

**2.2.22** Although it contains no nationally designated landscapes, the area's countryside and open spaces are an important part of its local distinctiveness. Evidence shows that investment in Green Infrastructure would have wide public benefits.

**2.2.23** All the local authorities have produced or are working towards Open Space strategies, which highlight the qualitative and quantitative issues faced by different parts of the area.

**2.2.24** There are a significant number of Sites of Special Scientific Interest, and other locally important sites, such as Sites of Importance for Nature Conservation, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals. An area to the north of the plan area has been identified as having the characteristics of a Special Protection Area (see glossary) for Woodlark and Nightjars. This area is under consideration for formal inclusion in the designation process.

**2.2.25** The area has a wide range of habitats, ranging from river washlands to mixed woodland. A Local Biodiversity Action Plans covers the whole of the plan area, and identifies those plants and animals of conservation concern, and a lists priority habitats for protection and restoration. It also contains action plans for key species, such as water voles and bats, and for key habitats, such as lowland wet grassland.

## **Climate Change and Flooding**

**2.2.26** The Aligned Core Strategies have an important role to play in addressing climate change and its effects. Climate change is now widely recognised as the most significant issue for spatial planning, cutting across all land use sectors and affecting the area's environment, economy, and quality of life. There is a particular issue with flood risk in the area, especially along the Trent Valley, which passes through the heart of the built up area, but also related to other watercourses, as demonstrated by flooding at Lambley in 2007.

## **2.3 Spatial Vision**

**2.3.1** The spatial vision is what the plan area could look like if the aspirations of the Aligned Core Strategies are met. It is consistent with the visions of the Councils' Sustainable Community Strategies.

**2.3.2** *In 2028, the combined area of Broxtowe, Gedling and Nottingham City is known regionally and nationally as an area with an exceptional quality of life. It has a buoyant economy, with a strong 'Science City' theme, underpinned by the high proportion of*

<sup>14</sup> Male life expectancy at birth 2007 to 2009 and 2005 to 2009, East Midland Public Health Observatory and the Department of Health.

people employed in knowledge based jobs, but including a modern and competitive manufacturing sector. Nottingham itself is a successful 'Core City' and is on target to achieve its aim of being one of Europe's top cities for science, technology, innovation and creativity by 2030.

**2.3.3** The area has experienced sustainable growth, with 30,550 new homes developed since 2011, many of which were once areas in need of regeneration but are now attractive locations. It continues to be the pre-eminent sporting centre in the region with an excellent range of cultural, artistic and sports facilities.

**2.3.4** Much of this growth is sustainably accommodated within the existing built up area of Nottingham which has assisted in reducing the need to travel, made the most of existing infrastructure and has driven the regeneration of parts of the urban area. The built up area of Nottingham has been expanded, and new development is creating successful communities, well integrated into the urban area, and with excellent connectivity to the wider city, especially the City Centre and other job opportunities. Some established residential areas have been remodelled, with a new housing and population mix, and are now popular neighbourhoods with both old and new residents. The disparities in the quality of life apparent in 2011 are being addressed, and fear of crime has been reduced, as a result, people are more willing to get involved in decisions which affect their lives.

**2.3.5** The City Centre itself has expanded to the east and south, and the area around the Midland station in particular is an attractive gateway, and a major transport hub. The retail offer has been considerably enhanced by developments at both the Broadmarsh and Victoria centres, with an upgraded City Centre environment elsewhere. These developments are responsible for the city's improved position in the national retail rankings. The town centres within the area have improved their vitality and viability in line with their place in the hierarchy and network of centres.

**2.3.6** The Sustainable Urban Extensions in Gedling adjoining the Sub Regional Centre of Hucknall (which is in Ashfield District) are now successful neighbourhoods in their own right and have contributed to Hucknall's vibrant local economic and retail roles.

**2.3.7** These new communities and neighbourhoods have been built to the highest design and environmental standards, being resilient to climate change, with low water usage, high levels of energy efficiency, and low or zero carbon energy forming part of their overall energy usage, including decentralised generation. Indeed phases constructed after 2016 are all carbon neutral.

**2.3.8** In the more rural parts of the area, some identified settlements have developed to make the best of their accessibility to services, which have been sustained and enhanced, and their infrastructure capacity. Other towns and villages have experienced smaller levels of development in line with meeting local needs (especially affordable housing), supporting their communities, and maintaining their vitality, viability, and local distinctiveness. The rural economy has developed to be diverse and vibrant, although agriculture and food production remain important.



**2.3.9** *Connections to London and other regional Cities, especially Derby and Leicester, are much improved, with rail line speed and capacity improvements, and the completion of major highway schemes. A HS2 hub station to serve the East Midlands is nearing completion at Toton in Broxtowe. Associated infrastructure including convenient sustainable public transport access to link the station to the rest of Greater Nottingham is complete or planned. Development in the vicinity of the proposed HS2 station at Toton has maximised opportunities for the local community and the regional and national economy.* The public transport network continues to be world class, and includes new NET routes. Major improvements to the quality of the bus network, especially in the City Centre, and to other parts of the area, the rest of the County, and beyond have been made. Public transport patronage continues to grow, in part due to targeted and successful behavioural change measures. New cycling and walking links mean that neighbourhoods have much better sustainable networks, which link through to major employment areas and the city and town centres.

**2.3.10** *The area's unique built and natural environment has been improved through the sensitive and high quality design of new development, whilst the historic environment, both urban and rural is valued and protected. The principle of the Green Belt remains and it continues to shape new development, especially with regard to its key purpose of preventing coalescence of Nottingham and Derby and their associated towns. Major new Green Infrastructure has enhanced the multifunctional open space provision and network of green corridors linking the built up areas to open countryside and has helped to address the impacts of that growth whilst also providing opportunities for healthy lifestyles. It has also contributed to a step change increase in the region's biodiversity whilst allowing it to cope with climate change. Landscape character is now a key influence on new development.*

**2.3.11** *The area supports young people through education and training, with completed improvements to schools and academies now giving them a better start in life, and the ability to access education, training and high quality jobs.*

## **2.4 Spatial Objectives**

**2.4.1** The Aligned Core Strategies spatial objectives seek to deliver this vision, and are also consistent and complementary with the various Councils' Sustainable Community Strategies and national policies, particularly those on sustainable communities, as set out in national planning guidance.

- i. Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.
- ii. High quality new housing:** to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise

choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.

New housing development within the built up areas of Nottingham will assist the regeneration at Boots within Nottingham City and Broxtowe Borough (including part of Severn Trent land), and at Stanton Tip and within the Waterside Regeneration Zone in Nottingham City. If viability issues can be overcome, Gedling Colliery/Chase Farm will be similarly regenerated. Some established residential areas such as parts of St Anns will be remodelled, with a new housing and population mix.

The built up area of Nottingham will be expanded with Sustainable Urban Extensions at Field Farm, Stapleford in Broxtowe.

Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (which is in Ashfield District), will support the regeneration of this Sub Regional Centre.

In other parts of the plan area, the Key Settlements of Awsworth, Bestwood Village, Brinsley, Calverton, Eastwood, Kimberley (including Nuthall and Watnall) and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.

- iii. **Economic prosperity for all:** to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported, in line with the aims of Science City, and enhancing the Core City role of the Nottingham conurbation. Supporting, developing and enhancing the City Centre by providing for new office, commercial, residential and other uses especially through the development of the Regeneration Zones and within the Sustainable Urban Extension of Top Wighay. Maximising the opportunities associated with the Enterprise Zone at Boots campus, Beeston Business Park, MediPark, Nottingham Science Park **and development in the vicinity of the proposed HS2 hub station at Toton**. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.
- iv. **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through providing for retail, employment, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate the redevelopment of both the Broadmarsh and Victoria Shopping Centres within the City Centre and improvements to vitality and viability of the town centres of Arnold and Beeston. Bulwell will see significant development and enhancement with its role changed from District Centre to a Town Centre. Other centres, such as Eastwood and Sherwood will continue to provide for more localised needs.

- v. **Regeneration:** to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, and at the Enterprise Zone including the Boots site. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- vi. **Protecting and enhancing the area's individual and historic character and local distinctiveness:** to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.
- vii. **Strong, safe and cohesive communities:** to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views (for instance on these Core Strategies), by designing out crime and by respecting and enhancing local distinctiveness.
- viii. **Health and well being:** to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, leisure and lifelong learning activities.
- ix. **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities, for instance through improving existing or providing new schools (eg at Top Wighay, north of Hucknall) and academies, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities
- x. **Excellent transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working. To aid the planned growth, strategic transport improvements will be completed, including the expansion of the NET including new routes to Chilwell and Clifton and major highway network improvements including the Nottingham Ring Road scheme and widening of A453. **Sustainable transport options linking the proposed HS2 hub station to the rest of Greater Nottingham will be explored including a NET extension.**
- xi. **Protecting and improving natural assets:** to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi functional green spaces, by improving access and



environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.

- xii. **Timely and viable infrastructure:** to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Regional Funding Allocation and the New Growth Point, and through developer contributions. The Councils intend to develop a Community Infrastructure Levies to support the delivery of new infrastructure.

## 2.5 Links to Sustainable Community Strategies

**2.5.1** Sustainable Community Strategies (SCS) are key long-term planning documents for improving the quality of life and services in a local area. Each Council has prepared a Sustainable Community Strategy which has also been agreed by a Local Strategic Partnership.

**2.5.2** The purpose of a Sustainable Community Strategy is to set the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of a local area, typically 10 to 20 years, in a way that contributes to sustainable development. It tells the 'story of the place' - the distinctive vision and ambition of the area, backed by clear evidence and analysis. Given this, it is important that the Sustainable Community Strategies of the local authorities are fully reflected in the Aligned Core Strategies, which sets out how their spatial planning elements will be delivered.

**2.5.3** The area's Local Strategic Partnerships are based on the various Councils' administrative areas, for instance the Broxtowe Local Strategic Partnership covers the Broxtowe Borough Council area, and the Gedling Local Strategic Partnership covers the Gedling Borough Council area. A Local Strategic Partnership is a body consisting of many key local stakeholders and service providers who have a responsibility to progress the quality of life at a local level, such as health representatives, or representatives of the police.

**2.5.4** Councils need to have full regard to the vision outlined in the corresponding area's Sustainable Community Strategy when preparing its Core Strategy. Therefore, it is important to demonstrate how the two respective documents will complement one another.

**2.5.5** A summary of each of the Council's Sustainable Community Strategy can be found within the relevant Council's element of the Local Distinctiveness section of this document.

**2.5.6** Localised priorities for each area have been identified to enable the comparison of general themes to ensure they are consistent across the conurbation, and to identify themes which are specific to a single Local Strategic Partnership area. These are shown in Appendix D, which demonstrates where there is a general level of agreement with the topic-based issues in this document.

## 2.6 Links to Other Strategies

**2.6.1** The Aligned Core Strategies have also taken into account the strategic plans of various service providers within or affecting the plan area, and where relevant and these have been incorporated into the Infrastructure Delivery Plan.

## 2.7 Broxtowe Spatial Portrait/Local Distinctiveness



### Spatial Issues

**2.7.1** Broxtowe has a population of 111,800 (mid 2010 estimate) and covers an area of some 31 square miles. It is characterised by a more urban south with the separate settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell together comprising over 60% of the borough's population and forming part of the western side of the built up area of Greater Nottingham.

**2.7.2** The north is more rural with the largest settlements at Eastwood (population approximately 11,000) and Kimberley (population approximately (6,200). All of the rural parts of the borough are within the defined Nottingham–Derby green belt, which comprises 64.4% of the total borough area.

**2.7.3** The borough has excellent access to the motorway network and good access to East Midlands Airport via junction 24 of the M1, together with excellent rail connections at Beeston and Attenborough stations and the close by stations of Nottingham and East Midlands Parkway. The M1 bisects the borough, with junction 26 within the borough at Nuthall, while junction 25 is just outside the borough with links to this and the City Centre via the A52.

**2.7.4** The accessibility of the borough will be further improved with current construction of the Nottingham Express Transit (NET 2) tram route which will serve many of the most densely populated areas in the south of the borough and will include a park and ride site near the A52 at Toton. This will supplement the already regular and extensive bus services connecting the settlements in the south of the borough with Nottingham City Centre and there is also a high frequency bus service from Nottingham through Beeston to Derby. Transport links, including public transport, connecting the north with the south of the borough are less extensive.

**2.7.4a** The preferred location for a HS2 hub station at Toton will significantly improve the accessibility of the Borough to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use

development in close proximity to the station. The details and mix of uses will be determined through the Borough's site specific Development Plan Document.

**2.7.5** Key physical features of the borough are the Rivers Trent and Erewash, which form its southern and western boundaries respectively. The River Trent in particular forms a significant barrier to transport connections to the south, although the river itself is navigable and connected to Nottingham via the Beeston Canal cut.

## **Built and Natural Environment Issues**

**2.7.6** At Attenborough alongside the River Trent, former wet gravel workings now provide an extensive nature reserve, which is also a Site of Special Scientific Interest (SSSI). There are also extensive areas of open space at Bramcote Park in Broxtowe, and Nottingham University campus and Wollaton Park, both within the City of Nottingham but within walking distance of many of the most populated areas in the south of the borough. Access to formal open space is more limited in the north of the borough, although there are important areas for recreation in the central parts of the borough around the former Nottingham Canal at Cossall, Strelley, at Colliers Wood, Moorgreen reservoir and extensive countryside to the north.

**2.7.7** Historically and culturally there are strong links to the world famous writer DH Lawrence with a heritage centre and visitor museum in Eastwood (his birthplace) with much of his writing influenced by the coal mining heritage and landscape in the north of the borough which he referred to as "the country of my heart". The majority of Broxtowe is within the former Nottinghamshire coalfield, which influences the setting for a number of mature landscape areas concentrated in the central and northern parts of the borough and with easy access to the Derbyshire countryside and the Erewash valley.

**2.7.8** Many of these former coalmining areas are subject to successful regeneration, with significant financial investment and landscape remediation. It remains a major priority of the Council to secure the successful redevelopment of the Boots site in Beeston, which will require close working with adjacent landowners and the City of Nottingham due to cross boundary issues.

**2.7.9** In the borough there are 144 listed buildings, 15 conservation areas, 7 ancient monuments, 10 SSSIs and 140 other Sites of Importance to Nature Conservation (SINCs).

## **Economic Issues**

**2.7.10** Beeston is the main town centre in the borough and is a major location for new investment and employment opportunities. Broxtowe has major ambitions to secure the redevelopment of Beeston Square, as expressed in the adopted Beeston Town Centre Supplementary Planning Document, and the proposed tram route is a key part of this redevelopment which is expected to bring significant additional inward investment. Other town centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.

**2.7.11** Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings and land both with advantage of excellent rail links being close to the train station. The Boots campus has the further advantage of being declared an Enterprise Zone by the government in March 2011. In addition the Enterprise Zone designation was extended to Beeston Business Park in March 2012 and being immediately adjacent to the train station, is well placed to attract new enterprises.

**2.7.12** Broxtowe is a relatively affluent borough being ranked 219 out of 326 English local authorities in the 2010 Index of Multiple Deprivation (with 1 being the most deprived). Unemployment in the Borough was 3.8% in October 2011, which is a significant rise from the previous year. However, rates vary significantly between wards with pockets of unemployment concentrated in more deprived areas, in particular the three wards of Eastwood South, Chilwell West and Stapleford North which also have higher proportions of unskilled workers. In education, skills and training two Local Super Output Areas (LSOAs) in the same ward (Eastwood South) rank in the top 10% most deprived nationally. There is therefore a need to focus resources on providing opportunities to develop further training to enable residents to access skilled employment, particularly given manufacturing decline in these areas.

## **Social / Community Issues**

**2.7.13** There is a strong history of manufacturing, pharmaceutical and communications businesses in the borough. Whilst the continuing decline of manufacturing has led to a need to re-skill the workforce, established businesses such as Boots and the excellent location of Beeston Business Park puts the borough in a strong position to attract new inward investment.

**2.7.14** Average property prices in Broxtowe at just below £150,000 (September 2011) show a steep drop of approximately £5,000 from the same time in 2010 and are lower than the county averages for both Derbyshire and Nottinghamshire. However this masks significant variation across the borough with average prices in the south being higher than the north and easy access to the city from areas in the south impacting strongly on house prices and rents. Housing affordability is a significant issue in the borough with a significant need for affordable housing identified in the 2009 Strategic Housing Market Assessment (445 dwellings per annum). There continues to be a high demand for family housing.

**2.7.15** At the 2001 census 6.8% of the borough's population was of ethnic origin with the largest BME groups being Indian and Chinese. The strong influences of the University of Nottingham, Nottingham Trent University and Castle College are attracting a student population to Beeston. These are key drivers attracting significant student population to the borough, in particular high proportions of South East Asian students, as both the University of Nottingham and the Further Education College in Beeston have strong links with China and South East Asia.

## **Links to Sustainable Community Strategies (SCS)**

**2.7.16** The Broxtowe SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period 2010 – 2020.

## 2.7.17 Priorities within the SCS include:

### Employment

- Broxtowe will be a thriving and vibrant place with access to services jobs and opportunities for all.

### Community Safety

- Broxtowe will be a safe place, where crime is under control, people don't have to live in fear of it and there are fewer accidents on the road and at home.

### Healthy Living

- Broxtowe will be a healthy place, where improving health enhances peoples' quality of life.

### Children and Young People

- Broxtowe will be a place where children grow personally and socially outside of poverty, have aspirations and are respected for participating in the community.

### Housing

- Broxtowe will be a place where everyone has access to a good quality affordable home, with access to excellent community facilities.

### The Environment

- Broxtowe will be a clean and green place; an attractive area in which to live, work and play and where the environment is cared for and respected both today and for future generations to come.

### Community Relations

- Broxtowe will be a place where everyone is treated fairly, a caring community where people feel they belong.

## 2.8 Gedling Spatial Portrait / Local Distinctiveness



### Spatial Issues

**2.8.1** Gedling Borough is a mix of urban and rural with around 80% of 113,200<sup>15</sup> residents living in the Greater Nottingham suburbs of Arnold and Carlton. The remaining residents live in a number of villages including Burton Joyce, Calverton and Ravenshead. Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards

<sup>15</sup> Office for National Statistics mid-year population estimate 2010



the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.

**2.8.2** In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

## **Built and Natural Environment**

**2.8.3** Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is one Site of Special Scientific Interest (SSSI) which is located near Linby as well as three Local Nature Reserves, eighty one Sites of Importance for Nature Conservation (SINCS Biological) and has several areas of fine landscape previously designated Mature Landscape Areas. In addition, some areas of woodland to the north and west of the Borough have been identified as a prospective Special Protection Area (SPA). A decision on the extent of any possible SPA will be made in 2012.

**2.8.4** A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I listed Abbey and Boundary Wall and is a major feature in the North of the Borough. There are 188 listed buildings in the Borough.

**2.8.5** Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

## **Economic Issues**

**2.8.6** As a regional economic hub, Nottingham City is the main work destination for the majority of residents with over half of those employed working there. While Gedling Borough is below the national average for the percentage of working age residents who are qualified to HND, Degree and Higher Degree level qualifications or equivalent the main areas of occupation are in management, professional occupations and also administration. Employment within Gedling Borough tends to be towards the lower skilled end of the market and the Borough is popular with smaller, more locally focussed business due to lower costs.

**2.8.7** Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery and also at Top Wighay Farm which offers good access to the M1. Other key areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.

**2.8.8** There are a number of town, district and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold Town Centre is the largest town centre in the Borough, ranked the highest centre in the hierarchy, and is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

## **Social / Community Issues**

**2.8.9** While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield & Colwick, Killisick and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.

**2.8.10** Reflecting national trends the population of the Borough is ageing and this is especially clear in a number of villages including Ravenshead. Netherfield & Colwick are popular with young families perhaps reflecting the cheaper, smaller houses in this area. The ethnic minority population has increased from 5.2% in 2001 to an estimated 7.3% in 2009<sup>16</sup>.

## **Links to Sustainable Community Strategy**

**2.8.11** The Gedling Borough SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period up to 2026.

**2.8.12** Vision / Priorities in the SCS include:

- **A place of safe and strong communities**  
A friendly place where people make a positive contribution to and feel part of their local community, respect and support each other and take responsibility for their own actions. Where they feel safe in their homes and on the streets at any time of the day and night.
- **A place where people are treated fairly and have the opportunity to get involved**  
A place where everybody has an equal chance to realise their potential and enjoy the lifestyle they want. Where the needs of the villages and suburban neighbourhoods with regard to public transport, local jobs, access to services and housing are met. Where people can be confident that the organisations on which they rely for essential services will meet their needs and respond to their preferences when designing and delivering those services.
- **A place where we take care of our environment**  
A place that achieves a balance between the natural and built environment and makes people feel good about their surroundings. A place with clean streets, well maintained open spaces and well managed countryside, where steps are taken to preserve the environment for present and future generations. A place where there is a variety of distinctive and attractive buildings that are of high quality and reflect the character of the local area.

<sup>16</sup> Office for National Statistics estimate

- **A place where people can lead a healthy and active lifestyle**  
A place where people have the opportunity to enjoy a healthy lifestyle. A place where people can be physically and socially active, have a good range of accessible health, recreational and leisure facilities and where there is a balanced mix of decent housing meeting the needs of the population.
- **A place that contributes to a vibrant and prosperous Greater Nottingham**  
A place that attracts investment, to create a variety of convenient facilities for essential services and shopping, cultural and social activities and also to provide business opportunities and local jobs. A place where people of all ages can have access to good quality education and training in order to gain the skills which will give them the best possible employment prospects and to support the economy of Greater Nottingham.

## 2.9 Nottingham City Spatial Portrait / Local Distinctiveness



### Spatial Issues

**2.9.1** Nottingham City is one of the eight Core Cities in England. The City is a very compact and high-density urban area, with a population of 306,700<sup>17</sup> and an area of only 7,461 hectares. Mainly due to its tight boundary, Nottingham has developed at a higher density than many other towns and Cities, and has developed very strong links and relationships with numerous surrounding settlements and rural areas. Nottingham serves as a strategic centre, attracting people from a wide catchment well beyond its administrative area to access a variety of economic, transport, cultural, and health services and facilities. Many of the suburbs which form part of the built-up area are located in the surrounding Districts and Boroughs.

**2.9.2** Nottingham is a leading City in the East Midlands, with its shopping facilities ranked as amongst the best in England, and it has a vibrant and growing leisure and cultural life. However, the City also has some of the worst areas of deprivation and under achievement in the Country. There are pockets of deprivation which tend to be focused in the inner City and outer estates.

**2.9.3** The City is characterised by its urban core, including its attractive and successful City Centre which provides a wide range of retail, cultural and employment opportunities, as well as some residential development. This is surrounded by a mixture of residential areas and suburbs, including some historic and attractive areas such as The Park and Wollaton, as well as a number of large post-war estates originally built as council homes, including the Meadows, and Clifton.

<sup>17</sup> Office for National Statistics Mid-Year Estimate of Population for 2010



**2.9.4** Nottingham enjoys excellent access to the rail network with a main line Station close to the City Centre which provides direct and frequent services to London, as well as connectivity to other key centres including Birmingham, Derby, Leeds, Leicester and Manchester, and local rail services. Strategic road connectivity is also good, with access to Junctions 24 – 26 of the M1, as well as the A52, A46, and A1.

**2.9.5** Within Nottingham itself there are excellent bus networks, as well as the Nottingham Express Transit (NET) tram. Public transport patronage within the City is very high compared to many English Cities<sup>18</sup>, with 75.9 million passenger journeys by bus or tram in 2010/2011, including 9.8 million on the tram. The City has won recognition for its successful management of travel demand, and for reversing national trends by increasing public transport use even during periods of strong economic growth. The extension to NET will further improve access to and within the built-up area, including connectivity to Clifton and Beeston/Chilwell.

## Built and Natural Environment Issues

**2.9.6** The net housing increase achieved between April 2006 and March 2011 was 4,795 (i.e. an average of 959 per annum). Between 2000 and 2011, 92.6% of dwellings were built on Previously Developed Land<sup>19</sup>.

**2.9.7** Nottingham has a large number of Listed Buildings (9 Grade I, 31 Grade II\*, and over 700 Grade II), and 31 Conservation Areas. There are 8 Local Nature Reserves (LNR) totalling 140.1ha. There is a large variety of open spaces, and in 2011 there were 15 Green Flag awarded sites across the City. There are extensive areas of open space at Nottingham University campus and Wollaton Park, both within the City. Some open spaces are under-used or of lesser quality, often found within the large estates.

**2.9.8** The River Trent, Nottingham Beeston Canal, River Leen and Fairham Brook are key elements of the Open Space Network, but the network overall is largely fragmented by development.

**2.9.9** Historically and culturally there are strong links to Boots, Raleigh bicycles, Paul Smith and the legend of Robin Hood.

## Economic Issues

**2.9.10** The City performs a strategic function in economic terms, serving a labour market which extends far beyond its boundaries. More than 55% of all jobs in Greater Nottingham are within the Nottingham City boundary<sup>20</sup>. GVA (Gross Value Added) per head of population in the City is the highest of 8 Core Cities and one of the highest in the country<sup>21</sup>. However, the tight boundaries referred to above do mean that much of the value added to the local economy is generated by commuters who live outside the City itself. Therefore, despite its strategic role, and a strong performance prior to the most recent recession in attracting job growth, the City ranks 20th most disadvantaged out of the 326 districts in England, and 24.8% of the population of the City live in the 10% most disadvantaged Super Output Areas (SOAs) in the country<sup>22</sup>, compared with 1.0% for the

<sup>18</sup> Local Public Transport Operators returns 2010/2011

<sup>19</sup> Nottingham City Council Housing Monitoring

<sup>20</sup> Business Register and Employment Survey 2009, Office for National Statistics

<sup>21</sup> GVA estimates for 2008, Office for National Statistics

<sup>22</sup> 2010 Indices of Deprivation, Department of Communities and Local Government

rest of Greater Nottingham. However, Nottingham's position in the Indices of Deprivation is improving, suggesting past regional and ongoing local efforts to address structural and embedded economic challenges are having some impact.

**2.9.11** Unemployment was 14,677 (6.6%) in March 2012, a rate which had increased sharply from the previous year. This compares poorly with 3.6% for the rest of the Plan Area (Broxtowe & Gedling)<sup>23</sup>. Between October 2010 and September 2011 only 56.8% of 16-64 year old people living in the City were in employment. This figure is affected by the number of students, but, even allowing for this, it is low compared to 73.6% for the rest of the Plan Area<sup>24</sup>. Addressing employment and skills issues remains a priority, particularly in better equipping the population in the more deprived areas of the City to benefit from the growth and opportunities. Established international businesses such as Experian, Capital One, and sectoral clusters such as BioCity ensure a competitive and strong position in attracting new inward investment, as does the 'Science City' designation which recognises Nottingham's potential to see further high-value employment and economic growth, particularly associated with the Enterprise Zone at the Boots campus, MediPark and Nottingham Science Park.

**2.9.12** Nottingham is the largest retail centre in the region and was recently ranked 6th in the list of national retail centres<sup>25</sup>. As such it is a major location for new investment and ambitions exist to secure the redevelopment of both Broadmarsh and Victoria shopping centres to further strengthen and protect the City Centre's retail and economic role, and will represent significant additional inward investment to the City.

**2.9.13** In addition to the City Centre, the Queens Medical Centre, City Hospital, Lenton Lane, Blenheim Industrial Estate, and NG2 business park to the west are major employment locations.

## Social / Community Issues

**2.9.14** There is a strong history of manufacturing, textiles and pharmaceuticals in the City, and with the decline in many traditional sectors, there is an ongoing and priority to re-skill and up-skill large sections of the local labour market to continue to address the stubborn pockets of deprivation. The supply of employment land and premises includes a large proportion of low quality space, as well as former industrial sites which offer potential for mixed-use regeneration and development. In addition, there remains significant demand for new, high quality family housing in the City to reduce the trend of young people and families moving out of the City. The 2001 census showed a low proportion of family homes within the City with only 29% of dwellings having 6 or more rooms in the City compared with 50% nationally. There is also a low proportion of owner-occupied housing (50%) compared with the rest of Greater Nottingham (79%)<sup>26</sup>.

<sup>23</sup> Office for National Statistics Claimant Counts, December 2011

<sup>24</sup> Annual Population Survey (July 2010 to June 2011), Office for National Statistics

<sup>25</sup> Retail Footprint 2011, CACI Ltd

<sup>26</sup> 2001 Census Standard Table 51, Office for National Statistics

**2.9.15** The City has a culturally and ethnically diverse population, with 25% of the population coming from Black and Minority ethnic groups (i.e. all ethnic groups except White British), this compares to 10% for the rest of Greater Nottingham<sup>27</sup>. The strong influence of University of Nottingham and Nottingham Trent University are attracting a significant student population, including a large proportion of foreign students and post graduates.

## Links to Sustainable Community Strategy (SCS)

**2.9.16** Priorities within the SCS include:

- **Develop Nottingham's international standing for science and innovation, sports and culture**  
Planning has a key role in developing Nottingham's international standing. Nottingham's science and innovation standing should be assisted through employment provision, economic development and links to Nottingham's Universities. The City's sports and culture standing will be developed through the protection of existing facilities and the provision of new facilities.
- **Transform Nottingham's neighbourhoods**  
The planning system has a role to play in transforming Nottingham's neighbourhoods. It will help enhance the vitality and viability of town and local centres. It will help to secure the successful regeneration of many areas including Regeneration Zones, Boots Campus and Stanton Tip. It will achieve a mix and choice of housing. Planning will support local services and healthy lifestyles and green infrastructure.
- **Ensure that all children thrive and achieve**  
The planning system has a role to play in ensuring that children have good and safe access to schools, clubs and outdoor play areas both formal and informal. The provision of safe and accessible walking and cycling routes has a key role. By planning for new housing development to support and enhance existing services and facilities such as youth groups, sports clubs, other leisure facilities and shops it will be possible for young people to play an active and positive part in their local community.
- **Tackle poverty and deprivation by getting more local people into good jobs**  
The planning system is a key driver of economic growth. It can play a positive and proactive role in providing and facilitating the release of sufficient sites in sustainable and accessible locations to meet the needs of the economy such as new offices and retail, particularly in locations that will support sustainable transport and regeneration aims. It is also essential to ensure that members of the community have access to training and education facilities to develop skills to contribute to the changing economy and access newly created jobs. In this regard it is important to recognise the significance of Nottingham's Universities as key drivers of economic development and to facilitate their further sustainable growth.
- **Reduce crime, the fear of crime, substance misuse and anti-social behaviour**  
Planning has a key role in ensuring that new developments are designed in such a way that discourages crime and anti social behaviour, at the same time as ensuring there are safe and convenient cycling and walking routes linking housing with

<sup>27</sup> Experimental Population Estimates by Ethnic Group for 2009, Office for National Statistics

employment, education, leisure and retail facilities that will be attractive for people to use. These principles are addressed in CABE's building for life standards.

- **Improve health and well-being**

Through careful planning it is possible to ensure that communities have the maximum opportunities to follow a healthy lifestyle. This would include new housing development in locations that have good links to high quality existing and new areas of open space, shops and community facilities with opportunities to walk and cycle safely to these facilities on attractive well lit routes. For businesses it would be to ensure that staff are given the maximum opportunity to walk and cycle to work which could be partly addressed in travel plans, but will mainly relate to ensuring that new businesses are in accessible locations and provide adequate cycle parking facilities.

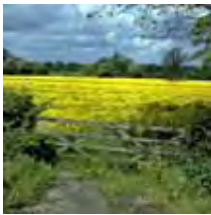


# The Delivery Strategy

## Section A: Sustainable Growth



This section sets out policies which are aimed at ensuring growth is delivered as sustainably as possible. The first policy is aimed at minimising climate change (in combination with other policies) and reducing its impact, so the area can play its part addressing this national and international priority. This policy also includes a proposed approach to flooding, as climate change may lead to an increased likelihood of flooding from the Trent and its tributaries and other sources.



The other policies set out where new growth should be directed, including naming locations for major new development and listing the Sustainable Urban Extensions which have been identified to meet housing requirements. The principle of the Green Belt is important in shaping the future growth of Greater Nottingham and guidance is given on its future review in the plan area. Planning for changes in the future economy is as important as planning for new housing growth, and the two need to be considered together. Our City and Town Centres are important in this regard, and also need to be sustainable and attractive hubs to the communities they serve. There are a number of regeneration challenges throughout the area which need to be addressed if best use is to be made of brownfield land, so it can be brought back into productive use, and some neighbourhoods need interventions to help them achieve their potential to become neighbourhoods of choice.



The core policies for a sustainable growth are:

- 1 Climate Change
- 2 The Spatial Strategy
- 3 The Green Belt
- 4 Employment Provision and Economic Development
- 5 Nottingham City Centre
- 6 The Role of Town and Local Centres
- 7 Regeneration



## Policy 1: Climate Change



- 1. All development proposals will be expected to deliver high levels of sustainability in order to mitigate against and adapt to climate change, and to contribute to national and local targets on reducing carbon emissions and energy use. The onus will be on developers to robustly justify why full compliance with policy requirements is not viable or feasible.**

### **Sustainable Design and Adaptation**

- 2. Development, including refurbishment where it requires planning permission, will be expected to demonstrate the following:**
  - a) how it makes effective use of sustainably sourced resources and materials, minimises waste, and water use. For residential development, planned water use should be no more than 105 litres per person per day;**
  - b) how it is located, laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;**
  - c) that the building form and its construction allows for adaptation to future changes in climate; and**
  - d) that the building form and its construction permits further reduction in the building's carbon footprint, where feasible and viable.**

### **Reducing Carbon Dioxide Emissions**

- 3. Development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:**
  - a) Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;**
  - b) Utilising energy efficient supplies – including connecting to available heat and power networks; and**
  - c) Maximising use of renewable and low carbon energy generation systems**
- 4. Further guidance on how development should contribute to reducing Carbon Dioxide emissions will be set out in Development Plan Documents, where appropriate.**



## **Decentralised Energy Generation**

- 5. The extension of existing or development of new decentralised renewable and low-carbon energy schemes appropriate for the plan area will be promoted and encouraged, including biomass power generation, combined heat and power, and micro generation systems. In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so.**

## **Flood Risk and Sustainable Drainage**

- 6. Development proposals that avoid areas of current and future flood risk and which do not increase the risk of flooding elsewhere and where possible reduce flood risk, adopting the precautionary principle, will be supported.**
- 7. Where no reasonable site within Flood Zone 1 is available, allocations in Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.**
- 8. Where it is necessary to apply the Exception Test within the urban areas, the following factors will taken into account when considering if development has wider sustainability benefits to the community that outweigh flood risk:**
  - a) there are exceptional and sustainable circumstances for locating the development within such areas, including the necessary re-use of brownfield sites; and**
  - b) the risk can be fully mitigated by engineering and design measures.**
- 9. Where appropriate, further guidance on the application of the sequential and exception test will be set out in Local Development Documents.**
- 10. All new development should incorporate measures to reduce surface water run-off, and the implementation of Sustainable Urban Drainage Systems into all new development will be sought unless it can be demonstrated that such measures are not viable or technically feasible.**

## **Justification**

**3.1.1** This policy does not address all aspects of climate change. Further guidance can be found at Policy 10 (Design & Enhancing Local Identity) Policy 11 (The Historic Environment), which include considerations which need to be taken into account when designing mitigation and adaptation measures in sensitive environments, Policy 14 (Managing Travel Demand) which seeks to reduce the need to travel and encourage modal shift, and Policy 16 (Green Infrastructure, Parks and Open Space) which emphasises the role of the green and natural environment in mitigating and adapting to climate change.



**3.1.2** Tackling climate change is major challenge. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming. National objectives to address climate change will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

**3.1.3** The UK Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide (CO<sub>2</sub>) emissions by 80% below current levels by 2050. More recent publications, including the supplement to PPS1 on Climate Change and Building a Greener Future: Towards Zero Carbon Development pave the way for the delivery of more resource-efficient buildings in general and zero carbon homes by 2016. The National Planning Policy Framework reemphasises the approach, stating the Government's objective is that planning should fully support the transition to a low carbon economy in a changing climate.

**3.1.4** All three Councils have signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting gas emissions such as CO<sub>2</sub> and preparing for the changes climate change will bring.

**3.1.5** The Local Development Framework needs to ensure the use and development of land will help slow down the rate of climate change and be resilient its effects. In this respect the Aligned Core Strategies' task is to:

- reduce consumption of natural and non-renewable resources
- reduce dependence on non-renewable energy sources and promote renewable energy use and development
- reduce pollution to levels that do not damage natural systems
- help improve air quality
- effectively manage and reduce the impacts of flood risk across the area

## **Sustainable Design and Adaptation**

**3.1.6** Simple measures, such as the design, siting and orientation of development, appropriate sourcing of materials (for instance, where there is a choice, using materials with a lower 'carbon footprint'), and minimising waste, both during construction and in use, can improve the sustainability of development at little or no cost. Energy Statements can be an effective way of demonstrating how development contributes to both mitigating the causes of climate change and adapting to its effects, and their use will be encouraged. Similarly Site Waste Management Plans, where required should draw on best practice, and development should promote waste minimisation and recycling. Some groups such as the very young, the elderly and those with disabilities, may feel the effects of climate change more than others. Buildings which will serve these groups should be designed to take account of this

**3.1.7** A large part of the potential to reduce CO<sub>2</sub> emissions lies in the existing stock of buildings, both residential and commercial. Whilst tackling this source of emissions lies largely outside of the planning system, where refurbishment requires planning permission, the opportunity to address climate change issues should not be lost. However, development of or affecting historic assets, which include measures to address climate change will need sensitive treatment to ensure the impact will not cause material harm to the asset or its setting, unless this harm is outweighed by the proposal's wider social, economic and environmental benefits.

**3.1.8** The Greater Nottingham and Ashfield Outline Water Cycle Study (2010) highlights that the area is one of moderate 'water stress' (ie scarcity) in terms of water supply. It is therefore important that new development makes as efficient use of water as possible, and the Water Cycle Study recommends that new residential development adopts the water usage standards of level 3 of the Code for Sustainable Homes as a minimum, ie not more than 105 litres per person per day.

## **Reducing Carbon Dioxide Emissions**

**3.1.9** The Government has made clear its commitment to ensuring that all new homes built from 2016, and all other development by 2019, should be zero carbon. The 'energy hierarchy' is a recognised approach to reducing the CO<sub>2</sub> emissions from new development. Firstly, long term reductions are normally most effectively made through ensuring the building itself is as energy efficient as possible, and by ensuring that the building's systems use energy as efficiently as possible, thus reducing its energy demands over its lifetime. Secondly, once the building's energy demands have been minimised, supplying energy efficiently (encouraging the use of local networks such as combined heat and power). Thirdly, sourcing the building's remaining energy requirements from renewable carbon sources can contribute to further CO<sub>2</sub> savings, whilst also contributing to national and local targets for renewable and low-carbon generation. (The City Council currently negotiates a proportion of energy usage in major development to be from renewable and low-carbon sources, known as the 'Merton Rule'). Implementing the energy hierarchy can also be important in meeting wider policy goals, such as reducing fuel poverty.

**3.1.10** Considerations such as site characteristics, the nature of development, availability of local networks and viability can all influence the most cost effective approaches to addressing CO<sub>2</sub> emissions through the energy hierarchy, so its implementation is likely to vary. In addition, approaches to adapting to climate change and mitigating its effects are changing rapidly, as are technologies available to reduce carbon emissions and generate renewable and low-carbon energy. For instance, the introduction of 'allowable solutions' where as part of ensuring new development is zero carbon, CO<sub>2</sub> emissions savings are secured off site rather than as part of the development, will require local approaches. Further guidance, in the form of Supplementary Planning Documents or Development Plan Documents will be prepared as necessary.

## Decentralised Energy Generation

**3.1.11** Supporting renewable and low-carbon decentralised energy schemes is an important component of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than achievable through the development of new low carbon buildings. These types of energy generation are already an important component of energy use in Nottingham, with the energy from waste facility at Eastcroft providing both electricity and heat to parts of the City Centre and St Anns. The area is also home to small scale hydro and wind energy generation. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considered to be considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate.

## Flood Risk and Sustainable Drainage

**3.1.12** Flood risk is a significant issue in Nottingham, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals will therefore be supported.

**3.1.13** The plan area contains significant areas of brownfield land in urgent need of regeneration, but which may also be at risk of flooding. The Exception Test, as set out in the National Planning Policy Framework, applies to development in these locations, if lower risk alternatives are not available. Regeneration of this land can bring significant sustainability benefits to the wider community, in terms both of reducing the need to travel and reducing the need for greenfield development, and will therefore be an important consideration in applying the Exception Test locally.

**3.1.14** Some parts of the urban area are also prone to flooding from surface water runoff. A Surface Water Flooding Management Plan is in preparation for the Nottingham City area. Reducing runoff can be helpful in reducing the risk of flooding from this source, and the Councils will seek the implementation of Sustainable Drainage Systems into all new development, unless it can be demonstrated that such measures are not viable or technically feasible. For development on greenfield sites, the aim should be to reduce or maintain runoff levels compared to those present prior to development.

## Monitoring Arrangements

Targets	Indicators	Delivery
To reduce per capita CO <sub>2</sub> emissions and increase renewable power generation	Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>
Zero planning permissions contrary to Environment Agency advice on flooding	Number of permissions in flood risk areas implemented against Environment Agency advice	
Increase the number of Sustainable Urban Drainage Systems (SUDS)	Number of SUDS	

## Policy 2: The Spatial Strategy



1. Sustainable development in the plan area will be achieved through a strategy of urban concentration with regeneration. Most development will therefore be located in or adjoining the built up area of Nottingham, with development adjacent to the Sub Regional centre of Hucknall aimed at regeneration and supporting its role. Key Settlements where significant growth is planned are identified.
2. The settlement hierarchy to accommodate this growth is defined on the Key Diagram and consists of:
  - a) the main built up area of Nottingham;
  - b) adjacent to the Sub Regional Centre of Hucknall; and
  - c) Key Settlements identified for growth:
    - i) Awsworth, Brinsley, Eastwood and Kimberley (including parts of Nuthall and Watnall), in Broxtowe;
    - ii) Bestwood Village, Calverton and Ravenshead, in Gedling.
  - d) In other settlements (not shown on the Key Diagram) development will be for local needs only.
3. A minimum of 30,550 new homes (2011 to 2028) will be provided for, phased and distributed as follows:

	2011 to 2028	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
<b>Broxtowe Borough Council</b>	<b>6,150</b>	<b>250</b>	<b>1,600</b>	<b>2,250</b>	<b>2,050</b>
<b>Gedling Borough Council</b>	<b>7,250</b>	<b>500</b>	<b>2,000</b>	<b>2,850</b>	<b>1,900</b>
<b>Nottingham City Council</b>	<b>17,150</b>	<b>1,050</b>	<b>4,500</b>	<b>5,900</b>	<b>5,700</b>
<b>Total</b>	<b>30,550</b>	<b>1,800</b>	<b>8,100</b>	<b>11,000</b>	<b>9,650</b>

All years are financial years, April to March. Numbers rounded to the nearest 50.

- a) approximately 23,640 homes in or adjoining the existing built up area of Nottingham, in the following distribution:

Broxtowe Borough Council	3,600
Gedling Borough Council	2,840
Nottingham City Council	17,150

To include:

- i) Severn Trent and Boots site\*, in Broxtowe (550 homes);
- ii) A Sustainable Urban Extension at Field Farm, north of Stapleford#, in Broxtowe (450 homes).
- iii) **A strategic location for growth in the vicinity of the proposed HS2 station at Toton, in Broxtowe with appropriate mix of development to be determined in the site specific Development Plan Document;**
- iv) Remainder of Boots Site\*, in Nottingham City, (600 homes);
- v) Stanton Tip, Hemphill Vale\*, in Nottingham City (500 homes); and
- vi) Waterside Regeneration Zone\*, in Nottingham City (3,000 homes).

In addition,

- i) Gedling Colliery/Chase Farm in Gedling is identified as an area of future housing development.
- b) approximately 1,600 homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District), comprising of Sustainable Urban Extensions at:
- i) North of Papplewick Lane#, (600 homes)
  - ii) Top Wighay Farm#, (1,000 homes).
- c) approximately 5,100 homes elsewhere, including in or adjoining the Key Settlements of:

**In Broxtowe**

- i) Awsworth (up to 350 homes)
- ii) Brinsley (up to 200 homes)
- iii) Eastwood (up to 1,400 homes)
- iv) Kimberley (up to 600 homes)

**In Gedling**

- i) Bestwood Village (up to 500 homes through new allocations, 79 homes on existing commitments)
  - ii) Calverton (up to 1,300 homes through new allocations, 218 homes on existing commitments)
  - iii) Ravenshead (up to 330 homes through new allocations, 116 homes on existing commitments).
- d) In Gedling up to 260 homes will be provided in other villages not specifically identified above, solely to meet local needs.



4. Significant new employment development will take place in the following areas:

- a) Boots\* & Severn Trent site, in Broxtowe;
- b) Land in the vicinity of the proposed HS2 station at Toton in Broxtowe;
- c) Top Wighay Farm\* in Gedling;
- d) Boots\* site, in Nottingham City;
- e) Southside\* Regeneration Zone, in Nottingham City;
- f) Eastside Regeneration Zone\*, in Nottingham City;
- g) Eastcroft area of the Waterside Regeneration Zone\*, in Nottingham City; and

In addition,

- h) Gedling Colliery/Chase Farm (if development commences in the plan period), in Gedling.

5. Retail, health, social, leisure and cultural development will be located in or on the edge of the City Centre and the Town Centres of Arnold and Beeston. The District Centre of Bulwell will be developed to become a Town Centre. New retail development of an appropriate scale will be developed at the Waterside Regeneration Zone, and at Gedling Colliery/Chase Farm if development commences in the plan period. Further detail is set out at Policy 6.

6. Major new transport infrastructure will be provided to encourage sustainable alternatives to using the private car, address the impacts of growth, and/or meet the objectives of the Local Transport Plans as follows:

- a) existing planned transport schemes which are essential to the delivery of the Core Strategy and with committed funding are:

Public Transport

- i) Nottingham Express Transit Phase 2 (extensions to Clifton and Chilwell); and
- ii) Nottingham Midland Station Hub.

Highway Improvements

- i) Nottingham Ring Road improvement scheme; and
- ii) A453 Widening – from M1 to A52(T)Clifton.

- b) schemes with no committed funding but which remain important to the delivery of the Core Strategy include:

Public Transport

- i) Nottingham to Lincoln rail improvements.

Highway Improvements

- i) Gedling Access Road.

- c) National and local schemes which will have significant economic and sustainable transport benefits to the plan area if implemented include-

- i) High Speed Rail 2 (HS2)

- ii) HS2 hub station at Toton to serve the East Midlands**
- iii) Extension to NET to serve the new HS2 hub station**

- d) Local and national schemes which will impact on the plan area if implemented include:
- i) Reopening of Ilkeston Station (in Erewash);
  - ii) Access to the Rolls Royce site (in Ashfield District) from the A611;
  - iii) A52 Improvements (in Rushcliffe Borough);
  - iv) Midland Main Line Speed Improvements and Electrification; and
  - v) High Speed Rail 2.

Further new transport infrastructure will be provided in line with the hierarchy of provision set out in Policy 14, with the aim of reducing the need to travel, especially by the private car.

7. Strategic Green Infrastructure will be provided or enhanced in conjunction with the locations for major residential development identified above, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, the Greenwood Community Forest, and Urban Fringe areas. Further detail is set out at Policy 16.

**Note:** Strategic Sites marked # have the status of 'strategic allocations' and are expected to begin to deliver housing within the first five years of adoption, whilst those marked \* have the status of 'strategic locations' and are expected to deliver housing after five years from adoption. Key Settlements are also 'strategic locations' and will deliver housing throughout the plan period. Boots/Severn Trent and the Regeneration Zones are 'strategic locations' for housing purposes, but are capable of delivering economic development in the first 5 years from adoption, based on the existing infrastructure of the sites.

## **Justification**

### **Spatial Strategy**

**3.2.1** The spatial strategy flows from the spatial portrait, the vision, and the spatial objectives set out earlier in the document. It is aspirational but realistic, and has been positively prepared to meet the objectively assessed development and infrastructure requirements of the area as set out in the evidence base, and provides a framework and context for the other policies of the plan. The main proposals are shown on the Key Diagram which can be found at the end of this document.

**3.2.2** A spatial strategy of urban concentration with regeneration is considered to be the most appropriate strategy for the area. This is because it makes the most of existing infrastructure, and because of the significant regeneration challenges faced by parts of the plan area, especially in the main built up area of Nottingham itself, where many of the brownfield development opportunities lie, and in the Sub Regional Centre of Hucknall which abuts the plan area. The strategy also performed well in the Sustainability Appraisal process. This strategy was originally proposed through the East Midlands Regional Plan, although the approach taken in this plan takes account of the difficulties

experienced in delivering some sites on which the Regional Plan relied, and the specific development needs and potential of other parts of the plan area.

**3.2.3** The settlement hierarchy set out in part 2 of the policy reflects the role and size of the urban areas, with Nottingham and its built up area being of national and regional importance in terms of its size and economy, and the Sub Regional Centre of Hucknall (in Ashfield District), which is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations, particularly implications for the most important areas of Green Belt, especially those directly between Derby and Nottingham. The scale of development envisaged within or adjoining these Key Settlements varies, depending on a range of factors. These include local regeneration needs, the level of growth capable of being accommodated in or adjoining the main built up area of Nottingham or adjacent to Hucknall, and available sustainable development opportunities.

**3.2.4** The concentration of development in or adjoining the main built up area of Nottingham applies across the area, rather than to individual Council areas, so the proportion of growth in or adjoining the main built up area varies between the Councils.

**3.2.5** In line with the strategy, outside of those Key Settlements listed in part 3(d) of the Policy, development will be of a scale appropriate to meeting local needs, to be defined in Development Plan Documents.

## Housing Provision

**3.2.6** The housing provision between 2011 and 2028 for the three council areas is 30,550. This level of housing provision is based on the Councils' objectively assessed evidence (see the Housing Background Paper, 2012, and the Household Projections Background Paper, 2012) and meets the needs of the existing population, whilst allowing for continuing in-migration to the area, albeit at a lower level than that experienced in the past. It also allows for a significant contribution towards affordable housing needs, and is sufficient to assist the considerable regeneration challenges present. It is phased on the basis of likely delivery timescales, taking into account infrastructure delivery and a recovering housing market. In addition, the housing provision level proposed takes account of what is considered to be deliverable over the plan period, and is accommodated on a mix of sites offering early housing delivery and sites which will require a longer lead in time.

**3.2.7** The housing provision equates to that in the East Midlands Regional Plan, which required the plan area to provide a minimum of 34,800 new homes between 2006 and 2026, as part of a Greater Nottingham minimum housing provision figure of 60,600. The Regional Plan figures have therefore been used as the basis of extending the plan period to 2028, by adding two years of provision to the 2026 figures and subtracting the completions between 2006 and 2011, to give the housing provision figure of 30,550 for 2011 to 2028 as illustrated in table 2.1.

**Table 2.1 Housing Provision Figures**

	Regional Plan provision 2006-2026	Regional Plan provision 2006-2028	Completions 2006-2011	ACS Provision 2011-2028	Rounded ACS Provision 2011-2028
<b>Broxtowe</b>	6,800	7,480	1,328	6,152	6,150
<b>Gedling</b>	8,000	8,800	1,562	7,238	7,250
<b>Nottingham City</b>	20,000	22,000	4,861	17,139	17,150
<b>Total</b>	<b>34,800</b>	<b>38,280</b>	<b>7,751</b>	<b>30,529</b>	<b>30,550</b>

*Totals may not sum due to rounding. Completions are net figures; with demolitions subtracted (this particularly affects the City Council's figures).*

**3.2.8** In terms of deliverability, the housing provision figure is considered to be extremely challenging, and the housing trajectories in Appendix C show that a significant uplift in completions will be required if the total housing provision is to be achieved. However, the number is considered to be the appropriate level of housing provision to plan for, given the factors set out above, and given an early return to good market conditions, should be achievable. Indeed the area has, in three out of the past ten years, achieved completion rates that would deliver the total. Some of the housing provision included above is already allocated in Local Plans or has planning permission.

**3.2.9** In line with sustainability principles, most of the main urban area development will be met within the existing built up area of Nottingham, and sites at Boots (Broxtowe and Nottingham City), Stanton Tip (Nottingham City), and the Waterside Regeneration Zone are planned to deliver 4,650 homes. However, there is insufficient capacity to deliver all the required homes within the main urban area, so approximately 450 new homes will be provided at a Sustainable Urban Extension at Field Farm and development in the vicinity of the proposed HS2 station at Toton in Broxtowe Borough. Outside the plan area, Rushcliffe is proposing a Sustainable Urban Extension south of Clifton.

**3.2.10** The Sub Regional Centre of Hucknall (which is in Ashfield District) is also an appropriate location for growth. In Gedling development adjoining Hucknall will include Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane, whilst Ashfield District Council is also proposing a Sustainable Urban Extension on brownfield land to the south of Hucknall.

**3.2.11** The locations of Sustainable Urban Extensions have been selected based on evidence and the findings of the sustainability appraisal, and informed by previous consultations. These new developments will be exemplar in terms of their design, and will incorporate measures to adapt to and mitigate the effects of climate change, and reduce its causes (see Policy 1).

**3.2.12** The sites named in part 3 (a) to (b) of Policy 2 are considered to be strategic sites. Where they are expected to begin to deliver housing within the first five years of the adoption of the Aligned Core Strategies, they are 'strategic allocations', and are shown on each Council's Proposal Map (see Appendix A). More detail in terms of breakdown of uses, transport and infrastructure (including Green Infrastructure) measures, and facilities required to support the development is set out in the Infrastructure Delivery Plan which accompanies the Aligned Core Strategies, and is summarised in Appendix B. Where housing delivery is expected to begin beyond this period, they are 'strategic locations', shown indicatively on the Key Diagram, and their precise boundaries will be shown in site specific Development Plan Documents. In these cases, infrastructure requirements and funding are shown indicatively in the infrastructure Delivery Plan. Some brownfield broad locations already support significant employment uses, and are expected to deliver further employment development earlier than 5 years after adoption, on the basis of existing infrastructure.

**3.2.13** Several of the strategic sites have previously been included as allocations in adopted Local Plans, and are rolled forward. These include Top Wighay Farm (where the allocation has been expanded to include part of land that was previously safeguarded), Gedling Colliery/Chase Farm (Gedling), and the Eastside, Southside and Waterside Regeneration Zones (Nottingham City). In addition, North of Papplewick Lane (Gedling) was previously designated as safeguarded land (see glossary).

**3.2.14** Development elsewhere in plan area will be concentrated in the Key Settlements identified for growth and listed in policy 2 at 3(c), and are considered to be strategic locations. The sites for development in these settlements will be determined through site specific Development Plan Documents, and informed by the Sustainable Locations of Growth Study, 2010 and by Strategic Housing Land Availability Assessments.

**3.2.15** In the case of Calverton and Ravenshead in Gedling, which are close to the Sherwood Forest prospective Special Protection Area (see paragraph 3.17.3), the location of development will also have regard to the findings of the Habitats Regulations Assessment screening record. This recommended that unless more detailed analysis indicates otherwise, a precautionary approach should be adopted, and development north of the B6386 north of Calverton, and at Ravenshead, west of the A60 and north of Ricket Lane, should be precluded. A supplementary Habitats Regulation Assessment Screening Record was also commissioned to assess potential development sites in Gedling and it concluded that any development proposal coming forward in the vicinity of the B6383 north of Calverton would need to include an appropriate mitigation package that meets the requirements of the measures outlined in the supplementary Habitats Regulation Assessment screening record. A mitigation strategy would aim to prevent significant effects brought about by additional recreational pressure and disturbance as a result of the development on the nearby sensitive habitats. The principles are outlined on the Infrastructure Delivery Plan and the site proforma for Calverton village in Appendix A.

**3.2.16** In addition, Natural England have recommended that if a SPA is formally proposed then the mitigation strategy may need to be reviewed to ensure that it is fit for purpose.

**3.2.17** In Gedling other settlements not named in Policy 2 have only been allocated small scale development to meet local needs. Local need will be defined in site a specific Development Plan Document, and may include exception sites, small scale infill, and rounding off of settlement boundaries. In Broxtowe, there are a limited number of settlements not named in Policy 2 (Babbington, Trowell and Strelley), these are relatively small and will only be considered for limited infill and therefore no specific development provision is considered appropriate.

**3.2.18** Due to some locally distinct factors within each of the council areas, the detailed implementation of the broad spatial strategy has some variations across the plan area. These are set out below.

## Broxtowe Borough

**3.2.19** The majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of Greater Nottingham. This is fully in accordance with the strategy of urban concentration with regeneration and will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe. This will include delivery of housing together with employment development **subject to confirmation of land required for access and other arrangements associated with the proposed HS2 station, and** on the Boots/ Severn Trent site which will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Areas in the urban south of Broxtowe benefit from being in the strongest housing sub market, having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. **The proposed HS2 station at Toton will add significantly to the transport and economic sustainability of this area for new development. This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs.**

**3.2.20** However, the housing numbers and distribution also reflect a strong desire to see a broad mix of housing provided within the Broxtowe's boundaries to ensure sustainable settlements are able to expand to meet their growing needs at the same time as protecting the most strategically significant parts of the Green Belt, especially large open areas between Nottingham and Derby. Whilst the housing market has stalled in weaker housing sub markets such as Eastwood in recent economic times, there is no reason to suppose that further housing will not be provided here. Historic delivery has been good, housing need is high, and the area is supported by good access to local services, with Eastwood being the largest settlement with the widest ranges of services in Broxtowe outside of the Greater Nottingham urban area with a need to provide new local employment opportunities here.

**3.2.21** The employment strategy will continue to protect and provide viable employment sites and premises to meet business needs in addition to the new jobs to be provided on the Enterprise Zone at the Boots campus **and land in the vicinity of the proposed HS2 station at Toton.** Although not a strategic site, the existing employment offer will also be enhanced at Beeston Business Park as a result of it being part of the Enterprise Zone. Many sites in Broxtowe have accessibility advantages being close to the M1 which make such sites attractive to the market. In terms of employment, Nottingham City has helped to provide much of the job needs of Broxtowe residents and the strategy will continue to support this relationship.



**3.2.22** Broxtowe is preparing a site specific Development Plan Document setting out its approach to meeting the housing figures and economic aspirations set out in the Aligned Core Strategies. The Council has resolved that where possible these will be prepared in the form of neighbourhood plans.

## **Gedling Borough**

**3.2.23** The Borough remains committed to the long term policy of urban concentration and regeneration. Development will be focussed in sustainable locations (urban edge and sustainable villages which are accessible to the City Centre) in order to support the role of the Nottingham City as a regional centre and contribute to ensuring that the development needs of the Greater Nottingham area are deliverable. As much housing as is feasible has been located within and adjoining the Nottingham urban area. Sustainable urban extensions have also been identified at Hucknall in recognition of its Sub Regional Centre status, as well as Bestwood Village, Calverton and Ravenshead being identified as key settlements for sustainable growth.

**3.2.24** The development strategy for Gedling will support the development of key regeneration sites. The locations are considered to be highly accessible to the City Centre and town centres and should assist in town centre regeneration. The redevelopment of Gedling Colliery/Chase Farm is a key strategic site on the urban edge of Nottingham and is identified as a broad location for future development. The current economic difficulties mean that comprehensive development is not considered achievable in the short term but the site remains available and suitable.

**3.2.25** The employment strategy will continue to protect and provide employment sites and premises to meet business needs with the protected employment sites in Gedling being well placed to receive any relocating firms moving as the result of the strategy for the Regeneration Zones in Nottingham City. Evidence also suggests that employment sites in Gedling have also traditionally played an important role in meeting the particular needs of smaller firms. In terms of employment, Nottingham City has helped to provide much of the job needs of Gedling residents and the strategy will continue to support this relationship.

**3.2.26** The Borough is preparing a site specific Development Plan Document setting out its approach to meeting the housing figures and economic aspirations set out in the Aligned Core Strategies.

## **Nottingham City**

**3.2.27** Due to its constrained boundaries, all development within Nottingham City is to be provided within or (to a very limited extent) adjoining the main built up area. The approach is strongly focused on economic development in the City Centre and the Regeneration Zones, and on key sites such as the Enterprise Zone which includes the Strategic Site at the Boots campus and existing employment sites at MediPark and Nottingham Science Park. Housing provision is sufficient to deliver the Council's regeneration ambitions, building on a past track record of good delivery on brownfield sites, but also reflecting other key Nottingham City priorities, particularly increasing the level of family housing provided in new development, to ensure the maintenance of balanced communities, and to allow choice to residents who would otherwise have to leave the City to meet their housing needs.

**3.2.28** Early provision of housing will be through existing deliverable sites, whilst the strategic locations at the Waterside Regeneration Zone and Stanton Tip will take longer to deliver their full potential, so house building here is not expected early in the plan period. The delivery of housing on the Boots site will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Although the City Centre housing market has stalled due to recent economic circumstances, there is no reason to suppose that further housing will not be provided here, as the market currently experiences relatively low vacancy rates, and it is supported by a large number of students. Purpose built student accommodation is also an important part of the mix, and further provision is planned.

**3.2.29** The City Council is preparing a site specific Development Plan Document setting out its approach to meeting the housing figures, economic aspirations and environmental principles set out in the Aligned Core Strategies.

## **Other Spatial Priorities**

**3.2.30** Sections four to seven of Policy 2 are included to give a more complete picture of the spatial strategy across the plan area, but are supported by more detailed policies elsewhere in the plan.

**3.2.31** This economic strategy complements the approach to housing provision, based around the short term aims of supporting economic recovery, and in the medium term supporting the ongoing transition to a knowledge based economy. New employment is needed not only to compliment the population growth brought about by the level of housing provision, but also to provide a range of employment opportunities to existing residents, as unemployment and low economic activity is a significant issue in some parts of the plan area. Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, to provide for the growth in the working age population, a reduction in unemployment, and an increase in economic activity. Although hard to predict, around 27,900 of these jobs could be in the plan area. The provision of high skilled, knowledge based jobs will be particularly important in recognising Nottingham's Core City and Science City status and will be a significant component of the regeneration of the Boots Campus (see Policy 7).

**3.2.32** Nottingham City Centre is currently the main location for office jobs, and its importance in this regard will be strengthened with new office development, especially in the Regeneration Zones. New employment within large residential development at Top Wighay Farm will help to meet sustainability objectives in reducing the need to travel, and will also provide new opportunities for existing residents.

**3.2.33** The retail hierarchy has been recognised and endorsed through various studies. However, some further provision will be needed to support major new development. Where this is proposed, the level of provision will be set out in Area Action Plans, Supplementary Planning Documents or Masterplans. The role of City Centre is expected to be supported and enhanced in line with its regional status. Bulwell is currently identified as a District Centre. However, it has in the past been recognised as a Town Centre, and new development of retail and health facilities, together with environmental improvements, will enable it to move up the hierarchy again. Other centres which require support, either to respond to nearby growth or because they are underperforming, will also be prioritised.

**3.2.34** Transport is a major contributor to climate change, and congestion has adverse economic impacts, as well as being detrimental to air quality. Upgrading existing infrastructure and providing new infrastructure will therefore be aimed at reducing the need to travel, especially by private car. There will be a strong focus on changing peoples' travel behaviour (see Policy 13) and improving opportunities for journeys to be made by public transport. Major improvements to highway capacity for private cars will be a last resort.

**3.2.35** New and enhanced strategic Green Infrastructure is required to mitigate effects of growth and make good existing deficiencies. Wherever possible, it should be multifunctional, for instance, in providing adequate open spaces for recreation, assisting in providing for more biodiversity and in managing flood risk, or providing opportunities for growing local food.

**3.2.36** During the preparation of the Aligned Core Strategies, it has become clear that some sites will take longer to deliver than originally proposed, for example Gedling Colliery/Chase Farm in Gedling. In this case Gedling Council is proposing alternative locations at their Key Settlements for Growth to allow for the delivery of the housing figures proposed through the Aligned Core Strategies. Gedling Colliery/Chase Farm is now identified for future housing development, potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it. Nevertheless, every effort will be made to redress viability issues with the aim of allowing development to commence earlier and it could be a contingency site if development elsewhere not be delivered as planned.

**3.2.37** Where other sites identified in the policy for housing or mixed use development do not prove to be capable of delivery within the envisaged timescales (for reasons other than poor housing market conditions), the councils will look to make up the resulting shortfall of homes on other sites identified through Strategic Housing Land Availability Assessments relevant to their area. Where this is not possible, the Borough Councils will look to other Sustainable Urban Extensions identified in the Assessment of Sustainable Urban Extensions Study. If required, the Aligned Core Strategies will be reviewed.

## Monitoring Arrangements

Housing monitoring only – other spatial strategy elements dealt with under separate policies

Targets	Indicators	Delivery
Delivery of housing numbers within Policy 2	<ul style="list-style-type: none"> <li>• Net additional homes</li> <li>• Council supply of ready to develop housing sites</li> <li>• Planning permissions of Strategic allocations</li> <li>• Preparation of Development Plan Documents to meet Aligned Core Strategies</li> </ul>	<ul style="list-style-type: none"> <li>• Site specific Development Plan Documents</li> <li>• Development Management decisions</li> <li>• Timely review of SHLAA to manage sufficient housing supply</li> </ul>
5 year (with additional buffer of 5%) supply of deliverable housing sites		

## Policy 3: The Green Belt



- 1. The principle of the Nottingham Derby Green Belt will be retained. The inner boundary of the Green Belt has been recast to accommodate the allocated Sustainable Urban Extension at Field Farm, as shown on the Proposals Map. Development Plan Documents will review Green Belt boundaries to meet the other development land requirements of the Aligned Core Strategies, in particular in respect of the strategic locations and the Key Settlements named in Policy 2.**
- 2. In undertaking any review of Green Belt boundaries, consideration will be given to whether there are any non-Green Belt sites that are equally, or more, sustainably located. If there are no suitable non-Green Belt sites, regard will be had to:**
  - a) the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between Nottingham, Derby and the other surrounding settlements;**
  - b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;**
  - c) the appropriateness of defining safeguarded land to allow for longer term development needs; and**
  - d) retaining or creating defensible boundaries.**

### Justification

**3.3.1** The Nottingham-Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. Non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the Aligned Core Strategies and site specific Development Plan Documents.

**3.3.2** When reviewing Green Belt boundaries, the original purposes of Green Belt as set out in the National Planning Policy Framework will be an important consideration, in particular, the need to prevent coalescence and maintain openness. Nottinghamshire and Derbyshire County Councils undertook a review of the Green Belt in 2006, and this provides some guidance as to relative importance of different Green Belt purposes around the whole of Greater Nottingham. It highlighted that the area between Nottingham and Derby is overall the most sensitive area of Green Belt, in relation to the purposes of Green Belt set out in government policy, and was taken into consideration in the preparation of the Appraisal of Sustainable Urban Extensions Study, Tribal, 2008, and the Sustainable Locations for Growth Study, Tribal, 2010

**3.3.3** This study therefore informed the reasoning for the Aligned Core Strategies allocating or indicating locations for Sustainable Urban Extensions, and the development decisions for key settlements identified for growth. For the Sustainable Urban Extension at Field Farm, the revised Green Belt boundary is shown on the Proposals Map. For the strategic locations and for Key Settlements identified for growth named in Policy 2, the principle of Green Belt boundary review is accepted. The detailed boundaries will be defined through Development Plan Documents. Other amendments to Green Belt boundaries are likely to be minor revisions responding to local circumstances.

**3.3.3a** In Broxtowe Borough the Green Belt will be amended to allow for the long term construction of the proposed HS2 station at Toton and a mixed use development in the vicinity of it including access arrangements, a NET extension and mixed use economic and housing development. Amendments to the Green Belt will be undertaken as part of the Allocations DPD when issues associated with HS2 are clear.

**3.3.4** In Gedling Borough, some areas of land are excluded from the Green Belt (as safeguarded land) to allow for long term (ie beyond the Core Strategy period) development needs. Areas of safeguarded land will remain, and elsewhere consideration will be given as to the appropriateness of excluding other land from the Green Belt as part of boundary review to allow for longer term development needs, as advised by government policy. This can aid the ‘permanence’ of the Green Belt, and prevent the need for further early review of its boundaries.

**3.3.5** The Green Belt “washes” over many villages within the Aligned Core Strategies area. Whilst new building is inappropriate in the Green Belt where settlements are “washed” over, infilling can be accommodated within a defined infill boundary of the village. These “infill” boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found. Infill boundaries, where considered appropriate, will be defined through Development Plan Documents.

## Monitoring Arrangements

Targets	Indicators	Delivery
Green Belt release in line with the needs set out in the Aligned Core Strategies	Production of Development Plan Documents	<ul style="list-style-type: none"> <li>Preparation of site specific Development Plan Documents</li> <li>Development Management decisions</li> </ul>
	Location and area of land removed from Green Belt	



## Policy 4: Employment Provision and Economic Development



1. The economy of the area will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs with a particular emphasis on supporting Core and Science City objectives. This will be achieved by:
  - a) providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration. Wherever feasible, rail accessibility for storage and distribution uses should be utilised;
  - b) placing a particular emphasis on office development (use classes B1(a & b)) as part of providing for a science and knowledge-based economy. A minimum of 309,800 sq m of new office and research development (2011 – 2028) will be provided in the following spatial distribution:

Broxtowe	34,000 sq m
Gedling	22,800 sq m
Nottingham	253,000 sq m

The level of development of office floorspace will be kept under review. If the provision of undeveloped floorspace falls below the equivalent of a 5 year supply across the plan area as a whole, Development Plan Documents will be prepared to ensure a minimum provision equating to five years supply is available until 2028.

- c) promoting Nottingham City Centre as the primary location for new offices along with the Southside and Eastside Regeneration Zones, and the Eastcroft area of the Waterside Regeneration Zone; in addition promoting office development of a lesser scale in the town centres of Arnold, Beeston and Bulwell.
    - d) joint working between the Councils to ensure that a sufficient supply of land is maintained in Development Plan Documents to provide a range and choice of sites up to 2028 for new and relocating industrial and warehouse uses (in use classes B1(c), B2 and B8). As a minimum, 37 hectares (2011-2028) will be identified, in the following distribution:

Broxtowe	15 hectares
Gedling	10 hectares
Nottingham	12 hectares

- e) promoting significant new economic development as part of Sustainable Urban Extension at Top Wighay Farm (Gedling), **land in the vicinity of the proposed HS2 station at Toton (Broxtowe)** and at the Boots site (Broxtowe and Nottingham City) which is part of a designated Enterprise Zone. Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in Development Plan Documents;
- f) encouraging economic development associated with the universities, higher education establishments and the hospital campuses, (including their expansion) and allocating land specifically to meet the needs of high technology users;
- g) encouraging economic development of an appropriate scale to diversify and support the rural economy;
- h) appropriately managing existing employment sites and allocations to cater for the full range of employment uses by:
  - i) ensuring the allocations most attractive to the employment market remain available for employment uses;
  - ii) retaining good quality employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space; and
  - iii) considering the release of sites that do not meet criteria (i) and (ii); and
- i) working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.

## Justification

**3.4.1** New employment development is vital to the growth of the area's economy, which supports a working population of 311,000<sup>28</sup> (363,000 for the Greater Nottingham). Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, of which around 27,900 are expected to be in the plan area. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from manufacturing sectors, where employment is expected to fall, to a more knowledge based economy. Nottingham's role as a Science City is an important part of facilitating this process. The area also experiences significant problems of unemployment and low economic activity amongst its population when compared to the national average, together with a relatively low skill base. Addressing these issues by providing employment and training opportunities is a key priority. More jobs may also facilitate less out-commuting from the area, providing sustainability benefits.

**3.4.2** Whilst planning can most directly influence office, industrial and warehousing jobs (B use classes), it is important to recognise that jobs created outside traditional employment uses of offices, manufacturing and warehousing will assist in sustaining a strong and flexible economy, as they account for around half of all jobs. When making planning decisions, regard will be given to all uses which generate employment, such as retail, health, education and civic/science-based institutions. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for these other forms of employment will be made in site specific Development Plan Documents.

**3.4.3** Local Enterprise Partnerships (LEPs) have now replaced and assumed responsibility for some roles previously held by Regional Development Agencies (RDAs). Locally, the formation of the Derby, Derbyshire, Nottingham, Nottinghamshire (D2N2) LEP was endorsed by the Coalition Government in October 2010. Comprising public and private interests, it will become a key driver of sustainable local economic growth across the LEP area. Its vision is to make the LEP area one of the strongest and most resilient in the UK, and its strategic priorities are identified as skills, innovation, finance, and infrastructure, with priority economic areas of transport equipment manufacturing, medical/bioscience, food and drink manufacturing, construction, the visitor economy and low carbon goods and services.

**3.4.4** In promoting sustainable and coordinated economic growth across local authority areas, it will be important for the Councils to work collaboratively with the LEP to enable the delivery of strategic planning priorities and the Aligned Core Strategies will have an important role to play in promoting economic development.

**3.4.5** Whilst the Coalition Government has announced legislative changes which will remove the statutory requirement to produce Local Economic Assessments (LEA), both Nottinghamshire and Derbyshire County Councils continue to work on developing a robust base of evidence to assess the economic conditions within their areas.

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<sup>28</sup> Source: 2009 Business Register and Employment Survey 2009, not including agriculture, or self employed in Hucknall.

**3.4.6** To help promote and strengthen the role played by local economies serving communities around the conurbation, a range of suitable sites for new office-based development, and to a lesser extent industry and warehousing, will need to be provided across the area. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and with some being large in size. The locations listed in Policy 4 display such attributes and therefore should be a focus for the creation of employment-generating development of various scales. Equally, it is likely that some existing businesses may need to relocate for reasons which include the long-term suitability of their premises, desire to expand or in order to diversify the nature of their operations, or to allow for regeneration and redevelopment. To meet these needs, new sites are required which can help meet regeneration needs and also contribute to the creation of a greener, more sustainable economy through the construction of environmentally-friendly premises. When allocating land, Development Plan Documents should have regard to meeting particular economic needs, for instance those arising from **the proposed HS2 hub station at Toton and East Midlands Airport**.

**3.4.7** The Employment Land study (Nottingham City Region Employment Land Study (2007 and updated in 2009) considered office jobs and industrial and warehousing jobs separately. The Employment Background Paper (2012) has been prepared showing how the findings of the study have been taken into account.

## **Office Development**

**3.4.8** The Employment Land study predicts how many jobs will be created in the office sector, and then uses a jobs to floorspace multiplier to calculate a level of floorspace required to support those jobs. The study focuses on the period between 2006 and 2016 (longer term projections being considered less reliable). The Employment Provision Background Paper explains how provision for 2016 to 2028 has been accounted for.

**3.4.9** As office floorspace has been developed at a slower rate than envisaged by the study between 2006 and 2011, there has been a 'shortfall' in provision of around 70,000 square metres across Greater Nottingham. This has been added to the floorspace total, which has then been distributed to Council areas taking account of anticipated supply to give the figures in Policy 4 (b). The inherent uncertainty of long term employment projections means the figures in the policy should be treated as indicative minimums.

**3.4.10** The Employment Land study also recommends the use of a 'frictional margin' or a stock of developable sites/premises to ensure a range and choice of sites are always available. The study recommends a 'frictional margin' of between 2 and 5 years of recent take up. Because the provision figures proposed are significantly above the frictional margin, this additional amount of floorspace will only be required towards the end of the plan period, and if the rate of office development, or loss of office floorspace, proceeds faster than that envisaged by the plan. Given the uncertainty acknowledged by the Employment Land study of longer term projections, it is proposed that office development be closely monitored, and if it appears likely that the additional 'frictional margin' is required, then the Greater Nottingham Councils (including Erewash and Rushcliffe) will work together to ensure adequate provision.

**3.4.11** Based on publicly available information, a jobs to floorspace requirement of 15 square metres per full-time equivalent (FTE) post has been used to generate the floorspace figures in the policy. However, as development occurs, job/floorspace ratios will be kept under review, and floorspace requirements will be interpreted in the light of any new evidence, should it prove necessary.

**3.4.12** Many office jobs will be accommodated within existing buildings and current supply, including sites identified in Policy 4. However, new sites required to accommodate office development will be set out in site specific Development Plan Documents.

**3.4.13** The primary focus for new office and commercial development should be within Nottingham City Centre, and more specifically the Regeneration Zones located around its periphery. This recognises the City Centre's regional importance, and its role as the main driver of the Greater Nottingham economy. Development here will make effective use of existing facilities, services and the high level of accessibility to surrounding parts of the conurbation and beyond.

**3.4.14** The plan's town centres are also important employment locations, both for their service and retail functions. The development of new office floorspace can enhance their wider economic roles. They benefit from relatively high levels of accessibility, especially by public transport, and by the presence of supporting services. New office floorspace will help to meet localised needs around the conurbation in sustainable locations. However, new office floorspace provided should not be of a scale which could undermine the role of the City Centre in meeting demand or the development of strategically important employment opportunities on the sites identified within Policy 4.

## **Industrial and Warehousing Development**

**3.4.15** The Employment Land study highlights a decline in manufacturing and warehousing employment up to 2016 and this decline is expected to continue beyond this date. It also identifies an oversupply of sites for these sectors. Despite the anticipated overall net reduction in jobs and floorspace, the study encourages the identification of an appropriate supply of land to support opportunities for modernisation, relocation and expansion, and to allow a margin for the smooth operation of the market for such sites. To achieve this, Councils will work together to maintain an identified supply of land across the plan period to 2028 for manufacturing and warehousing uses, and identify suitable sites within Development Plan Documents.

**3.4.16** In the same way as for office provision, the Employment Provision Background Paper (2012) also shows how the findings of the Employment Land study have been taken into account in deriving industrial and warehousing provision. Due to the ongoing decline and therefore reduced demand for sites and premises in the industrial and warehousing sector, some loss of land and premises from this use to other uses is acceptable, however land lost beyond this acceptable level, for other uses (including offices), should be made up. For Greater Nottingham as a whole, this equates to approximately 47 hectares of employment land for new industrial and warehousing use.

**3.4.17** The Employment Land study also recommends the use of a 'frictional margin' for industrial and warehousing land across Greater Nottingham, of around 5 years take up, equating to approximately 33.5 hectares. Due to the area of land that needs to be made up in policy terms to account for planned losses of industry and warehousing being relatively modest, and not significantly greater than the 'frictional margin', for industrial and warehousing land the margin has been added in to the total Greater Nottingham requirement, which has then been distributed to Council areas taking account of available supply.

**3.4.18** Because existing allocations and planning permissions exceed the foreseen need for industrial and warehousing land, the policy seeks to ensure a reasonable supply of land of good quality remains available for this use, however, it also encourages allocating new land where this will be attractive to the market.

**3.4.19** The Employment Land study recommends that some employment sites should be considered for release to other uses, as they no longer serve the needs of modern businesses. It is therefore vital that viable employment sites that are an important source of jobs and cater for a range of numerous businesses and enterprises should be protected as they remain an important economic driver for the area, and when located in and near deprived areas, can help to provide less-skilled jobs. However, some employment land is no longer viable in its current use, and should be released for redevelopment. Based on policy recommendations from the Employment Land Study, existing employment land and premises will be protected which:

- Safeguards well-located land that continues to meet the needs of modern businesses, especially strategically important sites.
- Safeguards 'locally valuable' sites that are required to meet identified regeneration aims.

**3.4.20** The Councils will work with partners to remove development constraints on existing employment sites which are well located.

**3.4.21** To fully reflect Nottingham's status as a Science City, the Aligned Core Strategies encourage economic development which strengthens the plan area's role as an exemplar of international science and technology. Site specific Development Plan Documents will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area's hospitals and universities. Establishing growth opportunities for high technology companies to locate or expand will help the conurbation to diversify its economy in line with the initial priorities of the D2N2 LEP and maximise the potential of the designated Enterprise Zone at the Boots Campus (which is a Strategic Site) and the existing employment sites at Beeston Business Park, MediPark and Nottingham Science Park. The Enterprise Zone will benefit from reduced business rates and the availability of super-fast (or high-speed) broadband to attract the creation of new businesses and jobs needed within the LEP area to help drive sustainable economic growth.



**3.4.22** The Aligned Core Strategies will also support opportunities to help to re-skilling of the workforce, and with access to local job opportunities. Some parts of the areas experience significant levels of unemployment, low economic activity and low levels of skills, and these problems are particularly acute in Nottingham City (see paragraphs 2.2.7, 2.9.10 and 2.9.11). Employment and training opportunities, provided as part of new development can enable the local population to take advantage of opportunities created by new development, and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector across the conurbation.

**3.4.23** The rural areas make a significant contribution and play an important role in the local economy. The continued importance of agriculture (including food production) and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of the rural economy and which provides a source of local employment opportunities will be supported. The National Planning Policy Framework provides guidance on how best to support sustainable economic growth in rural areas and to encourage the rural economy to diversify.

**3.4.24** To meet an identified sub regional need for strategic distribution uses, a Strategic Distribution Site Assessment study has reviewed development opportunities within the Nottingham, Derby and Leicester area of the East Midlands. This study (undertaken by AECOM) was published in May 2010 and recommended three sites based on their suitability against a range of criterion. None of the sites are located within the plan area (the nearest being to the north of East Midlands Airport in Leicestershire). Therefore no strategic distribution site is proposed in the Aligned Core Strategies. However, when allocating sites in subsequent Development Plan Documents or determining planning applications for storage and distribution uses, the criteria set out in Policy 4 will be relevant.

## Monitoring Arrangements

Targets	Indicators	Delivery
Strengthen and diversify the economy and create 27,900 new jobs	Overall number of jobs in the plan area	<ul style="list-style-type: none"> <li>Aligned Core Strategies</li> <li>Employment land related Development Plan Documents</li> <li>Development Management decisions</li> </ul>
Develop 309,800 sq m of office space	Net addition in new office floorspace	
Maintain a minimum amount of industrial and warehouse supply of 37 hectares	<ul style="list-style-type: none"> <li>Available supply of industrial &amp; warehouse land</li> <li>Net change in supply of industrial &amp; warehouse land</li> </ul>	
Delivery of strategic sites within Aligned Core Strategies	Planning permissions	

## Policy 5: Nottingham City Centre



1. The City Centre will be promoted as the region's principal shopping, leisure and cultural destination. The role of the City Centre will be enhanced in the future by adopting the following strategy:
  - a) Maintaining a prosperous, compact and accessible retail centre by:
    - i) significantly increasing the retail and leisure floorspace of the City Centre, to promote and strengthen current north-south and east-west shopping patterns and permeability through the mixed-use redevelopment and expansion of the Broadmarsh and the Victoria Centres;
    - ii) safeguarding the Primary Shopping frontages as the focus for City Centre retail development;
    - iii) ensuring that other new retail development is well integrated and closely linked with the Primary Shopping frontages in terms of proximity, continuity of function and ease of access; and
    - iv) ensuring that the Primary Shopping frontages remain predominantly in retail and shopping use (Use Class A1).
  - b) Developing an economically prosperous City Centre through the development of offices and businesses and supporting related uses such as new hotels (particularly addressing the lack of high quality hotels), exhibition and conference venues.
  - c) Creating an inclusive and safe City Centre by:
    - i) making the City Centre more attractive to pedestrians, cyclists and public transport users;
    - ii) encouraging uses that make key night time pedestrian routes safer and well used;
    - iii) supporting leisure development and cultural facilities that appeal to the full range of the conurbation's population, especially families and young people; and
    - iv) having regard to crime and disorder issues through managing the scale, concentration and regulation of pubs, bars, nightclubs, and other licensed premises, hot food takeaways and taxi ranks.
  - d) Making the City Centre the focus of public transport and sustainable transport modes by:
    - i) providing for the delivery of NET Phase two and any future NET proposals;
    - ii) improving Nottingham Midland Rail Station and its integration with the City Centre;

- iii) providing replacement City Centre bus stations and improving other bus interchange facilities;
  - iv) increasing bus stop capacity and regulating quality, access and timings;
  - v) looking at the redistribution of through traffic movements to the east and south of the city and re-prioritising access for public transport;
  - vi) optimising parking supply and pricing to support the viability and vitality of the City Centre;
  - vii) improving cycling access and permeability throughout the City Centre; and
  - viii) rolling out Real Time Information for all City Centre bus services.
- e) **Creating a network and hierarchy of safe pedestrian routes and good quality civic spaces to connect all parts of the City Centre by linking key historic and cultural assets, facilities and venues and reducing the severance effects of the current road network and urban form, especially between the City Centre and surrounding communities.**
- f) **Supporting City Centre living initiatives, where suitable living conditions can be secured by:**
  - i) having regard to residential amenity when considering development in relation to the night-time economy and considering a restraint on uses and opening hours to reduce the risk of noise and other disturbance;
  - ii) diversifying the profile and mix of City Centre housing, including student housing where appropriate; and
  - iii) enabling the provision of facilities such as schools and health centres that would encourage more diversity in housing provision.
- g) **Exploiting the rich historic, cultural and high quality built environment to attract visitors and tourists, supported by the development of appropriate facilities, and promoting events, markets and attractions.**

## **Justification**

**3.5.1** Significant change is planned to the City Centre over the Core Strategy period, with large scale retail development at the Broadmarsh Centre complemented by a new Midland Rail Station/NET interchange and other development in the Southside Regeneration Zone (see Policy 7) improving this important 'gateway' to the City Centre. This development in the south of the City Centre will be balanced by redevelopment of the Victoria Centre in the north, to help maintain the strong north-south retail patterns. In addition to this, further large scale office, housing and other complementary uses are planned for the periphery of the City Centre in the Eastside and Waterside Regeneration Zones, effectively extending the functional boundaries of the City Centre.

**3.5.2** The City Centre is the most accessible and sustainable location for main town centre uses and performs a central role in the conurbation's economy and wider regeneration objectives. Consolidation and further improvement of the City Centre is absolutely critical to the future success of the conurbation. Nottingham City Centre's recent drop in CACI's 2010 retail rankings from 5th to 6th (although this position was maintained in 2011) suggests relative under performance compared to other major retail centres, and is in part a result of recent development in the competing centres of Derby and Leicester. In accordance with the National Planning Policy Framework, policies are therefore required which will support and sustain Nottingham's position, allow it to compete effectively with other centres, and enable further investment in the City Centre. It will therefore be important to encourage and retain retail development within and adjacent to the Primary Shopping Frontages which reinforces retail vitality and promotes competition between retailers and enhances consumer choice. At the same time, regeneration schemes within or adjacent to the City Centre will also be promoted, some of which will include local retail provision to complement the core retail function of the City Centre.

**3.5.3** The Greater Nottingham Retail Study indicates that during the Core Strategy period there will be sufficient increased spending capacity across the City Centre's catchment area to support significant new comparison shopping floorspace. The study treats the Broadmarsh centre redevelopment as a commitment, and indicates additional capacity over and above this for 30,200 square metres at 2021, rising to 58,400 square metres at 2026.

**3.5.4** Current proposals for the Victoria Centre redevelopment indicate proposed comparison floorspace of 30,000 sq metres. Both schemes will also deliver further convenience shopping and leisure opportunities. Assuming that both the Broadmarsh and Victoria Centres are developed as currently envisaged, and trading fully by 2017, based on the Greater Nottingham Retail Study there will be limited capacity for further major comparison retail development prior to 2021<sup>29</sup>. Once both schemes are committed, the focus of retail development will therefore be on the refurbishment, rationalisation and consolidation of the wider City Centre retail offer.

**3.5.5** Protecting and enhancing the City Centre's retail and leisure functions is the best defence against the potential impact of out-of-town shopping or leisure developments, and their attendant threats to the City Centre's vitality and viability. The National Planning Policy Framework continues to see City Centre and edge of centre developments as being preferable, and the evidence suggests no need to identify or plan for additional out-of-town development.

**3.5.6** In addition to retailing, the City Centre is the key location of offices in the plan area, and Policies 4 and 7 will be important in delivering the scale of business and economic growth envisaged, and promoting areas of new office-led development. In order to support the City Centre's ongoing role in this regard, the development of related uses such as conference centres, exhibition space and hotels will be required. Indeed, the lack of high quality hotels has been identified as a significant omission in the City Centre's 'offer'

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<sup>29</sup> A retail assessment submitted with the Victoria Centre planning application identifies sufficient expenditure to support both schemes by 2019.

**3.5.7** In addition to the measures needed to support the improved retail offer, the focus on transport accessibility, connectivity within the centre, the creation of a high quality environment and improvements to safety will also be essential strategy components. In some parts of the City Centre there are existing issues of public order, noise and disturbance associated with both concentrations of licensed premises and with large, high occupancy venues. Planning can play a role in controlling or reducing the impact of licensed premises, in partnership with other licensing regimes and management strategies, and where this is the case, Local Development Documents will be prepared.

**3.5.8** The City Centre is the most accessible part of the conurbation, and maintaining that accessibility will be essential to the ongoing vitality and viability of the City Centre, however, this should be part of a wider accessibility strategy including orbital and cross City movements. Bus and NET accessibility is particularly important in this regard, and a Statutory Bus Quality Partnership has been established covering the City Centre, regulating the quality, quantity and timing of bus movements. Improvements are also planned to the Midland Rail Station, which will accommodate a new interchange with the NET, and create a good quality 'gateway' to the City Centre. However, the location, quality and quantity of car parking is also key to supporting the vitality and viability of the City Centre, and optimising its use, balancing the needs of shoppers and long stay users, will continue to be important.

**3.5.9** There is evidence that the housing market for the City Centre has slowed but it is anticipated that this will improve again as the economic cycle progresses. The quantum of new housing required overall means that a significant contribution will still be required from higher density schemes in and around the City Centre (which will include purpose built student accommodation in appropriate locations). However, it will be essential to see a greater mix of types, sizes and tenures than has been delivered previously, and this issue is addressed in Policy 8.

**3.5.10** Nottingham's historic, cultural and high quality built environment is a unique asset for the conurbation which could make a more significant contribution to the economic well being of the conurbation. The roles played by key historic and cultural assets such as the Old Market Square and the Lace Market are explicitly recognised, and will be enhanced wherever possible in bringing forward new City Centre development and regeneration. Similarly, it is increasingly recognised that successful city centres will need to capitalise on their wider roles as leisure destinations in order to support their key functions, and the promotion of specialist markets, attractions and events, or promoting specific 'quarters' defined by character, function or available development opportunities, will be important in this regard.

## Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of major projects outlined in Aligned Core Strategies	<ul style="list-style-type: none"> <li>• Net new office floorspace in the City Centre</li> <li>• Net new homes in the City Centre</li> <li>• Planning permissions</li> <li>• Authority Monitoring Report</li> </ul>	<ul style="list-style-type: none"> <li>• Development Plan Documents</li> <li>• Development Management decisions</li> </ul>
Maintain health of Primary Shopping Frontage	<ul style="list-style-type: none"> <li>• New retail floorspace created</li> <li>• Vacancy rates</li> <li>• Proportion of A1 uses within Primary Shopping Frontage</li> </ul>	



## Policy 6: Role of Town and Local Centres



**1. The following network and hierarchy of centres will be promoted:**

**a) City Centre:**

**Nottingham City Centre**

**b) Town Centres:**

**Arnold, Beeston and Bulwell,**

**c) District Centres:**

**Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, and Sherwood.**

**d) Local Centres:**

**Broxtowe**

**No designated Local Centres**

**Gedling**

**Burton Joyce, Calverton, Carlton Hill, Gedling Village, Mapperley Plains, Netherfield and Ravenshead**

**Nottingham City**

**Alfreton Road, Aspley Lane, Beckhampton Road, Bracebridge Drive, Bramcote Lane, Bridgeway Centre, Carrington, Mansfield Road, Nuthall Road, Robin Hood Chase, Sneinton Dale and Strelley Road.**

**e) Centres of Neighbourhood Importance:**

**Where appropriate, these will be defined in subsequent site specific Development Plan Documents.**

- 2. The boundaries of centres and the identification of sites for main town centre uses to meet identified need will be defined in site specific Development Plan Documents. Development on identified sites should be appropriate in scale and nature to the role and function of that centre and of the area it serves.**
- 3. New Centres of Neighbourhood Importance which serve new sustainable communities at the Waterside Regeneration Zone (Nottingham City) and at Gedling Colliery/Chase Farm (Gedling), if development commences in the plan period, will be required. New retail development at these locations will be expected to consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres. Other major residential-led development may require retail development of an appropriate scale and these will be addressed in subsequent Development Plan Documents.**

**4. The following centres are considered to be in need of enhancement or to be underperforming. Local Development Documents or informal planning guidance will be used to enhance their vitality and viability:**

- a) Arnold;**
- b) Bulwell (will be enhanced from a District to a Town Centre);**
- c) Carlton Hill (will be enhanced to become a Local Centre);**
- d) Clifton;**
- e) Eastwood;**
- f) Netherfield;**
- g) Robin Hood Chase;**
- h) Stapleford**
- i) Strelley Road; and**
- j) The Bridgeway Centre.**

**A similar approach will be followed for other centres which are in need of enhancement or display signs of underperformance.**

- 5. The vitality and viability of all centres will be maintained and enhanced, including widening the range of uses (whilst maintaining a strong retail character), environmental enhancements and improvements to access, which should all take account of equality issues. The primary focus for office-based development will be within the City Centre, with development of a lesser scale promoted in the Town Centres.**
- 6. Development of retail and leisure uses in out-of and edge-of-centre locations will need to demonstrate suitability through a sequential site approach and also provide a robust assessment of impact on nearby centres. Subsequent Development Plan Documents will determine the need to set thresholds for the scale of main town centre development in edge-of and out-of centre locations.**

## **Justification**

**3.6.1** The area is served by a diverse range of distinctive town, district and local centres, of all which serve important roles in meeting the various needs of its many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities, with all being influential factors in ensuring the continued viability and vitality of a centre. The network and hierarchy of centres are shown below on Map 3.2 (which includes for completeness Town and Local Centres throughout Greater Nottingham). Note: Hucknall is defined as a Major District Centre in the Ashfield Local Plan, for the purposes of this policy, a Major District Centre is comparable to a Town Centre within the hierarchy.

**3.6.2** It is also important that all centres continue to act as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of (predominantly) retail facilities, which can include markets, already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances. This approach is reaffirmed by the National Planning Policy Framework, which requires local authorities to develop a sequential approach towards accommodating new retail and town centre development within, or adjoining its centres. This will help to ensure that appropriately-sized and type of development make a positive contribution to the role and function of any centre where a scheme is proposed.

**3.6.3** The National Planning Policy Framework also requires Councils to demonstrate through Development Plan Documents how they can meet identified needs for main town centre uses. In achieving this, Councils will be guided by evidence from their Retail Needs Studies. These provide detailed data on the level of need for comparison and convenience floorspace both within identified centres and also across local authority areas as a whole.

**3.6.4** The retail hierarchy and network has been developed using evidence from the shopping studies. The existence of the hierarchy will help to guide new development to appropriately sized centres across the conurbation and ensure that future growth is adequately balanced across the plan area and Greater Nottingham as a whole. The hierarchy is influenced both by the scale and status of existing centres, and is flexible in allowing centres to grow sustainably where recognised retail needs are demonstrated.

**3.6.5** Patterns of retail activity will inevitably evolve over the plan period. Large new communities, mainly on identified urban extension sites are proposed, and to meet their needs, the designation of suitably sized centres, or the enhancement of existing centres, may be necessary to ensure access to a mix of facilities based on local need. New or enhanced centres should fit within the hierarchy, and reduce the current number of unsustainable journeys connected to retail activity. New centres should not have a detrimental impact on other existing centres recognised through the hierarchy.

**3.6.6** Town Centres have the potential to play a more significant role within the local economy. Offices can play a role in creating diverse town centres, and with a strong network of linked centres around the area, opportunities of an appropriate scale to add to existing or provide new sources of local employment should be encouraged wherever possible.

**3.6.7** It is acknowledged that some centres are not performing to their potential. It will therefore be necessary to keep the health of centres under constant review, and identify those which may be in decline where future changes will need to be carefully managed. In addition to those centres specifically mentioned in the policy, the retail studies highlight Hyson Green, Sherwood, Stapleford, and Mapperley Plains as centres which are generally performing less well. These centres will be kept under review, and baseline data for social, environmental and economic factors relating to them will be used as a way of making decisions regarding their role and function.

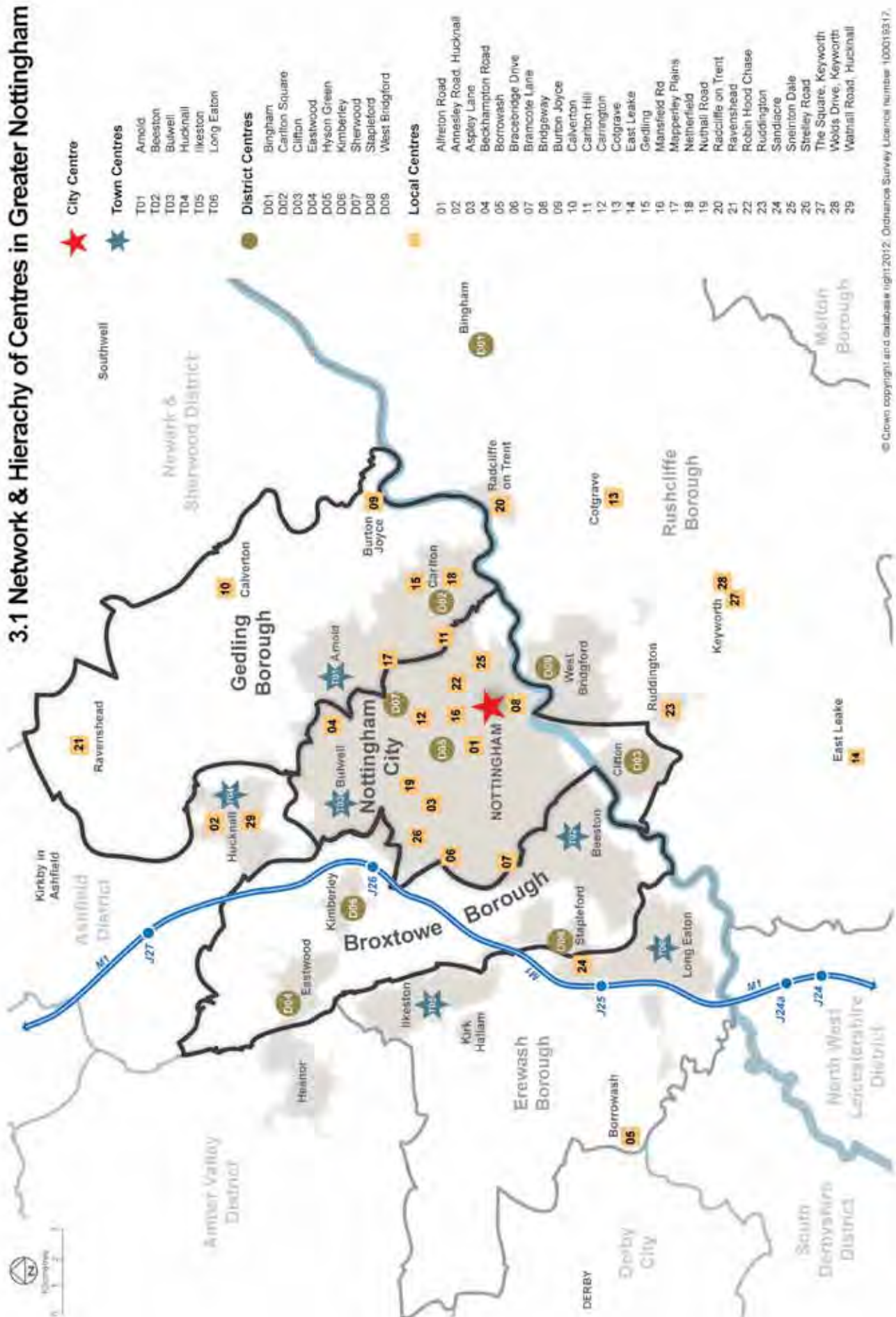
**3.6.8** Indicators which point towards underperforming centres include high vacancy rates, poor built environments and a narrow retail offer, all of which influence how people make choices on where they wish to visit. Where centres display some of these indicators, policy interventions through informal planning guidance may be needed to improve economic performance

**3.6.9** The impact of out-of-centre or edge of centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of existing centres, and could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel. Proposals for out-of-centre or edge-of-centre retail development and town centre uses will therefore be required to strongly demonstrate both a sequential approach to its location and how it will not have an unacceptable impact on nearby centres, or undermine regenerative activities within them.

## Monitoring Arrangements

Targets	Indicators	Delivery
Maintain or improve the vitality and viability of the centres within the plan area	<ul style="list-style-type: none"> <li>• Planning permissions for retail and other town centre use development.</li> <li>• Assessed retail need (from Needs Study)</li> <li>• Centre Healthchecks</li> <li>• Amount of new B1 office floorspace created in town centres.</li> <li>• Amount of retail floorspace approved outside of defined centres.</li> </ul>	<ul style="list-style-type: none"> <li>• Site specific Development Plan Documents</li> <li>• Area Action Plans</li> <li>• Masterplans</li> <li>• Development Management Decisions</li> </ul>

### 3.1 Network & Hierarchy of Centres in Greater Nottingham



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## Policy 7: Regeneration



1. **Regeneration will be focused in the following locations and sites:**
  - a) **Eastside Regeneration Zone will be a focus for major residential and employment led mixed use regeneration and redevelopment across a number of key sites, supported by complementary hotel, conference centre and retail development, sports and leisure, education, and new public open space. The improvement of east – west links and better connections with the existing central core will be required;**
  - b) **Southside Regeneration Zone will be developed as a mixed use business district, with a predominance of offices, supported by residential development, new hotels and complementary retail and leisure activity across a number of key sites. Improvements to Nottingham Midland Station will include a better public transport interchange with additional NET lines, and improved operational and passenger capacity. Direct access to a future High Speed Rail network will be safeguarded. Development will enable enhanced links to be created between the City Centre and adjoining Meadows community/Trent Bridge and provide an upgraded public realm;**
  - c) **Waterside Regeneration Zone will be the location of new mixed use neighbourhoods at Trent Basin and Meadow Lane, with appropriate local supporting facilities, and strong links to surrounding communities and the riverside. A new business quarter in the vicinity of the Eastcroft Depot will be explored, linked to an upgraded canalside public realm. Improved Green Infrastructure connections, including a continuous footpath and cycleway along the north bank of the River Trent, pedestrian and cycle access across the river, to the City Centre and to surrounding communities will be required. Development will facilitate enhanced east – west transport links (including public transport), and the completion of a link road from Trent Lane to Racecourse Road;**
  - d) **The Boots Campus and adjacent Severn Trent land will be developed to take full advantage of currently underused and surplus land to create a sustainable and vibrant mixed use environment, comprising of additional high quality employment facilities and new homes, established within a landscaped campus setting. The Boots Campus itself has been designated as part of an Enterprise Zone;**



- e) **Gedling Colliery/Chase Farm offers the opportunity for the redevelopment and reuse of brownfield land to create a new sustainable neighbourhood, if development commences in the plan period. It will be designed to engender a safe and strong community and to create a place of distinction, and will require the construction of the Gedling Access Road;**
- f) **Stanton Tip, Hempsill Vale provides a significant reclamation opportunity in Nottingham City to provide new family housing, employment, local community uses and additional and enhanced Green Infrastructure. Development here will lead to the creation of a new community which connects with and provides for existing adjacent neighbourhoods, and will safeguard the nature conservation and biodiversity value of the site; and**
- g) **local initiatives will be supported in other areas of recognised regeneration need. Major new development proposed in close proximity to these areas should be designed and implemented to assist in addressing those regeneration needs.**

**2. Details regarding the specific sites and the mix of uses and scale of development on sites within the general locations referred above will be identified within Local Development Documents, or adopted Masterplans.**

## **Justification**

**3.7.1** Regeneration, alongside urban concentration, is a key part of the plan's strategy. This means reusing land that has been previously developed (brownfield land), and identifying priority areas for economic regeneration (see Policy 4). The area faces significant regeneration challenges which will require the redevelopment of derelict or underused sites around the edge of the City Centre and elsewhere, revitalisation of water front locations, tackling problems from the area's industrial legacy, and the transformation of specific housing areas. The delivery of regeneration and development in the areas listed in the policy is considered to be complementary to development of other strategic sites, and both are required to ensure delivery of housing and economic development over the plan period.

**3.7.2** Achieving high quality urban renaissance is complex and demanding. It requires a clear and consistent policy framework to give a degree of long term security to developers and their partners that allows them to make investment decisions with confidence and to plan on the broadest and most comprehensive footing.

**3.7.3** Within the regeneration areas identified above and shown on Map 3.2, development schemes will be comprehensive and coordinated, and follow the principles of sustainable development. Existing planning guidance exists for the Eastside, Waterside and Southside Regeneration Zones, and they are defined in saved Local Plan policies. Their extent, and the nature of mix of uses proposed for them, are being reviewed as part of the preparation of a site specific Development Plan Document for the City. Given the economic circumstances prevailing in the short term, this is likely to involve an approach emphasising on the development of key sites, and on capitalising on their locational advantages, not only with regard to the proximity of the City Centre, but also to the ease of access to renewable energy networks.

**3.7.4** The Boots Campus and adjacent Severn Trent land is in both Broxtowe Borough and Nottingham City, so a partnership approach to its development is being pursued. The site is part of a designated Enterprise Zone, and it is intended to introduce a simplified approach to planning to maximise the economic benefits of Enterprise Zone designation.

**3.7.5** For the other locations, Local Development Documents will provide further detail where necessary, including the promotion of:

- Economic growth through the delivery of high quality employment proposals suitable for the needs of modern business
- High quality, mixed residential neighbourhoods with access to a range of local facilities, which are integrated with and complement both existing adjacent communities and facilities
- Open spaces to meet the needs of the communities
- Mixed uses which allow the potential for work, rest and play
- Improved accessibility and connectivity to minimise the need for travel and facilitate opportunities for walking, cycling and public transport initiatives, including by the exploitation of the riverside and water corridor
- The protection and enhancement of Historic and Cultural assets
- The protection, enhancement and creation of natural habitats to increase ecological value, including new and existing biodiversity interests
- Training and employment schemes to maximise the opportunity for local job recruitment
- Relocation of existing businesses where appropriate
- Where relevant, addressing issues in relation to equalities matters.

**3.7.6** Successful regeneration also requires a partnership approach, involving all the agencies with a relevant interest in the area. The Councils will therefore work with agencies such as the Homes and Communities Agency, Derby Derbyshire Nottingham and Nottinghamshire Local Enterprise Partnership, Nottingham Regeneration Ltd, other Councils where relevant, transport and infrastructure providers, landowners and developers, together with local groups and residents, to ensure the best regeneration outcomes. An Infrastructure Delivery Plan, based around objective assessments of infrastructure capacity, funding sources and timescales for delivery sits alongside the Aligned Core Strategies, and provides further detail regarding expectations related to the timing and phasing of development.

**3.7.7** Major new development, for instance at Sustainable Urban Extensions, can assist in meeting the regeneration aims of nearby communities, by ensuring wider regeneration needs are taken into account in planning for the development. This can include physical interventions, for instance to support existing facilities, but also assisting in tackling wider issues, such as through ensuring affordable housing in new development being accessible to existing residents. This approach will be especially important where the development is in a different Council area to the regeneration need for instance, at the proposed Sustainable Urban Extension south of Clifton in Rushcliffe Borough.

**3.7.8** In addition to the regeneration priorities identified above further areas may be identified for regeneration over the plan period, particularly in the Nottingham City area, where a number of Strategic Regeneration Frameworks and ‘Neighbourhood Plans’ (predating the Neighbourhood Plans included in the Localism Bill) have been prepared to assist in building up the evidence for future local development documents or other regeneration activities. Elsewhere, for example at some Key Settlements, development will also assist regeneration aims. Where necessary, proposals for these areas will be set out in Local Development Documents, depending on the scale and nature of intervention and the range of issues affecting particular sites.

## Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of major schemes promoted in policy	<ul style="list-style-type: none"> <li>Progress towards an allocation in a site specific Allocations, Development Plan Document or Supplementary Planning Document</li> <li>Completion of site or certain elements of it (eg sqm of offices developed)</li> </ul>	<ul style="list-style-type: none"> <li>Site specific Allocations</li> <li>Development Plan Document</li> <li>Supplementary Planning Documents</li> </ul>

### 3.2 Regeneration in the Plan Area







## Section B: Places for people

The plan area has a unique and special character which needs to be protected, conserved and enhanced. The housing mix needs to be managed to ensure new homes are the right ones to maintain and develop mixed communities, with the right amount of affordable housing in the right places. New development needs to be well designed, and historic assets and their settings need to be protected and enhanced. To ensure that both existing and new communities are places where people will choose to live they need a range of facilities and services located in the right places so all residents can access them easily. Promoting transport modes apart from the private car is important in tackling climate change, pollution and congestion, and given that many routes are already at or close to capacity in peak times, managing travel demand must form a key part of the approach to transport planning.

The core policies for places for people are:

- 8 Housing Size, Mix and Choice
- 9 Gypsies, Travellers and Travelling Showpeople
- 10 Design and Enhancing Local Identity
- 11 The Historic Environment
- 12 Local Services and Healthy Lifestyles
- 13 Culture, Sport and Tourism
- 14 Managing Travel Demand
- 15 Transport Infrastructure Priorities



## Policy 8: Housing Size, Mix and Choice



### General Approach

1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants, as defined by other Local Development Documents.
2. Within Nottingham City there should be an emphasis on providing family housing, including larger family housing, to meet Sustainable Community Strategy and Housing Strategy objectives. Within the City Centre there should be an emphasis of flats of two or more bedrooms to diversify the existing mix, together with innovative family housing on the City Centre fringes. Elsewhere in the plan area there should be a broader mix of housing.
3. Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population.
4. The appropriate mix of house size, type, tenure and density within housing development will be informed by:
  - a) evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements;
  - b) the Councils' Sustainable Community Strategies and Housing Strategies;
  - c) local demographic context and trends;
  - d) local evidence of housing need and demand;
  - e) the need to redress the housing mix within areas of concentration of student households;
  - f) area character, site specific issues and design considerations; and
  - g) the existing or proposed accessibility of a location by walking, cycling and public transport.

### Approach to Affordable Housing

5. Affordable housing will be required in new residential developments on appropriate sites. The following percentage targets will be sought through negotiation:

- a) **Broxtowe Borough: 30%**
  - b) **Gedling Borough: 10%, 20% or 30% depending on location**
  - c) **Nottingham City: 20%**
- 6. Any locational variation in affordable housing requirements, and the mix and threshold for affordable housing will be set out in a separate Local Development Document by each Council, determined by:**
- a) **evidence of housing need, including where appropriate housing tenure, property type and size;**
  - b) **the existing tenure mix in the local area;**
  - c) **the ability to deliver affordable housing alongside other requirements, taking into account broad assessments of viability. Where the findings of local assessments are disputed on a particular site, a financial appraisal of the proposal will be expected in order to determine an appropriate level of affordable housing; and**
  - d) **the availability of subsidy on a development to deliver affordable housing within weaker housing submarkets.**
- 7. In the case of larger phased developments the level of affordable housing will be considered on a site by site basis taking into account localised information and set out in Local Development Documents. The type of affordable housing provision will be assessed throughout the lifetime of that development to ensure the development is responsive to updated evidence of need.**

#### **Approach to Rural Affordable Housing**

- 8. Where there is robust evidence of local need, rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements.**
- 9. In allocating rural affordable housing, priority will be given to people that have a connection to that settlement who are unable to afford market housing.**

### **Justification**

#### **Housing mix**

**3.8.1** It is important that the right mix of housing is developed across the plan area over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen. The reduction of the average size of households has led to the under occupation of properties, especially within more affluent suburbs of Nottingham, and within rural areas.

**3.8.2** The Strategic Housing Market Assessment (2007) provides a high level assessment of the likely profile of future household needs by authority. This assessment highlights that the biggest growth is likely to be amongst smaller households, and a significant increase in single person households. The increase in smaller households is largely down to a number of factors. The biggest factor, particularly within suburban and rural areas is down to an aging population. Other factors leading to an increase in smaller households include increases in younger people remaining single and family breakdowns.

**3.8.3** Whilst households are projected to continue to get smaller, and the population will on average be getting older, a significant amount of existing family housing will not become available for new households as elderly residents often choose to remain within existing houses for a variety of reasons. 2001 census data shows that both the suburbs of the city and the more rural parts have high degrees of under-occupation within the existing dwelling stock. It is therefore important that new developments provide a range of types of housing.

**3.8.4** Emerging older persons research indicates that a majority of the elderly population interviewed would wish to remain in housing that they currently occupy for as long as possible. Respondents to surveys have also indicated that if they had to move to properties in the future their aspirations would include 2 bedroom bungalows or purpose built 'retirement villages'.

**3.8.5** The City Council area has a lower percentage of family housing than the other authorities within Greater Nottingham. In 2001, 29% of dwellings had 6 or more rooms (equivalent to a larger 3 bedroom dwelling), compared with 39% in Greater Nottingham and 40% in England. The situation is similar for larger family housing (7 or more rooms, equivalent to a 4 bedroom house) – Nottingham City 6%, Greater Nottingham 9% and England 9%. This contributes to the loss of families, particularly to other parts of Greater Nottingham. Every year, in net terms, the City loses about 700 children aged under 16 through out migration to the other Greater Nottingham districts (Source: National Health Service Central Register data, Office for National Statistics).

**3.8.6** Whilst the trend is for an increase in smaller households, one of the objectives of Nottingham's Sustainable Community Strategy (September 2009) is that a "greater balance will be achieved in the city's housing market with an increased choice of good quality housing meeting the needs of a diverse population and enabling the city to retain more of its aspiring residents". In order to achieve this, there is a headline target, by 2020, to increase family housing to at least 33% of all housing stock outside of the City Centre (Baseline: 2001 Census: 29%, target revised September 2011). In order to do this, there is also a shorter term target to increase the percentage of new dwellings built outside of the City Centre which have 3 or more bedrooms to 60% by 2013/14 (2008/09: 47%).

**3.8.7** The City Council's Housing Strategy 2008-2011 says that 'the provision of more homes suitable and attractive to families is a key priority' and that 'the imbalance is particularly acute in larger homes of 4 or more bedrooms and the provision of these larger homes is a particular priority'.

**3.8.8** The number of full-time students attending universities in the area has increased considerably in recent years. The process of change brought about by increased numbers of students living in private rented households has altered the residential profile of some neighbourhoods dramatically, and has led to communities becoming unbalanced. This problem is most acute within Nottingham City, and in order to address some of the problems related to increased concentrations of students living within neighbourhoods, the City Council has adopted its Building Balanced Communities Supplementary Planning Document, which provides further guidance on the provision of student housing. It has also introduced an Article 4 Direction that will mean from 11 March 2012 planning permission will be required before converting a family house (C3 Dwellinghouse) to a House in Multiple Occupation with between 3 and 6 unrelated occupiers sharing facilities (C4 HMO). The policy approach to considering planning applications for these changes of use will be set out in its site specific Development Plan Document.

## Affordable Housing

**3.8.9** Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Government guidance indicates that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

**3.8.10** It is acknowledged that the requirements for affordable housing will not always be viable. Where this is the case, lower proportions can be justified through clear evidence set out in viability assessments which should include all potential contributions from grant funding sources.

**3.8.11** In order to meet identified need, it is important for the Aligned Core Strategies to plan for the delivery of affordable housing. The Strategic Housing Market Assessment; Affordable Housing Needs update 2009 identifies the level of need for each authority based upon current and future projections and the development targets outlined in the East Midlands Regional Plan. The need levels are estimated to be as follows:

Authority	Potential level of net affordable housing need per annum
Broxtowe	445
Gedling	396
Nottingham	289

*Source: Nottingham Core Strategic Housing Market Assessment Needs Update 2009*

*NB: The table above contains potential levels of affordable housing need and does not take into account viability considerations and other policy factors.*

**3.8.12** The Nottingham Core Strategic Housing Market Area Assessment findings equate to an affordable housing provision for the three Councils of 19,210, representing approximately 63% of the total housing provision of 30,550 for the plan area. Evidence clearly indicates that achieving this level of provision through the planning system is unviable, and the varying percentages sought by the Councils have regard to viability evidence.

**3.8.13** Strategic viability assessments have been carried out for all of the authorities looking at each authority as a whole, and individual submarkets within them. The general conclusions of these studies are similar in that there is a wide ranging picture of viability across the plan area and within individual authorities themselves. The wide disparities between submarkets, studies have recommended the possibility of having split targets for some authorities. They also recommend that new development of a significant scale, such as Sustainable Urban Extensions, should be considered on an individual basis as they are likely to have more specific infrastructure requirements, and are capable of forming their own housing submarkets and therefore may not be constrained in viability terms by being in or adjacent to weaker sub-markets.

**3.8.14** Given the complex picture across the area in relation to affordable housing viability, the detailed approach to affordable housing varies considerably between the Councils. Currently, the Councils' saved policies and Local Development Documents provide for a range of percentages of affordable housing on appropriate sites and Gedling Borough seeks varying percentages in different parts of their area. There are also different thresholds and sliding scales determining the mix of affordable housing required, and the provision of financial contributions, where appropriate.

**3.8.15** Due to the complex picture of viability across the area, and the range of approaches which are tailored to local circumstances, the detailed approach and mechanisms to assist the delivery of affordable housing will be outlined in Local Development Documents.

**3.8.16** The Strategic Housing Market Assessment Needs Update identifies potential net need for affordable housing across submarkets in both urban and rural areas. In smaller settlements across the area where growth is not proposed, there may still be a local need for affordable housing that is justified by a robust local assessment. It is therefore considered appropriate to make provision within the Aligned Core Strategies for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages where affordable housing can remain affordable in perpetuity. Other Development Plan Documents or Neighbourhood Plans will give consideration as to whether there is a case to allow for small amount of market housing in villages where this will facilitate the provision of significant additional affordable housing to meet local needs.

**3.8.17** Section 17 of the Housing Act 1996 sets out how to enable affordable housing to remain affordable for present and future generations. The majority of rural settlements within the area that have a population of around 3,000 or below will qualify for developments of local needs housing under this policy.

## Monitoring Arrangements

Target	Indicator	Delivery
Maintain an appropriate mix of house type, size and tenure	Completions by dwelling, type, size and tenure	<ul style="list-style-type: none"> <li>• Aligned Core Strategies</li> <li>• Local Development Documents</li> <li>• Development management decisions</li> </ul>
Provision of affordable housing (6,725 for monitoring purposes)	Affordable housing completions by, Social Rent, Intermediate Rent, Intermediate Housing, Affordable rent	



## Policy 9: Gypsies, Travellers and Travelling Showpeople



- 1. Sufficient sites for permanent Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made in other Development Plan Documents in accordance with this evidence base.**
- 2. As part of creating sustainable and mixed communities, where there is an identified need provision should be made within settlements or as part of Sustainable Urban Extensions.**
- 3. Where an identified need cannot be met within main settlements or through Sustainable Urban Extensions, the following criteria will be used to identify suitable Gypsy and Traveller and Travelling Showpeople sites and associated facilities. The criteria will also be used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:**
  - a) the site and its proposed use should not conflict with other policies relating to issues such as Green Belt, flood risk, contamination, landscape character, protection of the natural, built and historical environment or agricultural land quality;**
  - b) the site should be located within reasonable travelling distance of a settlement which offers local services and community facilities, including a primary school;**
  - c) the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;**
  - d) the site should be served, or be capable of being served, by adequate mains water and sewerage connections; and**
  - e) the site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of the site's occupiers and occupiers of nearby properties or the appearance or character of the area in which it would be situated.**
- 4. In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch and to small buildings for appropriate associated business use.**
- 5. Existing permanent provision will also be safeguarded from alternative development.**

## Justification

**3.9.1** Planning Policy for Traveller Sites, which was published in March 2012, sets out the Government's planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework. This document requires Councils to prepare assessments of need. These should be based on robust evidence of local need and authorities should set targets (for pitches and plots) based on this evidence.

**3.9.2** The Nottinghamshire Gypsy and Traveller Accommodation Assessment sets out permanent pitch requirements for each local authority within Nottinghamshire between 2007 and 2011. It also states there is a requirement for a transient site somewhere within Nottinghamshire. The pitch requirements, taking into account recent planning permissions, are identified below. All the councils are now reviewing and updating this evidence in order to identify the requirement for new Gypsies, Travellers and Travelling Showpeople accommodation over future years.

Local Authority	Pitch Requirement
Broxtowe	2
Gedling	4
Nottingham	0

**3.9.3** It is still however considered that a general policy approach in providing for Gypsies, Travellers and Travelling Showpeople should be included within the Aligned Core Strategies in order to provide guidance on where such provision should generally be steered. Where appropriate, the allocation of sites will be made in other Development Plan Documents in light of any revised evidence base.

**3.9.4** In seeking to allocate traveller sites, appropriate local consultation will be undertaken to ensure, as far as is possible, that the views and needs of both settled and traveller communities are taken into account.

## Monitoring Arrangements

Target	Indicator	Delivery
Meet the needs of gypsies, travellers and travelling showpeople	Number of traveller plots/pitches allocated and granted planning permission and then implemented	<ul style="list-style-type: none"><li>• Development Plan Documents</li><li>• Development Management decisions</li></ul>

## Policy 10: Design and Enhancing Local Identity



- 1. All new development should be designed to:**
  - a) make a positive contribution to the public realm and sense of place;
  - b) create an attractive, safe, inclusive and healthy environment;
  - c) reinforce valued local characteristics;
  - d) be adaptable to meet evolving demands and the effects of climate change; and
  - e) reflect the need to reduce the dominance of motor vehicles.
- 2. Development will be assessed in terms of its treatment of the following elements:**
  - a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
  - b) permeability and legibility to provide for clear and easy movement through and within new development areas;
  - c) density and mix;
  - d) massing, scale and proportion;
  - e) materials, architectural style and detailing;
  - f) impact on the amenity of nearby residents or occupiers;
  - g) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments;
  - h) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
  - i) setting of heritage assets.
- 3. All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in Local Development Documents.**
- 4. Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.**
- 5. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment**

## Justification

**3.10.1** All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access.

**3.10.2** Many of the plan's urban areas include locally distinct and important features, including historic street patterns such as those found in the City Centre, the use of local materials such as Bulwell stone, villages with local vernacular style, and historic residential areas. New design will be expected to relate positively to these and other important local features which can include religious or cultural character.

**3.10.3** Local evidence will be used to inform and guide decisions, including urban characterisation and landscape characterisation studies where appropriate, and further design guidance may be included in other Local Development Documents. This more detailed guidance will assist in the implementation of this policy, especially for large or sensitive sites, and address particular design issues, or provide more detail, such as defining important views.

**3.10.4** Although now considered to be greenfield sites, gardens can provide sustainable locations for new homes, and reduce the need to develop land within the Green Belt and or the countryside. However, it can also change the characteristics of areas, and may damage biodiversity. In accordance with this policy and the NPPF, subsequent Local Development Documents may seek to restrict development to avoid areas of special character and to protect the amenity value of private gardens.

**3.10.5** It is important that new housing development is of high quality, in order to enhance or create a distinctive sense of place, where people will be proud of their neighbourhood. 'Building for Life' is an established and recognised methodology for assessing the design of new housing and neighbourhoods, and all new housing development will be expected to perform well against it, or any successor standards. Further guidance on design standards for individual Council areas will be included in Local Development Documents.

**3.10.6** In addition to reinforcing local identity and urban design characteristics, good design can also play a key role in providing sustainable development. Over the plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings, and Policy 1 sets out how new development should contribute to mitigating and adapting to Climate Change. There are some good local examples of development which performs to high design and sustainability standards, such as the Green Street residential development in the Meadows, and similarly high quality exemplar developments will be sought throughout the plan area.

**3.10.7** At a wider, site or neighbourhood scale, independent assessments of the sustainability and environmental performance of proposals, such as the Building Research Establishment's 'Green Print' methodology will also be encouraged to help inform decisions about the potential for high levels of sustainability.

**3.10.8** New developments must also be accessible to all and meet the needs of a diverse population. The Manual for Streets is the preferred approach which sets out guidance for residential street design and aims to ensure streets are places that people want to spend time in, rather than just transport corridors. The quality of buildings and spaces has a strong influence on the quality of people's lives, and attractive, imaginative, and well designed environments can help reduce crime, the fear of crime, and discourage antisocial behaviour. Examples can include ensuring natural surveillance of access routes from living areas of dwellings and having a mix of house types to make it more likely that some of the homes will be occupied throughout the day.

**3.10.9** The area has some distinctive and locally valued landscapes, such as the 'River Meadowlands' in the Trent valley, and the 'Dumble Farmlands' in Gedling. New development should have regard for the landscape in which it is located, for example the important ridge lines surrounding parts of the built up area of Nottingham.

**3.10.10** Development should protect, conserve or, where appropriate, enhance landscape character, in line with the relevant Landscape Character Assessments. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of the development, the appropriateness of materials and detailed design, and the objective of preserving or enhancing biodiversity value.

## Monitoring Arrangements

Target	Indicator	Delivery
Improve the standards of design	Indicators to be set locally by each Council	<ul style="list-style-type: none"><li>• Development Plan Documents</li><li>• Supplementary Planning Documents</li><li>• Development Management decisions</li></ul>

## Policy 11: The Historic Environment



- 1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.**
- 2. Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced, with further detail set out in other Local Development Documents. Elements of particular importance include:**
  - a) the industrial and commercial heritage such as the textile and coalmining heritage and the various canals;**
  - b) the literary heritage associated with DH Lawrence, Lord Byron and Alan Sillitoe;**
  - c) Registered Parks and Gardens and important historic landscape features such as Sherwood Forest, other ancient or mature woodland and ridge and furrow field patterns;**
  - d) historic features within Nottingham City Centre such as the medieval street patterns, the networks of caves under the City Centre, the Park Estate and Lace Market; and**
  - e) prominent listed buildings with a wider visual and economic benefit such as Nottingham Castle, Wollaton Hall, Newstead Abbey, Bennerley Viaduct and buildings D6 and D10 on the Boots Campus.**
- 3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:**
  - a) the use of appraisals and management plans of existing and potential conservation areas;**
  - b) considering the use of Article 4 directions;**
  - c) working with partners, owners and developers to identify ways to positively manage and make better use of historic assets;**
  - d) considering improvements to the public realm and the setting of heritage assets within it;**
  - e) ensuring that information about the significance of the historic environment publicly available. Where there is a loss in whole or in part to the significance of an identified historic asset then evidence should be recorded of its importance; and**
  - f) considering the need for the preparation of local evidence or plans.**



4. **Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.**

## **Justification**

**3.11.1** Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of 'significance'. Designated Heritage assets include listed buildings, Conservation Areas, world heritage sites, historic parks and gardens and scheduled ancient monuments. The term heritage assets also cover those assets that have not been designated and afforded protection by separate legislation. The significance of these 'un-designated assets' is a material consideration in determining planning applications as identified in the National Planning Policy Framework.

**3.11.2** The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

**3.11.3** Policy 11 has identified a number of specific elements of the historic environment of the area that are considered to be particularly important. There will also be a number of elements which are of more localised value. These will be identified in Local Development Documents or work undertaken by individual authorities.

**3.11.4** When considering applications which impact on the historic environment or heritage assets and their settings, the Local Authorities will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and taken where possible. When considering sites of archaeological importance, as identified in the Historic Environment Record for the area, the Local Authority will, where appropriate, request a prospective developer to arrange for an archaeological assessment or field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified.

**3.11.5** In looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. The care of our historic environment has to be carefully balanced with current economic and social needs. Carefully managed change can help preserve the significance of the heritage asset and also deliver viable uses consistent with conservation objectives.

**3.11.6** This could include bringing a listed building back into use which has a benefit of reducing the overall amount of natural resources used, assisting regeneration and preserving or enhancing the character of the area in which the building sits.

**3.11.7** Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key

part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment – environmental quality is a key factor in many commercial decisions. The historic environment is of particular importance for sustainable tourism and leisure. Provided that this is a sufficiently realistic and imaginative approach to maintenance of historic assets and their change of use, economic prosperity can be secured for the continued vitality of these assets.

**3.11.8** The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The production of local lists of heritage assets will be considered as will the production of detailed master plans for specific areas. For example, the successful redevelopment of part of the Lace Market in Nottingham City to create a walkway and square to meet the needs of the new occupants and visitors has helped reinforce character and improve the public realm. This work was guided by a detailed master plan which helped ensure that the objectives were met. Other local evidence could include the development of criteria for the identification of ‘non-designated’ heritage assets or the use of urban characterisation studies.

**3.11.9** Conservation Area Appraisals offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets. This approach may also identify changes to the public realm outside of Conservation Areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these rare cases steps should be taken to ensure that the asset is fully recorded prior to it being lost.

## Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	% and number of Heritage Assets at risk on national register	<ul style="list-style-type: none"> <li>Development Management Decisions</li> <li>Conservation Area Appraisals</li> </ul>
Increase the number of Conservation Area Appraisals	Number of Conservation Area Appraisals	

## Policy 12: Local Services and Healthy Lifestyles



- 1. New, extended or improved community facilities will be supported where they meet a local need. In particular, new or improved community facilities should be provided to support major new residential development (especially in Sustainable Urban Extensions) or in renewal areas. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit developers providing community facilities provision directly.**
- 2. Community facilities should:**
  - a) be located within the City Centre, Town Centre or other centres, wherever appropriate; or**
  - b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and**
  - c) where possible, be located alongside or shared with other local community facilities.**
- 3. Where new community facilities (especially health and education) are intended to serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources.**

### Justification

**3.12.1** The delivery of healthy sustainable communities is a key priority in all the Council's Sustainable Community Strategies and it is recognised that community facilities play an important part in people's lives and contribute to quality of life and sense of place. This policy will encourage proposals where they will increase the range or quality of community facilities across the plan area.

**3.12.2** If community facilities are to serve the entire community they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the City, town or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of and need for facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population where there is a spatial element to their location in the conurbation.

**3.12.3** The importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is disadvantaged in accessing health care facilities. Local authorities and primary care trusts (Clinical Commissioning Groups after April 2013) have a duty to carry out a joint strategic needs assessment of health and wellbeing in their area. This helps them to understand the needs of the whole community; so that they can work together to put in place services that meet these needs. It is proposed to support and work with the NHS and health organisations to ensure the development of health facilities where needed in new development areas. Work with primary care providers will ensure a fair distribution of primary care facilities across the area and where appropriate these will be included in subsequent Local Development Documents.

**3.12.4** Combined facilities either within the same building or alongside each other offers a way for community facilities to be viable in a location where they may not have been previously. This principle has been adopted by health providers and other agencies in several locations, through Joint Service Centres, which bring together a range of health services, with other community services, such as those provided by a Council, in one building. Joint Service Centres have recently been completed at Bulwell and Robin Hood Chase.

**3.12.5** To protect community facilities it is necessary to put in place a mechanism to control alternative uses to ensure that its continued use as a community facility is fully explored. It is expected that the evidence submitted regarding the need for the facility would be appropriate to the scale and type and accessibility of the facility and address other alternative facilities in the locality that could meet any shortfall in provision.

**3.12.6** Development can add extra pressure onto demand for existing community facilities or lead to the need for entirely new community facilities. This is especially true in relation to the Sustainable Urban Extensions, which will form new communities. The impact on or the need to provide new community facilities should be examined when allocating sites or considering planning applications. Stakeholders and service providers should be consulted.

**3.12.7** One of the key objectives of the Aligned Core Strategies is improving the health and well-being of residents. By prioritising new or improved health centres, leisure centres and other facilities that encourage healthy behaviour for residents of all ages through the Aligned Core Strategies, local authorities will work with partners to achieve a reduction in health inequalities.

**3.12.8** For the purposes of this policy, community facilities includes schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious instruction and church halls, health centres GP surgeries, dentists, community centres or halls, libraries, leisure centres and emergency services.

## Monitoring Arrangements

Target	Indicator	Delivery
Improve accessibility from residential development to key community facilities and services	% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	<ul style="list-style-type: none"> <li>Local Development Documents</li> <li>Development Management decisions</li> </ul>
Improvements in health	Life expectancy	

## Policy 13: Culture, Tourism and Sport



- 1. Further provision of culture, tourism and sporting facilities will be supported with details set out in Development Plan Documents as appropriate, in line with the following approach:**
  - a) major new cultural and tourism facilities of national or regional importance will be located in or adjoining Nottingham City Centre;**
  - b) new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, or improving existing facilities;**
  - c) major new sporting facilities of national or regional importance will be encouraged, especially where this complements the strengths of existing facilities located in the south east of the main built up area of Nottingham; and**
  - d) where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.**

### Justification

**3.13.1** The area has significant strengths with regard to both culture and sport, having a critical mass of attractions and facilities which is an important part of the tourism and visitor 'offer'. These facilities are also important in the ongoing economic development of the area, both directly and through their contribution to the area's quality of life. As such, existing facilities will be protected and enhanced where there is a continuing viable need for them, and where they are affected by development, suitable alternative provision will be sought. There are currently no plans for major new facilities in the area, and this policy is therefore aimed at responding to any proposals which may come forward over the plan period.

**3.13.2** The City Centre is particularly well served by cultural facilities and is the premier tourist destination, with 'Nottingham Contemporary' art gallery and the Galleries of Justice being just two examples, while the south east of the Nottingham conurbation is home to Trent Bridge Cricket Ground, the Nottingham Forest and Notts County Football Grounds, and the National Watersports Centre at Holme Pierrepont. Both these locations could benefit greatly from further development, which will assist in meeting the aim of making Nottingham a top European destination for sport and culture (sport is an important theme in Nottingham City's Sustainable Community Strategy).

**3.13.3** In addition there may be opportunities to complement this existing range of sporting facilities in the south east of the main built up area, by redeveloping, re-provisioning existing facilities, or providing new sporting facilities. This would enhance the sporting reputation of the area, and make best use of existing transport and supporting infrastructure whilst also contributing to improving health and wellbeing.



**3.13.4** An important part of the cultural, tourism and sporting offer is more evenly spread across the area, for instance the Lakeside Arts Centre at the Nottingham University, the Art Exchange in Hyson Green, and the International Tennis Centre at Highfields. Tourism is also important more widely, centred around Robin Hood, Byron and DH Lawrence, and has an important role for towns such as Eastwood and Hucknall. Similarly, the proposed Sherwood Forest Regional Park has the potential to increase visitor numbers, and there will be opportunities to expand and enhance existing facilities, both here and elsewhere, as well as encouraging new provision. This will be particularly encouraged where a critical mass of facilities can be created, for instance further enhancing the facilities within Nottingham City Centre. When considering new development, account will be taken of population and/or catchment to be served by facilities.

**3.13.5** The role of community level culture and sporting facilities is vitally important in creating sustainable and healthy neighbourhoods. In addition, facilities for faith groups provide important cultural facilities at a local level. However, these can require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. In some instances, it may be that new religious and cultural facilities need to be located outside of local centres in order to serve the catchment for the proposed facilities where this local need is shown not to be adequately addressed within a local centre. In addition, proposals in and around existing religious facilities needs to be dealt with sensitively. Where relevant, such issues will be picked up in subsequent Development Plan Documents, or dealt with in Development Management decisions.

## Monitoring Arrangements

Target	Indicator	Delivery
Increase in provision of major sporting facilities	Number of major sporting facilities developed	Development Management decisions

## Policy 14: Managing Travel Demand



- 1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the Spatial Strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments.**
- 2. The priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport, but where accessibility deficiencies do exist these will need to be fully addressed. The effective operation of the local highway network and its ability to provide sustainable transport solutions should not be compromised.**
- 3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve, in particular, Sustainable Urban Extensions, will be adopted which will seek to provide (in order of priority):**
  - a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use public transport, walking and cycling for appropriate journeys including intensive travel planning);**
  - b) improvements to public transport services, walking and cycling facilities that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;**
  - c) optimisation of the existing highway network to prioritise public transport, walking and cycling that are provided early in the build out period of new developments such as improved/ new bus and cycle lanes and measures to prioritise the need of pedestrians above the car; and**
  - d) highway capacity enhancements to deal with residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys.**
- 4. There will be a level of iteration between the stages to ensure their effective delivery, and the implementation of the approach will have regard to the needs of people with mobility difficulties.**

## Justification

**3.14.1** The key element of this policy will be to encourage development in locations which support the promotion of sustainable travel choices as alternatives to the private car, in particular good quality public transport and safe and attractive routes for cycling and walking. A major way of achieving the objectives of this policy is to firstly secure new developments in locations where walking, cycling and public transport use are viable options, but also to improve the network of public transport provision (including orbital links and other link services) in terms of its extent and frequency, and use 'Smarter Choices' (see glossary and paragraph 3.14.8) to significantly alter travel behaviour. A combination of these factors is aimed at achieving benefits in terms of reduced car use and associated savings in carbon emissions, noise and pollution, but also a reduction in the necessity of road building/ widening and junction improvements therefore saving money. This is particularly important at a time when available funding for major infrastructure work including road building both from private and public sectors is expected to be in short supply. In addition it is necessary to address inequality issues in public transport and to consider the impact of modal shift on disabled people which could be done by improving the quality and frequency of public transport provision and encouraging smarter choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.

**3.14.2** Effective area wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.

**3.14.3** The area enjoys an extensive public transport network comprising bus, tram and heavy rail which focuses on the City Centre as a key destination. However, capacity remains a key issue, and when considering how best to serve new developments, measures to make best use of capacity on existing services should be explored before proposing new services, and consideration should be given to increasing the frequency of existing services or providing feeder services which interchange with the main network outside of the City Centre, for instance at Park and Ride or Tram stops.

**3.14.4** A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, area-wide travel demand management. This approach is consistent with national and local transport policies promoted through the authorities' Local Transport Plans (LTPs).

**3.14.5** The Third LTPs focus on strategy and implementation and have followed extensive consultation undertaken during 2010. This provided an opportunity to explore and understand the transport options available to deliver the Visions for Nottingham City, Nottinghamshire and where relevant Derbyshire.

**3.14.6** Transport priorities within these LTPs reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of opportunity through maximising accessibility and reducing dependence upon the private car. This approach has been broadly endorsed by the Coalition Government. They consider that of these DaSTS transport goals the two in particular that they would like to be addressed in LTPs are those which help to grow the economy and help tackle carbon emissions. This will be key to the sustainable delivery of Core Strategy objectives, and will require the commitment and close cooperation between the three Highway Authorities, the Highway Agency and other transport providers.

**3.14.7** The Aligned Core Strategies will have an important role to play in delivering LTPs objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements.

**3.14.8** Travel demand management is about encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. They are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking. These techniques can be very effective at changing travel behaviour, but some, such as personal travel plans, can be expensive and difficult to enforce when provided to large numbers of people.

**3.14.9** Travel Plans will be required for significant new developments, showing how these objectives are to be met. Planning Conditions or Legal Agreements will be used to ensure Travel Plans are implemented. Existing major employers, schools, and other generators of travel demand will be strongly encouraged to develop Travel Plans including monitoring arrangements.

**3.14.10** Initiatives will also include the promotion of more efficient and sustainable use of private vehicles, such as car sharing and car clubs, and low emission vehicles.

**3.14.11** In order to encourage public transport for work commuting, long stay parking should be managed effectively. Within Nottingham City, the Council has introduced a Workplace Parking Levy to ensure employers adhere to the principle of managing demand and to attract revenue to contribute towards public transport initiatives and other alternatives to private car travel. Parking provision will continue to be carefully managed to help maintain vitality and viability in the city, town and local centres.

**3.14.12** The policy refers to a level of iteration between the four stages listed, to ensure their effective delivery. For example, improvements to public transport services will enable more effective travel demand management measures to be introduced and improved highway operation may facilitate public transport improvements.

**3.14.13** The Greater Nottingham Transportation Model has been used to identify the strategic transport impacts of the Aligned Core Strategies on the highway network in the form of stress maps. These demonstrate areas of pressure on the network for which mitigation measures will be required using the hierarchical approach outlined above.

**3.14.14** More detailed transport modelling has been undertaken as part of the Infrastructure Delivery Plan on allocating strategic sites, to enable packages of measures to be identified to ensure the sustainable delivery of the plan.

**3.14.15** Priority will be given to sustainable locations with access to the rail network when considering sites for storage and distribution uses, as set out in Policy 4.

## Monitoring Arrangements

Targets	Indicators	Delivery
Increase modal shift towards public transport, walking and cycling	<ul style="list-style-type: none"> <li>Proportion of households with hourly or better daytime bus service to district or City Centre</li> <li>Number of public transport trips</li> <li>Plan area wide traffic growth</li> <li>Number of cycling trips</li> </ul>	<ul style="list-style-type: none"> <li>Local Development Documents</li> <li>Development Management decisions</li> </ul>
Increase the number of developments supported by travel plans.	Number of travel plans agreed	

## Policy 15: Transport Infrastructure Priorities



1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with delivering the Spatial Strategy in Policy 2, the principles of travel demand management in Policy 14 and the priorities of the Local Transport Plans covering the plan area. The details and certainty of funding and timing are in the Infrastructure Delivery Plan.
2. New development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non private car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.
3. Existing planned transport schemes which are essential to the delivery of the Core Strategy and with committed funding:

### Public Transport:

- a) Nottingham Express Transit (NET) Phase two (extensions to Clifton and Chilwell); and
- b) Nottingham Midland Station Hub.

### Highway Improvements:

- c) Nottingham Ring Road improvement scheme; and
- d) A453 widening – from M1 to A52(T) Clifton.

4. Other schemes with no committed funding but which remain important to the delivery of the Core Strategy include:

### Public Transport:

- a) Nottingham to Lincoln rail improvements.

### Highway Improvements:

- b) Gedling Access Road.

5. Local and National schemes which will impact on the plan area if implemented include:

- a) reopening Ilkeston Station (in Erewash);
- b) access to the Rolls Royce site (in Ashfield District) from the A611;
- c) A52 Improvements (in Rushcliffe Borough);
- d) Midland Main Line Speed Improvements and Electrification;



- e) High Speed Rail 2;
- f) **HS2 hub Station at Toton to serve the East Midlands; and**
- g) **Extension to NET to serve the new station**

**6. Further transport infrastructure schemes are likely to emerge through Local Transport Plan reviews and subsequent Development Plan Documents.**

## Justification

**3.15.1** A sustainable, good quality transport system is essential to support the economic and social wellbeing of the plan area. Public transport and highway schemes listed in the policy will be important in providing high quality transport networks required to ensure the successful delivery of the development sites set out in the Policy 2. The existing planned public transport and highway improvements listed under points 1 and 2 are included in Local Transport Plans and/or Funding Allocations programmes, and are relatively certain.

**3.15.2** Those schemes listed which have no currently available funding nevertheless have been or are included in programmes. If funding is secured, it is anticipated that all could be delivered over the Core Strategy period. The most significant of these is the A453 widening, which has been a longstanding local priority, as it serves as a main access to the conurbation from the M1, and will have significant economic benefits, improving access to the M1 and East Midlands Airport. The formal commitment to deliver the scheme was confirmed in April 2012.

**3.15.3** Other schemes identified by the Councils but which have very uncertain funding are listed below and will be developed over the Core Strategy period with a view to them becoming deliverable schemes, and where appropriate will be included in future Local Transport Plan reviews. The schemes to be developed will follow the hierarchical approach set out in Policy 14.

- Further tram extensions
- Potential tram-train routes
- Cross-city bus transit corridors
- Nottingham to Grantham Rail upgrade
- Robin Hood Line Bingham extension and capacity improvements
- High Speed Rail
- Rail upgrades between Nottingham, London and other Core Cities including electrification of the Midland Mainline

**3.15.4** Transport priorities within Local Transport Plans reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, see para 3.14.6. Transport improvements can have positive impacts on access opportunities for many groups who currently experience access problems. The detailed design and implementation of all transport schemes will ensure equalities issues are taken into account.

## Monitoring Arrangements

Targets	Indicators	Delivery
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Delivery of projects promoted in policy	Implementation of individual schemes as in Infrastructure Delivery Plan	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Other delivery agents eg NET and Highway Agency</li> </ul>
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## Section C: Our environment

The level of growth being planned for provides an opportunity to plan for the environment in a strategic and more comprehensive way. Policies are aimed at preserving, enhancing and making best use of environmental assets, and ensuring that new assets are delivered as part of growth proposals, which also meet strategic priorities. Multi functional spaces are promoted, with a clear aim to contribute to a step change in the levels of biodiversity.

The core policies for the environment are:

- 16 Green Infrastructure, Parks and Open Space
- 17 Biodiversity

## Policy 16: Green Infrastructure, Parks and Open Space



- 1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of regional and sub-regional Green Infrastructure corridors and assets (as shown on the key diagram), particularly focusing on links between Nottingham and Derby, together with corridors and assets of a more local level which will be defined through Local Development Documents.**
- 2. The approach will require that:**
  - a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, Greenwood Community Forest, and Urban Fringe areas;**
  - b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused;**
  - c) developments proposed through the Core Strategy should enhance the Strategic Green Infrastructure network (either on site or off site or through contributions as appropriate). Non-strategic sites will be assessed through subsequent Development Plan Documents;**
  - d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and**
  - e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included in other Development Plan Documents.**
- 3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for more than one of the following:**

- a) access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;
  - b) physical activity and well-being opportunities for local residents such as formal sports provision;
  - c) educational resource for local residents;
  - d) biodiversity opportunities;
  - e) tackling and adapting to climate change;
  - f) enhancement of landscape character;
  - g) protection or enhancement of heritage assets; and
  - h) opportunities for sustainable leisure and tourism.
4. **Parks and Open Space should be protected from development and deficiencies addressed in site specific or other Development Plan Documents. Exceptions may be made if the park or open space is shown to be underused or undervalued, the development is small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.**

## **Justification**

**3.16.1** Natural England defines Green Infrastructure as a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The nature of local authority boundaries in the plan area means that residents use Green Infrastructure assets such as parks, rights of way and water courses/bodies regardless of where they live. Adopting a common strategic approach between the Council areas will ensure that a joined up approach is taken and allows for provision in different authorities to be taken into account regardless of where people live.



**3.16.2** Green Infrastructure is a network of green spaces which perform a number of different functions. However, it is accepted that in some instances, such as sensitive biodiversity sites, it would not be appropriate to promote additional access as this could damage the resource. The Habitats Regulations Assessment screening of the Aligned Core Strategies found there could be potentially significant effects on parts of the prospective Sherwood Forest Special Protection Area (see paragraph 3.17.4), also included in the Greenwood Community Forest Green Infrastructure initiative. It concluded that a precautionary approach should be followed and that specifically this policy should not promote the enhancement of those parts of the Greenwood Community Forest, such that it would attract higher numbers of visitors to the prospective Special Protection Area. The supplementary Habitats Regulation Assessment Screening Record in reference to Calverton requires appropriate mitigation measures to be put in place in order to avoid significant effects. These are set out in the Infrastructure Delivery Plan and Appendix A and will be pursued with developers and partners, including the provision of Suitable Alternative Natural Green Spaces (SANGS) where appropriate.

**3.16.3** The strategic approach set out in the policy is based on a framework of sub-regional Green Infrastructure corridors. These are broadly based on the strategic waterways of the Rivers Trent, Erewash and Leen as well as the Erewash and Nottingham Beeston Canals, and the initiative area of Greenwood Community Forest. These areas provide opportunities for countryside access and also allow for the migration of species. Additionally the river corridors provide the opportunity to help tackle climate change through energy production and flood attenuation. The strategic corridors and areas are shown on Map 3.3 and the proposals map.

**3.16.4** Proposals for a Sherwood Forest Regional Park are being progressed by a broad partnership including Gedling Borough Council and Nottingham City Council. Regional Parks are not planning designations but can help guide planning strategy to use environmental enhancements as a foundation for social and economic improvements. The objectives of the Regional Park include the increase in accessible Green Infrastructure and the provision of sustainable leisure and tourism opportunities. The proposals for a Sherwood Forest Regional Park will also link with policies in the Aligned Core Strategies related to economic growth, rural diversification, the protection of the landscape, historic environment and also tourism.

**3.16.5** Where appropriate, land surrounding the built up areas will be targeted to provide a significant resource for communities and provide a context for the landscape setting of the urban area. Ensuring that Green Infrastructure is protected, enhanced or provided in this area will address the issues of access to the countryside and ensure that Green Infrastructure is factored into the development of Sustainable Urban Extensions from the start.

**3.16.6** To ensure that existing areas maintain or enhance their provision of Green Infrastructure it is important to protect existing Green Infrastructure assets and seek to put in place active management of corridors and assets. One of the key issues that has been identified through the development of the Aligned Core Strategies is the poor access for many residents into the surrounding countryside. Improving access into the countryside and to other Green Infrastructure assets will encourage a healthy lifestyle and also allow commuting routes for non-motorised transport.

**3.16.7** Parks and open spaces are an important part of the Green Infrastructure network, especially within urban areas. However, there are some areas of open space that can be threatening to use, or undervalued by the local community. Where these sites are identified as surplus to requirements through Open Space Assessments or local studies, redevelopment can help to address these issues, for instance through appropriate design to allow overlooking. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option, provided the loss can be mitigated or compensated.

**3.16.8** Landscapes and features within them form an important part of the Green Infrastructure network and Landscape Character Assessments have informed the preparation of the Aligned Core Strategies by providing details on how the different landscape types can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in later Development Plan Documents prepared by local authorities.

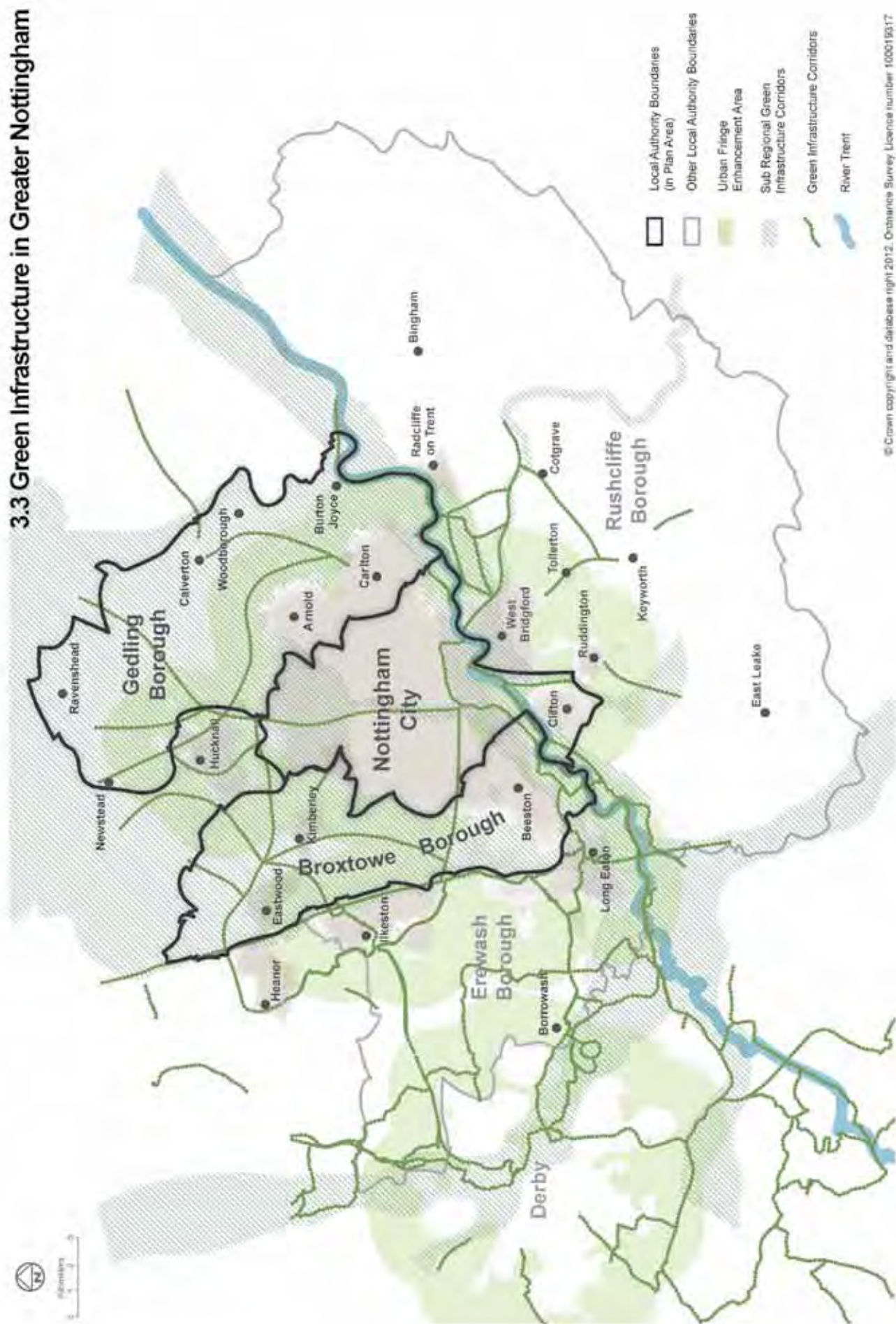
**3.16.9** A variety of approaches will be used in the protection of Green Infrastructure and delivering a strategic approach. This will include assessments of existing and future need, quantitative and qualitative audits of existing provision, the establishment of local standards, and considering the use of local Green Infrastructure asset mapping. In addition, other approaches for the protection of Green Infrastructure can include identifying ways of improving them, for example working with Nottinghamshire County Council (and with Derbyshire County Council where relevant) to make best use of the rights of way network.

**3.16.10** A number of issues will be addressed in subsequent Local Development Documents prepared by local authorities. These may include Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites.

## Monitoring Arrangements

Targets	Indicators	Delivery
Increase quality of open spaces	<ul style="list-style-type: none"> <li>Green Flag Status of open space</li> <li>Number of S106s contributions related to open space</li> </ul>	<ul style="list-style-type: none"> <li>Green/Open Space Strategies</li> <li>Development Management decisions</li> </ul>
Increase the percentage of population with access to GI assets.	To be set locally	

### 3.3 Green Infrastructure in Greater Nottingham



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## Policy 17: Biodiversity



- 1. The biodiversity will be increased over the Core Strategies period by:**
  - a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plans;**
  - b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate and improvements to the network benefit biodiversity through the incorporation of existing habitats and the creation of new habitats;**
  - c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;**
  - d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and**
  - e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum mitigate or compensate at a level equivalent to the biodiversity value of the habitat lost.**
- 2. Designated international, national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and the designation of further protected sites will be pursued.**
- 3. Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that there is an overriding need for the development and that adequate mitigation measures are put in place.**

### Justification

**3.17.1** The DEFRA publication “Biodiversity 2020: A Strategy for England’s wildlife and ecosystem services” builds on previous work and sets out the strategic direction for biodiversity in England for the next decade. It aims to “halt overall biodiversity loss, support well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.” The National Planning Policy Framework also looks to conserve and enhance the natural environment through protecting valued landscapes and minimising impacts to biodiversity.

**3.17.2** The East Midlands currently compares unfavourably with other regions in England in terms of the surface area covered by legally designated nature conservation sites, has lost more wildlife than any other region in England and has lost large amounts of its wildlife habitats with losses continuing and those sites remaining becoming increasingly small, isolated and fragmented. There is a recognised need to deliver a major step change increase in the level of biodiversity across the East Midlands. Action is required to re-establish habitats and species and to develop appropriate data to monitor and target biodiversity action.

**3.17.3** Whilst the plan area contains a number of nationally designated Sites of Special Scientific Interest, such as Attenborough Gravel Pits in Broxtowe and Bulwell Wood in Nottingham City, there are no currently designated European sites. However, the policy makes reference to internationally designated sites because some areas of woodland to the north of the plan area, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The Infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not expected until December 2012 at the earliest.

**3.17.4** New sites and key linking corridors should be identified for biodiversity conservation and enhancement. Examples of large scale projects include habitat improvements along the River Erewash and the River Leen and its tributaries, heathland and acid grassland expansion in Sherwood Forest near Burntstump Country Park and maintaining and expanding Magnesian Limestone grasslands between Bulwell and Hucknall. There are also opportunities within new development to incorporate new biodiversity features, for example wetlands, green roofs, native species hedgerows and unimproved grassland.

**3.17.5** Proposed development should particularly seek to contribute towards Local Biodiversity Action Plan habitats and species. The Nottinghamshire Local Biodiversity Action Plan identifies wildlife habitats and species that are a priority for protection, either because they are nationally or locally rare or in decline, or are characteristic of the area; and to set targets and action plans for their conservation in order to address their continued decline. The Biodiversity Action Plan contains Habitat Action Plans for several types of priority woodland, grassland, wetland and farmland habitat. Their importance varies with location. Examples of strategies to manage habitats, include improving wetland along the Nottingham canal, woodland and grassland conservation at Bramcote Hills and safeguarding bare grassland on the colliery spoil heap at Netherfield Lagoons.

## Monitoring Arrangements

Target	Indicator	Delivery
Retain areas of biodiversity importance	Number of incidents of unmitigated loss of SINC's due to development	Development Management decisions
Improve management of biodiversity sites	Number of SSSIs in a favourable condition	







## Section D: Making it happen

It is important that new infrastructure is delivered in a timely fashion, and that development pays for infrastructure that is required to make it sustainable. The policies here are aimed at achieving this and are to be read in conjunction with Appendix A and B which set out the infrastructure required to deliver the development including in the Aligned Core Strategies.

The core policies for making it happen are:

- 18 Infrastructure
- 19 Developer Contributions

## Policy 18: Infrastructure



- 1. New development must be supported by the required infrastructure at the appropriate stage. The Councils will work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies in seeking the provision of necessary infrastructure to support new development.**
- 2. Contributions will be sought from development proposals which give rise to the need for new infrastructure.**
- 3. Critical infrastructure requirements are identified in the Infrastructure Delivery Plan (IDP), and can be found in Appendix B:**
  - a) for strategic sites which are strategic allocations, the IDP identifies what, where, when and how critical new infrastructure will be provided; and**
  - b) for strategic locations the IDP identifies likely infrastructure requirements and the measures needed to ensure their future delivery.**
- 4. There are known infrastructure and capacity constraints, in particular related to transport, education, open space and flood risk. Further detailed assessment of these issues will be required through Local Development Documents or masterplans.**

### Justification

**3.18.1** The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities.

**3.18.2** Delivering infrastructure on time is, therefore, important in ensuring that local services and facilities, and the transport network can cope with added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of a development, by contributions towards those needs, and through funding from relevant providers and partners. The Councils will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.

**3.18.3** In line with the National Planning Policy Framework, an Infrastructure Delivery Plan (IDP) has been prepared for Greater Nottingham including Erewash and Rushcliffe. The IDP identifies where there are deficits in infrastructure provision within the study area and ascertains what additional infrastructure is needed to support the level of growth proposed by the Aligned Core Strategies. The IDP also sets out the scale of funding necessary to achieve the provision of critical infrastructure (see Glossary) and the anticipated sources of funding from a range of agencies, including local authorities and developers. The IDP has been prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highways authorities, education authorities and water company.

**3.18.4** Appendix B summarises the main elements of infrastructure identified in the IDP as required to deliver the Aligned Core Strategies. The schedule includes approximate costs, timescales and funding sources and likely delivery agents where known. It includes more detailed information on infrastructure requirements to support development which is planned to come forward in the early part of the plan period, together with identifying likely infrastructure requirements to support development later in the plan period, and highlights the actions required to bring that infrastructure forward in due course. The IDP will be updated as development proposals are refined through Development Plan Documents, and to reflect any changes in likely funding sources or decisions on the implementation of major projects.

**3.18.5** In addition to named infrastructure, Appendix B also identifies capacity constraints relating to infrastructure where further assessment is needed, and this particularly applies to transport, education, open space and flood risk, and where proposals are to be identified within subsequent Development Plan Documents or to come forward later in the plan period. In these instances and where possible, the IDP makes general assumptions regarding the overall scale of future investment required.

**3.18.6** In addition to preparation of the Aligned Core Strategies, the IDP will also be used, alongside other evidence, to inform preparation of the other elements of the Councils' Local Development Frameworks. The intention is that they are 'living documents' and will evolve and change over time to reflect the circumstances at the time, for example changes in funding or decisions on the implementation of major infrastructure projects.

**3.18.7** In preparing the IDP, full account has been taken of the Homes and Communities Agency's (HCA) Local Investment Plan (LIP) that has been prepared for Greater Nottingham. This was prepared collectively by the HCA and relevant local authorities. It identifies, in part, local investment priorities for Greater Nottingham, with the intention of shaping the HCA's proposed investment for the area.

**3.18.8** The IDP is critically important to the delivery of not only the Aligned Core Strategies' vision and core objectives, but also where the identified priorities and objectives of public bodies and other service providers need to be delivered through the planning system. The IDP will also assist in providing a basis for making bids for public funding, from sources such as Growth Point Funding and from the HCA through the locally agreed LIPs.

## Monitoring Arrangements

Target	Indicator	Delivery
Delivery of the infrastructure identified in the Infrastructure Delivery Plan and individual Development Plan Documents	<ul style="list-style-type: none"> <li>• Implementation of individual schemes as in IDP and in Development Plan Documents</li> <li>• Authority Monitoring Reviews and periodic updates to the Infrastructure Delivery Plan</li> </ul>	Development Plan Documents

## Policy 19: Developer Contributions



- 1. All development will be expected to:**
  - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;**
  - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and**
  - c) provide for the future maintenance of facilities provided as a result of the development.**
- 2. The Councils intend to introduce Community Infrastructure Levies (CILs) to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategy objectives.**
- 3. Prior to the implementation of a CIL, planning obligations will be sought to secure all new infrastructure necessary to support new development either individually or collectively.**

### Justification

**3.19.1** Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme.

**3.19.2** Developments must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. These may include:

- transport infrastructure (including footpaths, bridleways, cycleways and roads)
- drainage and flood protection
- public transport (including services and facilities)
- travel behavioural change measures (including travel plans, marketing and promotion)
- affordable housing (including supported housing)
- education (including early years provision and community education)
- open space (including play areas, sport and recreation)
- community facilities (including youth activities and meeting venues)
- cultural facilities (including libraries)
- health and social care facilities



- emergency services (police/crime reduction measures, fire and ambulance services)
- environmental improvements
- waste recycling facilities
- shopping facilities
- Green Infrastructure (including new wildlife habitats)
- Information and Communication Technology
- training and employment measures for local people

**3.19.3** The ability to put in place a Community Infrastructure Levy (CIL) came into force on 6 April 2010. CIL allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. Each Council intends to prepare a Charging Schedule setting out those infrastructure requirements falling within the remit of CIL along with the rates to be charged. CIL may apply to all new residential, commercial and employment development, apart from where exceptions are identified. Gedling Borough Council is advancing the development of CIL as one of the Government's 'Front Runners' with close liaison with other Councils.

**3.19.4** In accordance with requirements that have been identified in the Infrastructure Delivery Plan (IDP), and as summarised at Appendices B and C, it is intended that for certain required 'sub-regional' infrastructure there will be a process to allow a degree of pooling of CIL monies between the Councils to support delivery. It is also the intention, where justified by CIL evidence and associated economic viability assessment work, that there will be differential CIL rates within individual authority areas. Differential rates will provide flexibility to take account of varying local land values and viability.

**3.19.5** Where the necessary infrastructure provision is not made directly by the developer or through a CIL, contributions will be secured through planning obligations. Planning obligation agreements will be drafted by the relevant local planning authority with the developer being responsible for the costs resulting from administering and monitoring the agreement. Supplementary Development Plan Documents will be produced where necessary to provide more detailed information on the scope and operation of planning obligations.

**3.19.6** After the implementation of CILs, planning obligations will continue to be used in relation to certain specified circumstances in line with policies in the Aligned Core Strategies or other Development Plan Documents.

## Monitoring Arrangements

Target	Indicator	Delivery
Introduction of Community Infrastructure Levy	Adopt Community Infrastructure Levy charging schedule	Adopt Community Infrastructure Levy charging schedule
Ensure appropriate developer contributions to infrastructure	Authority reported on S106 contributions and Community Infrastructure Levy funding	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>



# Appendices



# Appendix A

## Strategic Site Schedules and Plans



## Boots (Nottingham) and Boots and Severn Trent Land (Broxtowe)

### Site Summary

ACS Designation	Strategic Location
Timescale	6 + years
Site Area	125ha (80.9ha Nottingham City, 44.8ha Broxtowe)
Housing Units	1,150 (550 Broxtowe, 600 Nottingham City)
Employment Uses	Approx 200,000 sqm business and commercial space – high tech, high quality focus.
Other Uses	Open space and Green Infrastructure. Other uses tbc.
Ownership/Developer	Willing owners positively engaged.

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus services. Access improvements to the strategic road network and modification and adoption of internal road layout required. Pedestrian route to NET stop. Provision of Integrated Sustainable Transport package.	Access strategy required as part of detailed master-plan and TA as part of planning application.
Utilities	Electricity - no known abnormal requirements. Gas – no abnormal requirements. Waste water – no major constraints anticipated subject to phasing. Further work required to confirm most appropriate WWTW. Water supply – no abnormal requirements subject to phasing. IT – No abnormal requirements.	Opportunities for extension to existing CHP facilities.  Further dialogue with Severn Trent as detailed proposals emerge.
Flooding and Flood Risk	Part of the site is within Flood Zone 3 although 1:100 hundred year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.	Site specific Strategic Flood Risk Assessment to inform flood mitigation strategy and disposition of uses/layout/design.
Health Facilities	Tbc could be provided in local scale retail centre.	To be reviewed as part of detailed master-plan.

Infrastructure	Summary Assessment	Further Work
Education Provision	Contributions to primary and secondary education may be required depending on final scheme details. Will require cross boundary LA collaboration.	Costs tbc confirmed in parallel with detailed master-planning and future pupil projection data (projections only valid 5 years in advance of development - accurate assessment of local school capacity required in parallel with detailed development proposals).
Emergency Services	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Good range of town centre facilities at Beeston. On site facilities tbc.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Protected species may be present on site.	Strategy to protect / enhance and or relocate required as part of master-plan. Opportunities to extend GI network
Contamination	Historic uses on site necessitate remediation works to parts of site.	Remediation strategy required as part of detailed master plan.
Other	Several high quality listed buildings on site. Access over canal requires consent/agreements with British Waterways. Cross boundary considerations - site straddles Broxtowe and Nottingham City Council.	Strategy for reuse and conversion/adaptation costs required as part of detailed master-plan. Further dialogue as detailed proposals emerge. Ongoing joint working.
Indicative Assessment		
<p>This strategic location straddles the boundary of Nottingham City and Broxtowe Borough Councils. Delivery is expected to be towards the end of the plan period with site allocation via the two Councils' emerging Development Plan Documents. Collaboration between the two Councils and Alliance Boots, the principal land owner, has resulted in a joint Statement of Development Principles for the site. The site was confirmed as an Enterprise Zone in Spring 2011.</p> <p>This is a brownfield site with high infrastructure costs associated with contamination, flood risk, listed buildings and access. The Councils, Alliance Boots, HCA and the D2N2 Local Enterprise Partnership are proactively exploring financial tools associated with Enterprise Zone status and funding sources such as Growing Places Fund to accelerate delivery. Further site assessments and detailed master-planning to be undertaken. Ongoing dialogue with Alliance Boots and Severn Trent and Environment Agency.</p>		

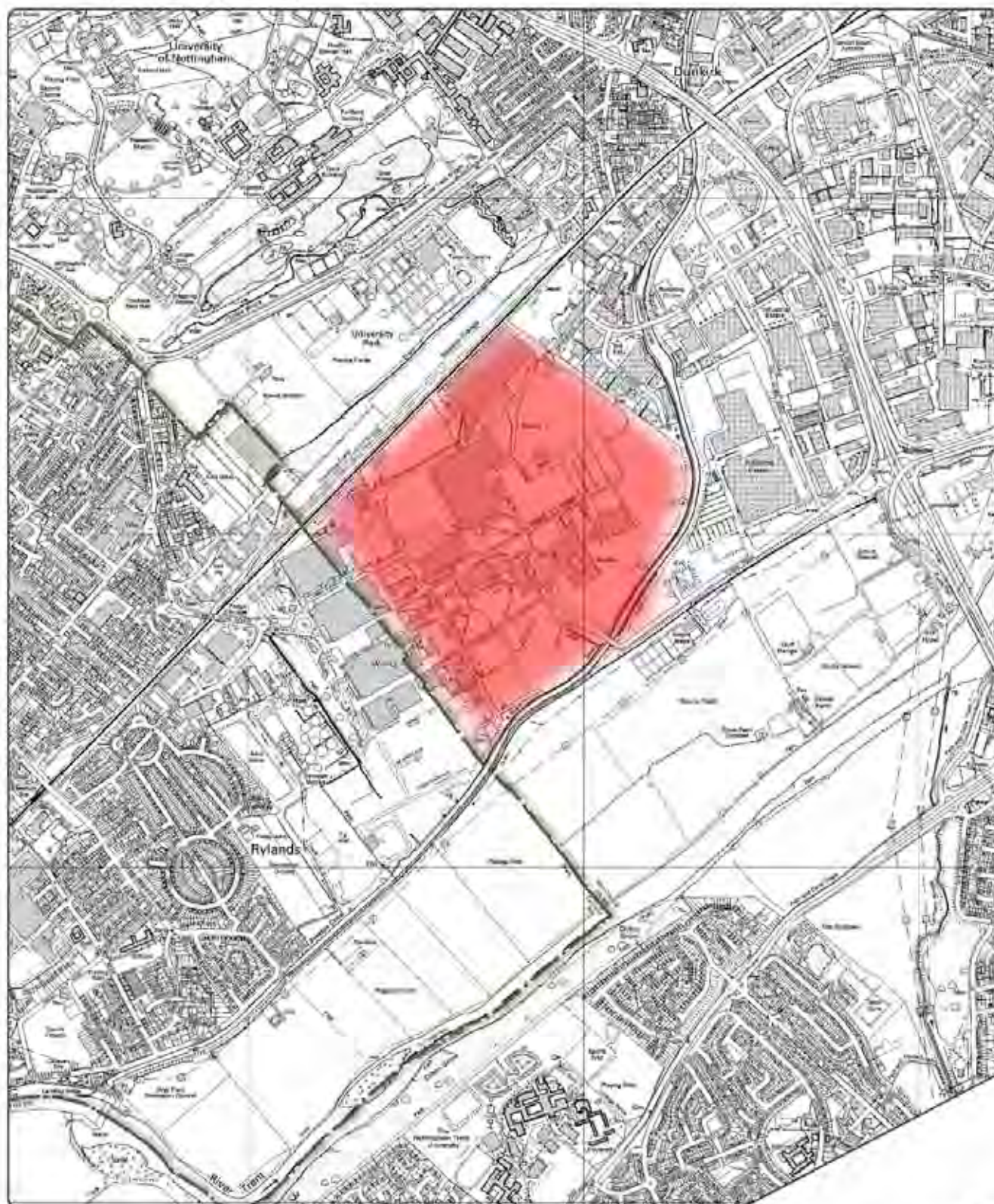


## Boots and Severn Trent Land (Broxtowe)





## Boots (Nottingham)



### Key

■ Indicative Strategic Location

— Administrative Boundary

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 033 Vision plan/Boots Nottingham CV 1000 100014017





## Boots site



### Key

- Indicative Site Boundary
- Administrative Boundary
- Mixed use
- Residential
- ✱ Existing Landmark Buildings
- Proposed improved links to surrounding area and/or strategic road network
- Road Network
- Landscape Structure
- Railway Line

## Field Farm (Broxtowe)

### Site Summary

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	28 ha
Housing Units	450
Employment Uses	None
Other Uses	Education, Health, Green Infrastructure.
Ownership/Developer	Willing developer. Planning Application for 450 homes submitted Winter 2011.

### IDP Constraints/Requirements Summary

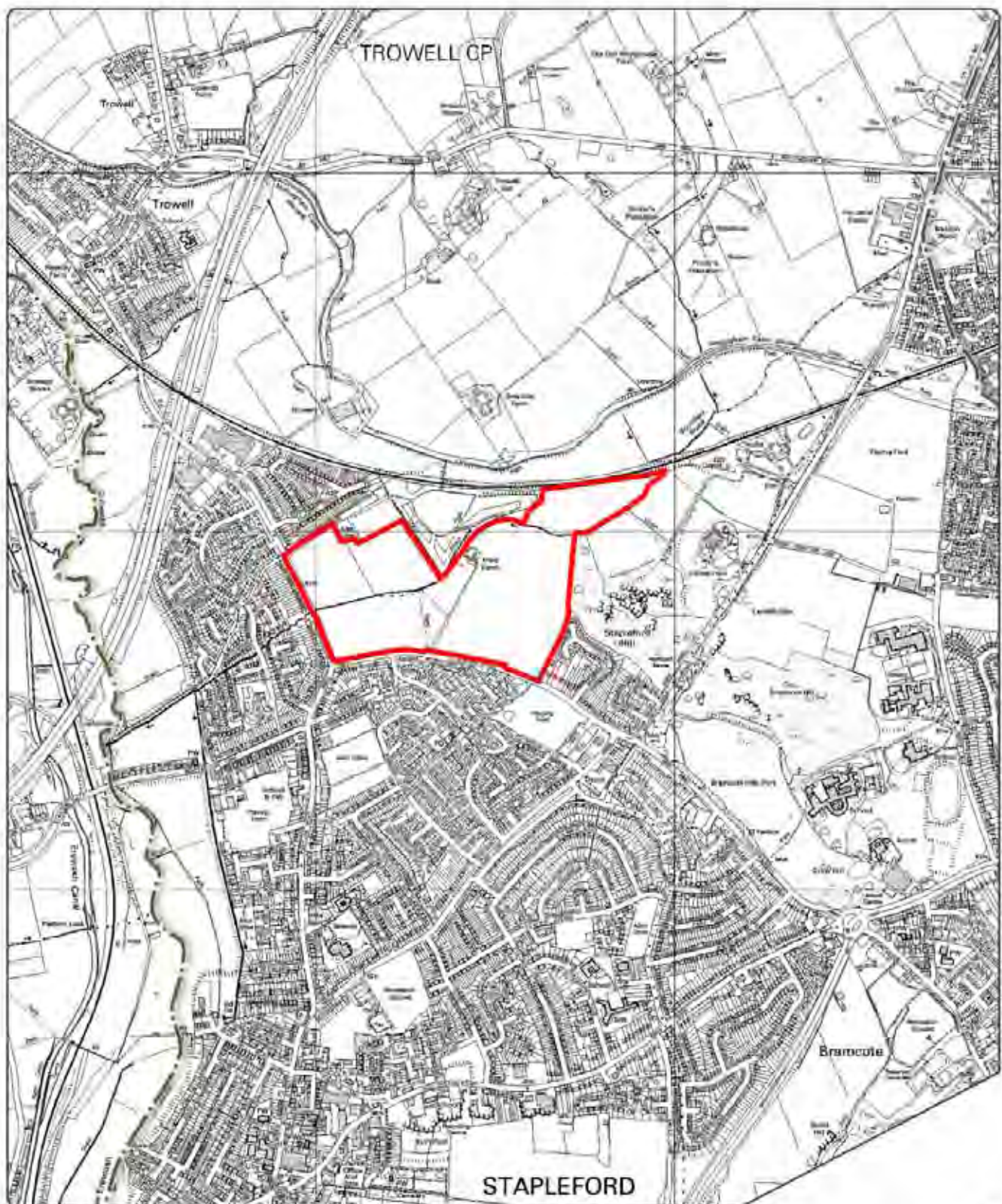
Infrastructure	Summary Assessment	Further Work
Transport	Integrated transport package required estimated at £30,000 per net developable hectare of site, est cost of £750,000 - £900,000.	TA submitted and further detailed work on transport impacts required as part of planning application. Contributions to be agreed as part of S106 discussions.
Utilities	Electricity - Additional 33kV Circuits and new 33kV primary substation at Watnall required. Gas – no abnormal Requirements Waste water – existing service at/near capacity – see flooding info below. Water supply – no abnormal requirements IT – no abnormal requirements	Included in Western Power programme to be implemented by 2015. See flooding below.
Flooding and Flood Risk	Part of the site is within the functional floodplain (Zone 3b) of Boundary Brook and part is within the 1 in 100 year floodplain (Zone 3a). A Sequential Test was completed in Feb 2012. The site covers a complex drainage area with previous flooding occurrences due to interaction of local sewers and overland flows.	Site specific flood risk assessment and development of strategy to reduce, manage and mitigate flood risk and increase resilience (including appropriate location of dwellings and use of flood areas for GI). Ongoing dialogue with Severn Trent and Environment Agency.
Health	Enhancements to local health infrastructure required at an estimated cost of £427,500.	Contributions to be agreed as part of S106 discussions.



Infrastructure	Summary Assessment	Further Work
Education Provision	Contribution to provide capacity at infant and junior schools required - estimated cost £525,000. Capacity within existing secondary schools.	Contributions to be agreed as part of S106 discussions.
Police Services	No abnormal requirements.	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Waste Management	No abnormal requirements.	Further dialogue on detailed proposals.
Community Services	Good range of town centre facilities at Stapleford.	Further dialogue on detailed proposals.
Green Infrastructure	Opportunities for on site GI and open space including 2 full sized football pitches and pavilion and playgrounds. Maintenance contribution sought of £828,666.	To be progressed via planning application details.
Contamination	No abnormal requirements.	

Indicative Assessment
<p>This is a green field site close to the existing urban area, Stapleford Town Centre and transport networks and is expected to commence within the first 5 years of the plan. A planning application has been submitted and is under consideration. No major constraints to development have been identified, however, joint meetings with the Environment Agency and Severn Trent have identified a need for an holistic approach to fluvial, surface water and waste water drainage to be addressed through the progression of the planning application.</p>

# Field Farm



## Key

- Site Boundary
- Administrative Boundary

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OS location plan Field Farm OS base 31 1781/0012



# Field Farm



## Key

- Site Boundary
- Residential
- Retained Farmland
- Sustainable Urban Drainage
- Existing Greenway
- Estate Roads
- Site Access
- Pedestrian/Cycle Access
- Existing Public Right of Way
- Proposed Pedestrian Link

Land in the vicinity of the proposed HS2 station at Toton schedule

Site Summary

ACS Designation	Strategic Location
Timescale	6-15 years
Site Area	Approx 73 ha
Housing Units	To be determined following appropriate consultation.
Employment Uses	To be determined following appropriate consultation.
Other Uses	Open space and additional land for community facilities including education and limited local retail provision.
Ownership/Developer	Planning Application submitted on part of the land. Willing owners positively engaged to meet the needs of HS2.

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Integrated transport package required. Requirement for a subsidised bus service incorporating Banks Road estate, Stapleford, Beeston and the City Centre. Access improvements to the strategic road network to include new access points off Toton/ Stapleford Lane. Transport modelling for location west of Toton/ Stapleford Lane for up to 1000 homes has been carried out.	Internal roads layout to be prepared. Further discussions with NET to ensure no conflict with the park and ride facility. Commence dialogue with HS2 to ensure no conflict with access arrangements including alternative access to the station and safeguarded extended tram to HS2 station.  Ongoing dialogue with Highway Authorities and Highways Agency to confirm detailed requirements.

Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – dependent on any residential uses the overhead power lines to be rerouted underground beneath the roads on site and a new terminal pylon located in the SW corner of the site. Western Power have been consulted and have no objection in principle to doing this.</p> <p>Further work required to confirm most appropriate WWTW.</p> <p>Water supply – no abnormal requirements subject to phasing. There is no objection in principle from Severn Trent to up to 775 homes on the west of Toton Lane as part of the planning application.</p> <p>IT – No abnormal requirements.</p>	<p>Opportunities for extension to existing CHP facilities.</p> <p>Further dialogue with Western Power and Severn Trent as detailed proposals emerge</p>
Flooding and Flood Risk	<p>Site within Flood Zone 1. No significant flood risk.</p> <p>No significant risk for fluvial sources and therefore no specific mitigation required.</p> <p>Potential increase in surface water run off requiring mitigation from attenuation storage and on site SuDS provision.</p>	<p>Ongoing dialogue with the Environment Agency to ensure suitable mitigation methods are adopted.</p>
Health Facilities	<p>Land set aside for health facilities if required.</p>	<p>Planning application contains a site for a medical centre. Further dialogue with PCT/CCG. Contributions to be agreed as part of S106 discussions.</p>
Education Provision	<p>Detailed assessment of education requirement suggests that dependent on the number of homes, the development may generate a need for a new primary school and extended secondary school provision could be required. There is sufficient land available to accommodate the on site educational requirements and for a nursery school if required.</p>	<p>Proceed with development of a master plan for the education provision. Continued dialogue with the education authority, developers and the planning department regarding S106 contributions.</p>

Infrastructure	Summary Assessment	Further Work
Emergency Services	No abnormal requirements.	Further dialogue as plans are finalised.
Waste Management	No known abnormal requirements.	Further dialogue as plans are finalised.
Community Services	Good range of town centre facilities available at Stapleford Town Centre. Excellent potential (NET) access to range of facilities at Beeston and Nottingham City Centre. Land set aside for a community building if required.	Further details to be developed as part of ongoing discussions. Local centre to be created incorporating offices, restaurant/pub, education space, medical plot, limited local retail provision and day nursery.
Green Infrastructure	Extensive Green Infrastructure to be provided. Potential loss of hedgerows, damage to retained trees during construction, loss of roosting opportunities and bird migration patterns, degradation of local nature reserve through increased public activity from development. Opportunities for creation of new green infrastructure and swales which could offset negative impacts. Increased long term opportunities for wildlife and biodiversity and habitat creation.	Strategy to protect/enhance and or relocated as part of ongoing studies. Opportunities to extend GI network.
Contamination	Potential contaminants from former agricultural uses on the site. Potential impact on the human receptors on the site from contaminants from Toton Sidings, the sewage works and the electricity substation.	Gas monitoring over a 3 month period and topsoil chemical tests should be carried out to further inform remediation strategy.
Heritage Assets	No significant heritage issues.	



Infrastructure	Summary Assessment	Further Work
Other	Following HS2 announcement strong potential for positive social-economic benefits for the wider area. No significant demolition issues associated with the development.	Strategy and detailed assessment of HS2 requirements required to be incorporated into Masterplan. Commencement of discussions as detailed proposals of HS2 emerge. Joint-working with HS2 and NET.
Indicative Assessment		
This strategic location is a green field site close to the existing urban area with existing links to Stapleford Town Centre and potential excellent future transport links to Nottingham City Centre and the rest of the UK/Europe. The site can be developed to reflect garden city principles and maintain the separate identities of Stapleford and Toton. Delivery is expected to be within 6-10 years of the plan period. A planning application has been submitted for land on the west side of Toton Lane and is under consideration and negotiations have reached an advanced stage. No irrevocable constraints have been identified. If built development takes place on the east of Toton Lane then this should be to the south of the proposed NET route with this tram line and park and ride used as a long term defensible Green Belt boundary. The announcement from HS2 to locate their station at Toton strongly contributes to the strategic importance of the site. Continued joint working with NET and the commencement of dialogue with HS2 will be essential.		





## Awsorth (Broxtowe)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	350
Other Uses	tbc

### IDP Constraints/Requirements Summary

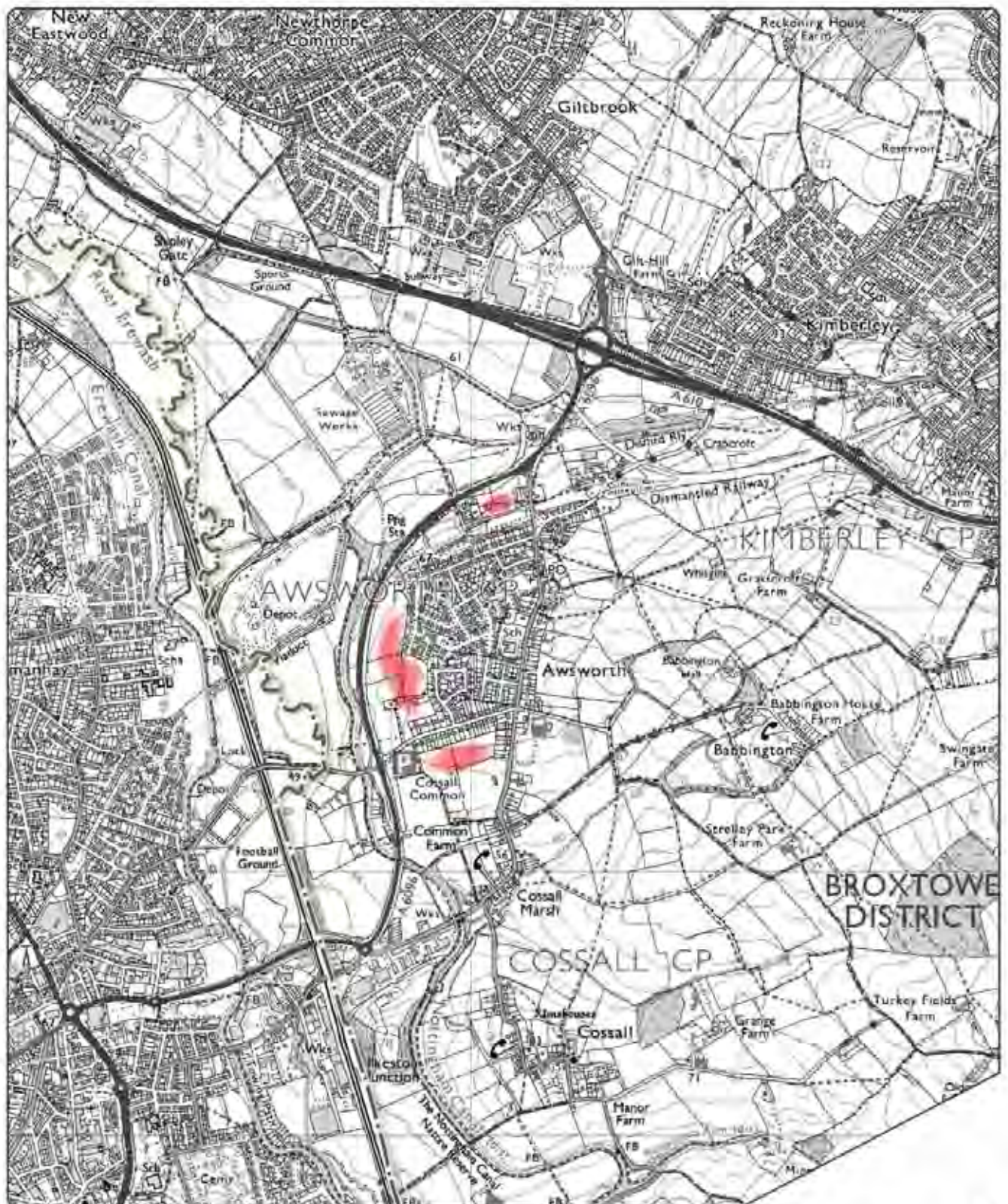
Infrastructure	Summary Assessment	Further Work
Transport	Existing frequent bus service to Ilkeston and Kimberley. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - Additional 33kV Circuits and new 33kV primary substation at Watnall. Potentially - additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available Gas – no abnormal requirements. IT – no abnormal requirements. Water supply/Waste water – no constraints identified subject to phasing.	Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge.  Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	The Gilt Brook flows through land to the North of Awsorth, some of which falls in Flood Zone 3, land to the East and South of the settlement lie largely outside of the floodplain, an ordinary watercourse flows between Awsorth and Babbington. Settlement is located on a Secondary Aquifer. Alluvial deposits close to Erewash canal provide possible pathway for any contaminants.	Avoid areas of flood risk. Further flood risk assessment maybe required if land to north of settlement or land near to water course between Awsorth and Babbington be considered.  Development proposals to ensure adequate protection to aquifer from foul and surface water flows.
Health Facilities	No existing GP practice. Existing residents register with both Nottinghamshire and Derbyshire Practices.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Education Provision	Limited capacity at existing primary schools which requires further review in consultation with education colleagues. Potential for reconfiguration of secondary school. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £842k for primary school places and £967k for secondary school places.	Potential extension of existing schools under review by Education Colleagues. Contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements.	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Main town centre facilities located at Kimberley and Ilkeston.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Within the Greenwood Community Forest. Opportunities for enhanced GI along water courses (including SINCS).	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Areas of previously used land and landfill present.	Appropriate desk top studies and investigation if required.
Other	Potential cross boundary considerations.	Dialogue with Nottinghamshire and Derbyshire PCT's required re health facilities and Erewash Borough Council re Town Centre facilities.
Other	Underlying coal strata.	Appropriate desk top studies and investigation if required.

Indicative Assessment	<p>No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with existing planning permission. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge. Proposals to have regard to presence of water courses outside of the main settlement.</p>
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## Key Settlement - Awworth (Broxtowe)



Key

 Strategic Location

 Administrative Boundary

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## Brinsley (Broxtowe)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	200
Other Uses	tbc

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing frequent bus services. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - Additional 33kV Circuits and new 33kV primary substation at Watnall Potentially - additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.	Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge.  Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	Much of area surrounding settlement is within Flood Zone 1 and therefore low risk. Some ordinary water courses present. Land to west of Brinsley is a Secondary Aquifer. Reservoirs along the railway line to the west of the settlement are sensitive groundwater receptors and surrounded by alluvial deposits.	Should development proposals include areas covered by ordinary water courses, further flood risk assessment may be required. Development proposals to include adequate protection to aquifer from foul and surface flows. Further dialogue with EA as detailed proposals emerge.

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Health Facilities	No existing GP practices. Existing residents register at Eastwood and Underwood.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.
Education Provision	Close relationship with schools in Selston. Limited capacity for expansion of primary schools. Further review required with education colleagues. Re-configuration of secondary school possible. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £481k for primary school places and £552k for secondary school.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements	Further dialogue required on layout and mix of units.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Proximity to Greenwood Community Forest and Erewash valley. Areas of POS to the east and south of Brinsley, SINC located to west and smaller SINC to west and east.	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Areas of previously used land and landfill present.	Appropriate desk top studies and investigation if required.
Other	Alluvium deposits and coal strata.	Appropriate desk top studies and investigation if required.

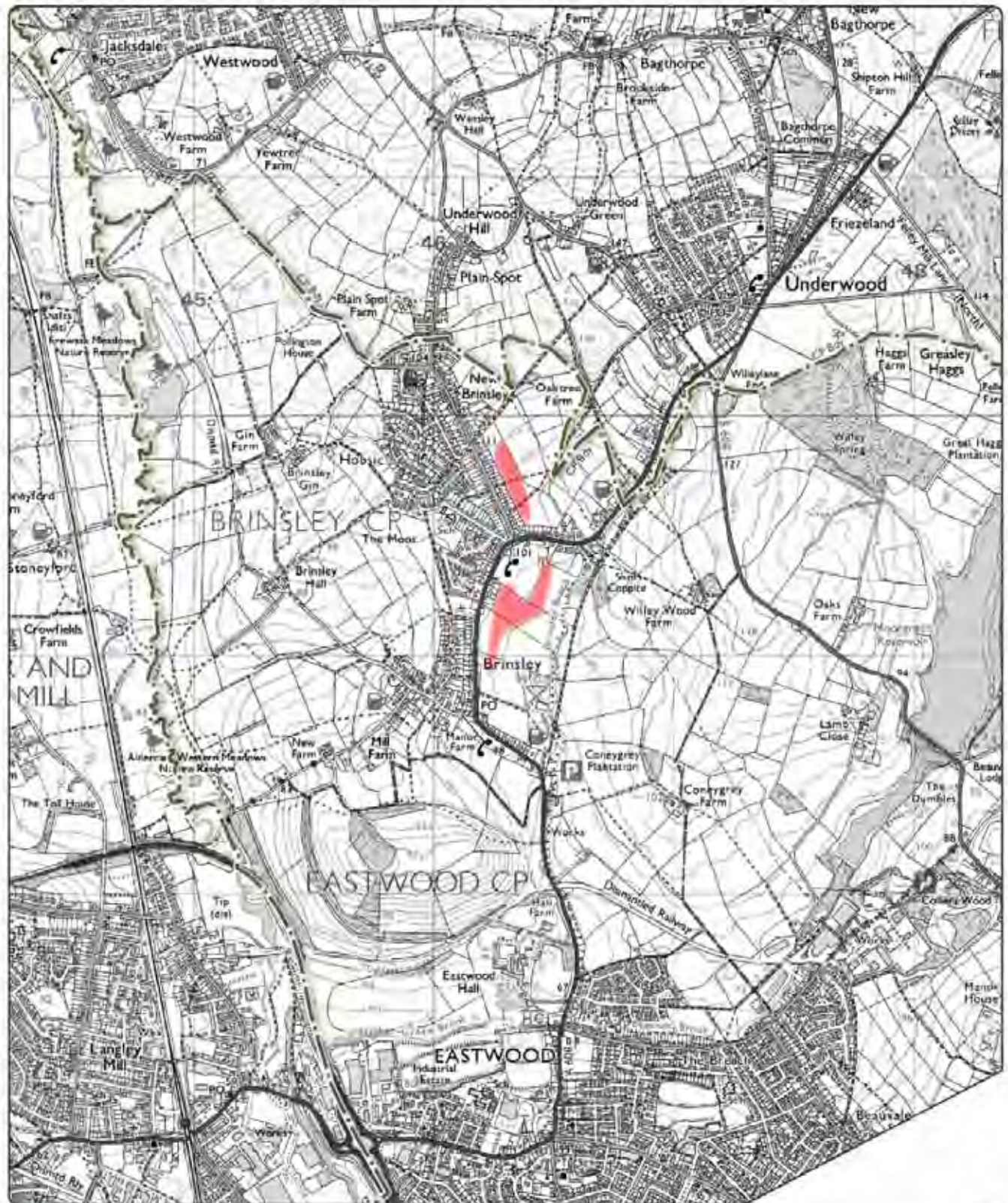
Indicative Assessment

No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with existing planning permission.

Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awwsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.



## Key Settlement - Brinsley (Broxtowe)



### Key

- Strategic Location
- Administrative Boundary

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## Eastwood (Broxtowe)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	1,400
Other Uses	tbc

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus service. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - Additional 33kV Circuits and new 33kV primary substation at Watnall Potentially - additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.	Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge.  Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	Much of Eastwood and surrounding area lie in Flood Zone 1 and are at low risk. However the Beauvale Brook and River Erewash are located to the north and west of the settlement respectively. Other surface water courses to North and West of settlement on alluvial deposits are sensitive to development due to potential for transmission of pollutants.	Generally low risk. Should proposals near Beavale Brook or River Erewash emerge further flood risk assessment is required.  Development proposals located to avoid sensitive areas. Further dialogue with EA as proposals emerge.
Health Facilities	4 existing GP practices.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.

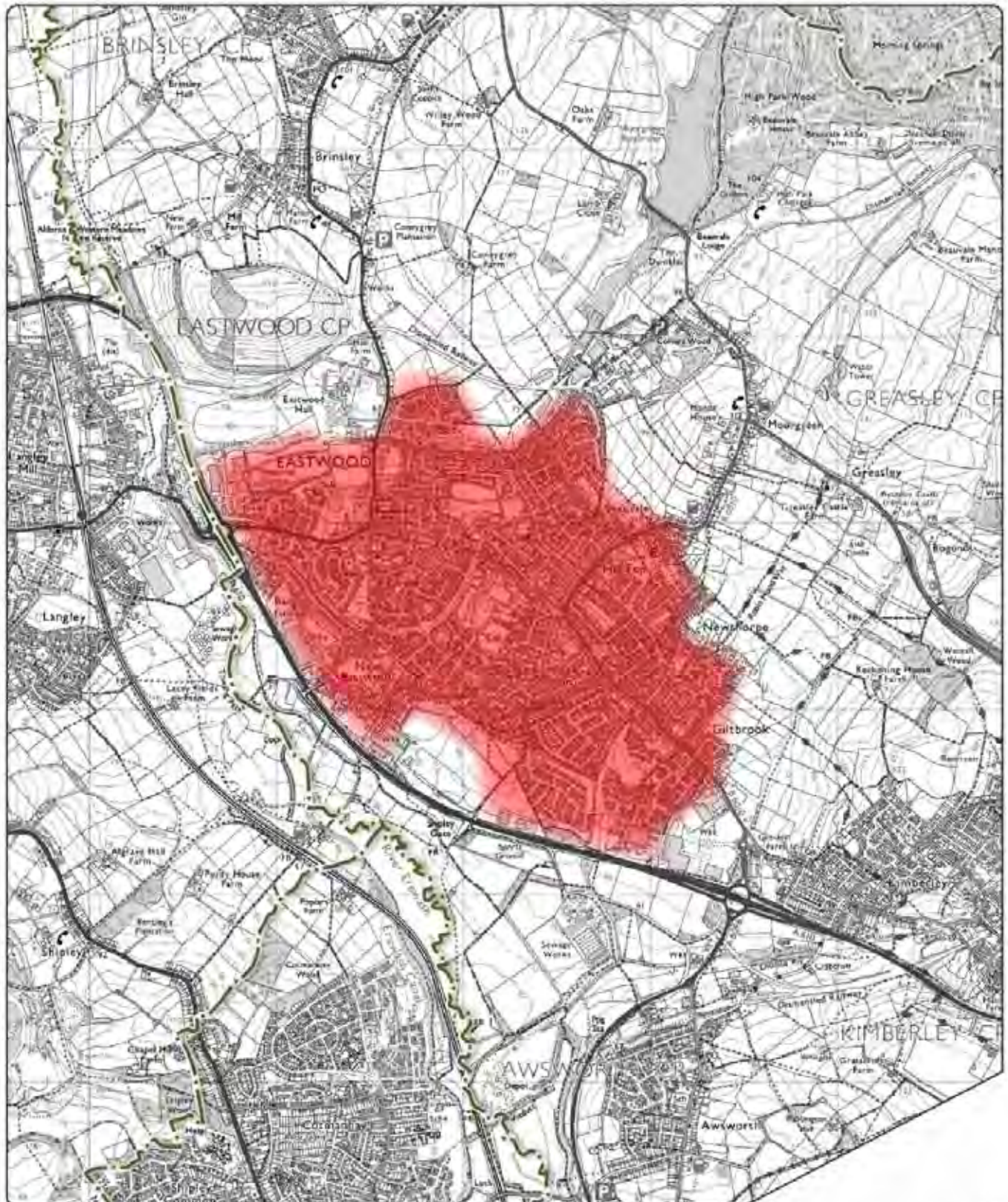


<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Education Provision	Limited capacity at existing primary school, further review by education colleagues. Reconfiguration of secondary school possible.  On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £3.36m for primary school places and £3.86m for secondary school places.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements	Further dialogue required on layout and mix of units.
Waste Management	No abnormal requirements	Further review when details proposals emerge.
Community Services	Opportunities to support existing town centre.	
Green Infrastructure	Close to Greenwood Community Forest and Erewash Valley. Large SINC located to the southwest, smaller SINC's to south and east.	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Small area of land between A610 and New Eastwood is historic landfill, piled foundations unlikely to be acceptable due to nature of waste. Areas of previously used land.	Development proposals to avoid this area.  Appropriate desk top studies and investigation if required.
Other	Underlying coal strata.	Appropriate desk top studies and investigation if required.

Indicative Assessment

No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with existing planning permission. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.

## Key Settlement - Eastwood (Broxtowe)



### Key

- Strategic Location
- Administrative Boundary

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 Nottingham Local Strategic Framework (LSE) Nottingham Urban Area (NUTS) 2012





## Kimberley (including Nuthall and Watnall - Broxtowe)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	600
Other Uses	tbc

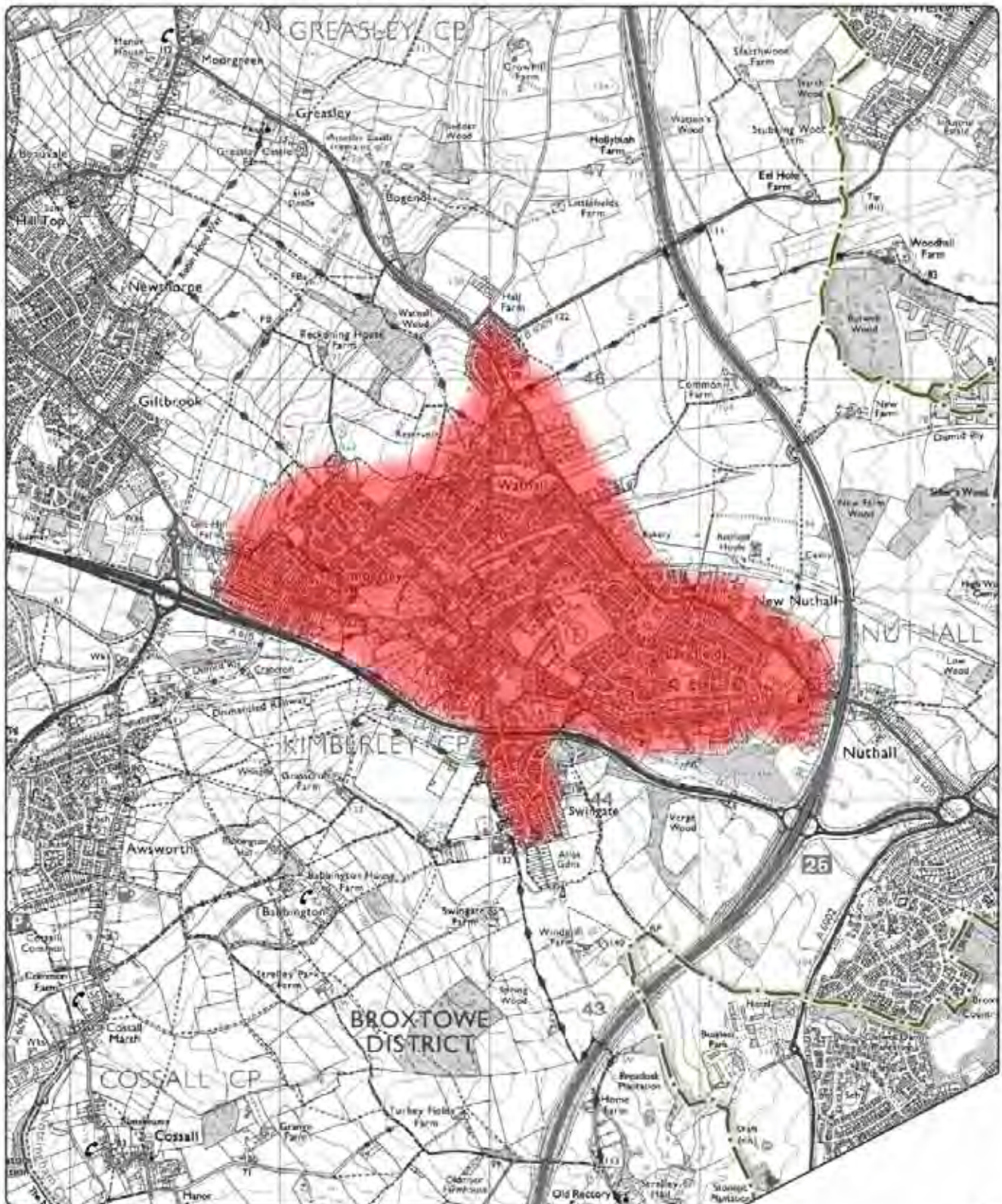
### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus services to Nottingham. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - Additional 33kV Circuits and new 33kV primary substation at Watnall Potentially - additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.	Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge.  Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	Much of Kimberley and Watnall and land to the immediate west of Nuthall fall within Flood Zone 1 and are therefore low risk. EA maps identify some surface water flooding. A lake and ordinary watercourse are located to the south of the settlement, north of the A610. Area underlain by a Principal Aquifer. Underlying bedrock at Nuthall susceptible to rapid migration of pollutants. A total Source Protection Zone is present over High Wood Cemetery (west of A6002).	Generally low flood risk but depending on the location of development further flood risk assessment (including surface water) may be required. Development proposals to include full protection from contamination for the aquifer/ground water and controlled waters. Further dialogue with EA as proposals emerge.
Health Facilities	One existing GP practice.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.

Infrastructure	Summary Assessment	Further Work
Education Provision	Most primary schools nearing capacity but some potential to expand. Further review with education colleagues. Potential capacity within existing secondary schools. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £1.4m for primary school places and £1.6m for secondary school places.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Green Infrastructure	Within the Greenwood Community Forest, local SSSI's and SINC's. Several water courses present.	Opportunities to enhance GI to be explored as proposals emerge.
Waste Management	No abnormal requirements.	
Community Services	Good range of facilities within existing settlement.	Opportunities to support existing town centre as details of proposals emerge.
Contamination	Areas of previous used land and landfill.	Appropriate desk top studies/investigation if required.
Other	Underlying coal strata.	Appropriate desk top studies/investigation if required.
Indicative Assessment		
No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with existing planning permission. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Aysworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required.		



## Key Settlement - Kimberley (Broxtowe)



### Key

- Strategic Location
- Administrative Boundary

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## North of Papplewick Lane (Gedling)

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	15.95 ha
Housing Units	600
Indicative Housing Mix	30% affordable housing
Employment Uses	None
Other Uses	Education, green infrastructure
Ownership/Developer	Willing owner. Dialogue underway

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Early Transport Assessment completed but requires updating. Site to be accessed via 2 of either Delia, Dorothy, Alison and Marion Avenues. Integrated transport/walking and cycling package required including links to Hucknall Station (NET/Train stops within 800m of parts of site).	Updated TA required. Confirmation of phasing required. Should the site be developed as two phases, third party land may be required. Contributions to be agreed as part of S106 discussions.
Utilities	Electricity - Additional 33kV circuits and new 33kV primary substation required at Westville. Waste water – no abnormal constraints or requirements. Water supply – no abnormal constraints or requirements. Gas – no abnormal requirements IT – no abnormal requirements.	Works to substation programmed by Central Networks for completion by 2015. Early dialogue with Western Power required re phasing.
Flooding and Flood Risk	A small part of the site is in Flood Zone 2 of the River Leen with the remainder of the site being in Flood Zone 1 with other smaller watercourses that run through the site. EA comment that site has an overall low flood risk.	Ongoing dialogue with EA re layout/ masterplanning and to maximise GI opportunities from flood areas.
Health	Likely that a financial contribution towards the expansion of existing primary health care surgeries will be required.	Contributions to be agreed as part of S106 discussions. Dialogue with PCT underway.



Infrastructure	Summary Assessment	Further Work
Education	New Primary school to be provided on 1.1 ha site cost est £5 - 5.5m. Capacity to expand existing secondary school with contributions based on Notts County Education multiplier est cost is £1.65m.	Contributions and phasing to be agreed as part of S106 discussions.
Police Services	No abnormal requirements.	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No abnormal requirements.	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Close to existing local centre and Hucknall Town Centre. Potential to support town centre regeneration.	Further dialogue with Ashfield District Council as detailed proposals emerge.
Green Infrastructure/ Open Space	Significant GI assets on site. Opportunities to protect and enhance GI on eastern part of site close to River Leen. Public open space of approx. 1.6ha to be provided on site with commuted sum for maintenance.	GI proposals to be developed as part of detailed masterplanning. Maintenance contributions to be agreed via S106 negotiations.
Contamination	No abnormal requirements.	
Other	If progressed as two phases land acquisition required for access. Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.	Further review following confirmation of development phases. Further dialogue with adjacent Local Authorities (particularly re highway, public transport and communities facilities).
Indicative Assessment		
No major constraints to physical site delivery are identified. The site is close to the administrative boundaries of Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities is awaited from Nottinghamshire PCT.		

Administrative Boundary



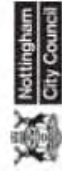


# Land North of Papplewick Lane



## Key

- Indicative Site Boundary
- Residential
- Existing Local Facilities
- Proposed Improvements to River Leen Corridor
- Proposed Open Space/Green Infrastructure
- Proposed Vehicular Access Points
- Proposed Pedestrian and Cycle Links
- Administrative Boundary



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## Top Wighay Farm (Gedling)

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	26.9ha
Housing Units	1000
Housing Mix	30% Affordable Housing.
Employment Uses	8.5 ha (B1,B8)
Other Uses	Education, health and green infrastructure
Ownership/Developer	Willing owner. Dialogue underway.

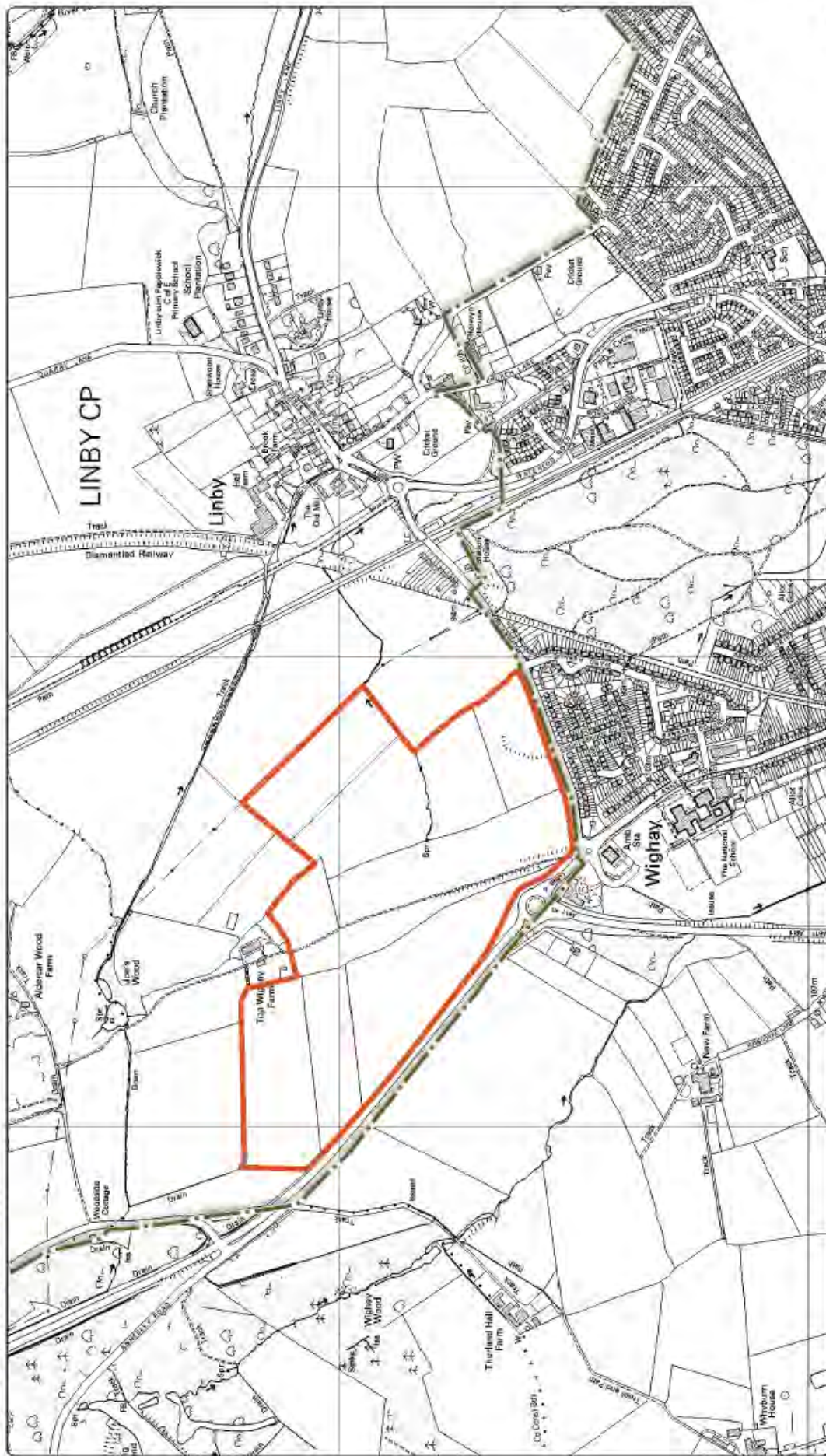
### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Access details developed. Planning permission granted for two junctions from A611/Wighay Road. Integrated transport/ walking and cycling package required including potential link buses to Hucknall NET/train station.	TA required as part of planning application. Contributions to be agreed as part of S106 discussions
Utilities	Electricity - Additional 33kV circuits and new 33kV primary substation at Westville. Waste water - local upsizing likely to be required, subject to hydraulic modelling. Water supply - extensive off-site mains may be required - approx 1.5km to Wood Lane and booster pumps Gas – no abnormal requirements IT – no abnormal requirements	Works programmed by Central Networks for completion by 2015. Further dialogue with Western Power and Severn Trent re phasing as details emerge.
Flooding and Flood Risk	No abnormal requirements	
Health	Contributions to be sought to support health care – likely to be in the form of a contribution to existing Hucknall surgeries (info from PCT awaited).	Contributions to be agreed as part of S106 discussions. Dialogue with PCT underway.

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Education Provision	New Primary School to be provided on 1.5 ha site est cost £5-5.5m. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier est. at £2.76m	Contributions and phasing to be agreed as part of S106 discussions.
Police Services	No abnormal requirements	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No abnormal requirements	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	Nottinghamshire County Council are likely to seek contributions for a waste-recycling site. Est cost £500k	Contributions to be agreed as part of S106 discussions
Community Services	Close to existing local centres and Hucknall Town Centre. Potential to support town centre regeneration.	Further dialogue with Ashfield District Council as detailed proposals emerge.
Green Infrastructure	HRA screening record concluded scale of development would not be likely to have significant impact on any European site. Significant GI assets on site (2 x SINCS) provide opportunities for protection and enhancement of GI. Additional public open space to be provided on site.	GI proposals to be developed as part of detailed masterplanning. Maintenance contributions to be agreed via S106 negotiations.
Contamination	Report by ECUS (May 2006) recommends desk top survey followed by excavations to check for contamination. Only likely to apply to former brickworks on Wighay Road which is part of SINC and therefore likely to form part of protected GI area.	Desk top survey to inform masterplanning.
Other	Potential archaeological sites within the allocated land. Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.	A programme of investigation will need to be agreed and the protection / enhancement of any remains. Further dialogue with adjacent Local Authorities (particularly highway, public transport and communities facilities).

Indicative Assessment	<p>No major constraints to physical site delivery are identified. Site is located close to Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities awaited from Nottinghamshire PCT.</p>
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# Top Wighay Farm

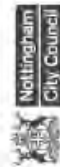


Key

Site Boundary

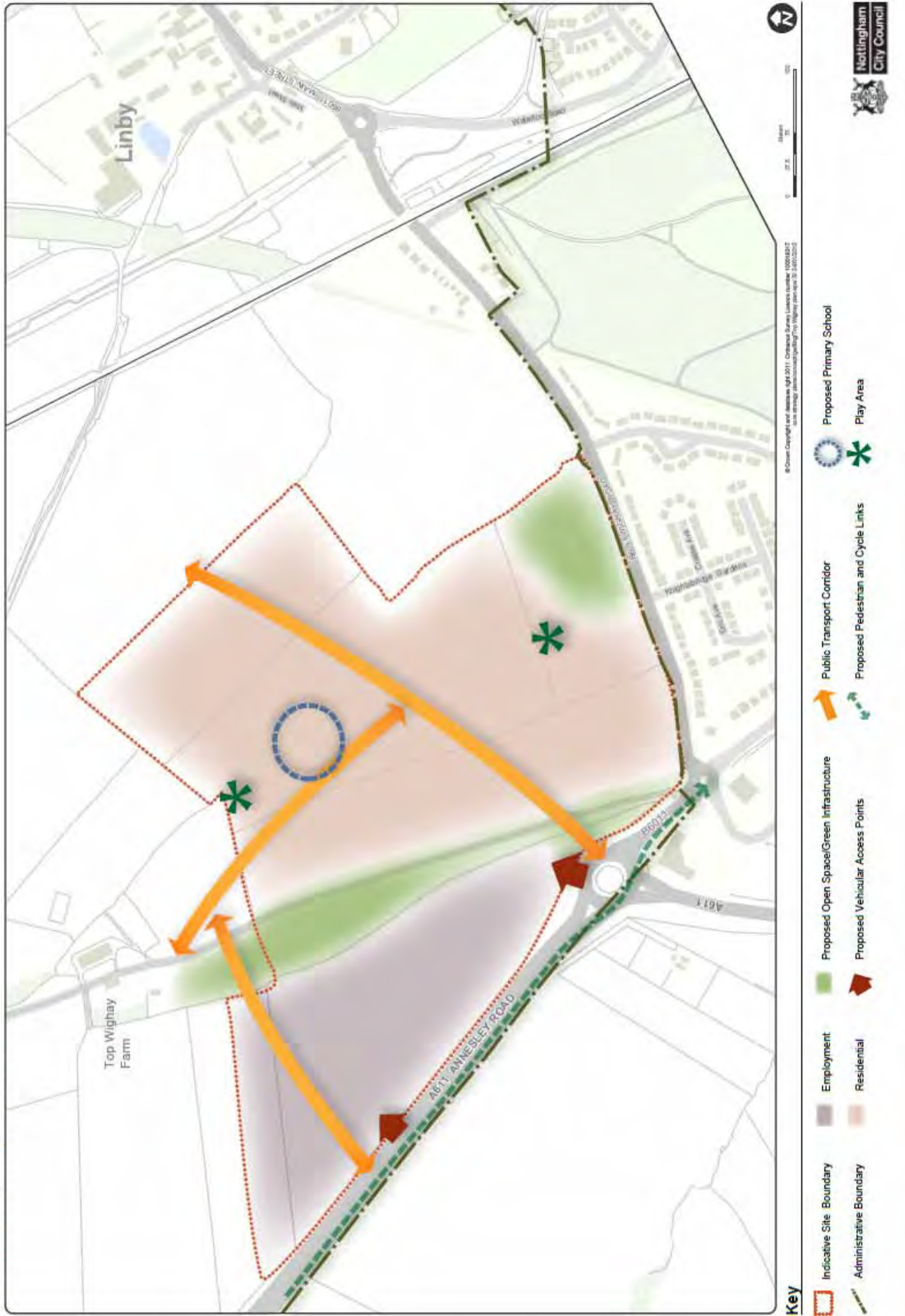
Administrative Boundary

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OS location plans Top Wighay OS base: SJ 1701/2012





# Top Wighay Farm





## Bestwood Village (Gedling)

ACS Designation	Strategic Location
Timescale	6 + years
Housing Units	500 new dwellings plus 79 existing commitments
Other Uses	N/A

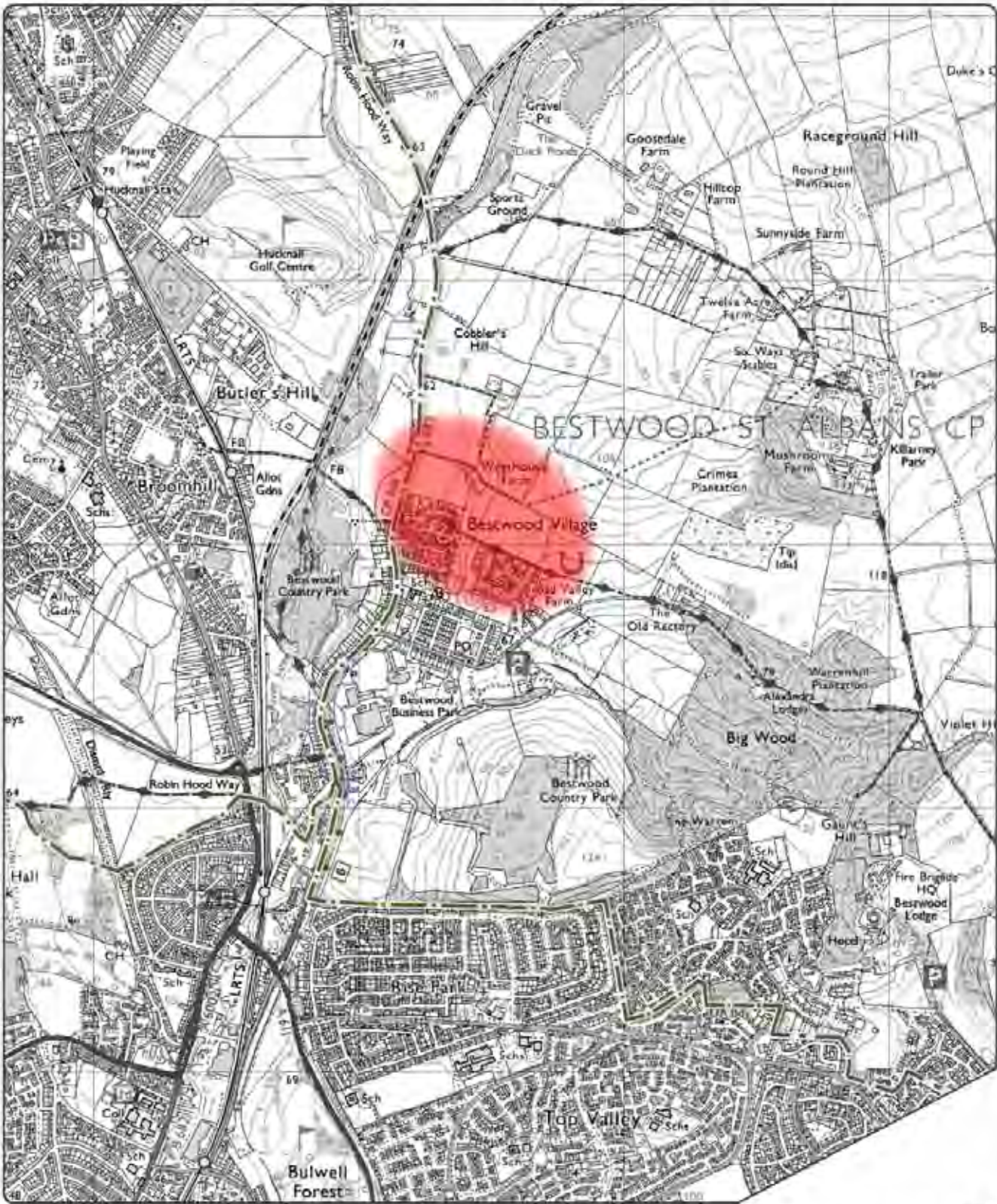
### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Transport modelling underway. Integrated transport/ walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Waste water - upsizing of sewers is likely to be required, subject to hydraulic modelling. Water supply – no abnormal requirements. Gas – no abnormal requirements. Electricity – no abnormal requirements. IT – no abnormal requirements.	Further dialogue with Severn Trent when phasing details emerge.
Flooding and Flood Risk	Watercourse located to the west of the settlement - low flood risk.	Further dialogue with EA as detailed location and layout emerges.
Health	TBC	Dialogue with PCT underway. Capacity issues to reviewed as detailed proposals emerge.
Education Provision	A new primary school may be required to accommodate school places for both the existing population and new growth. Contributions to the school from new development would be proportionate to school places generated by the new development – the estimated cost for a new primary school on a 1.1ha site is £5-5.5m. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of £1.6m.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessments of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Ambulance Services	No abnormal requirements	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No abnormal requirements	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No abnormal requirements	Further dialogue on detailed proposals
Community Services	No abnormal requirements	Further dialogue on detailed proposals
Green Infrastructure	HRA screening record concluded the scale of development proposed at Bestwood would not be likely to have significant impact on any European site.	Masterplanning to identify opportunities for enhanced GI and public open space.
Contamination	No abnormal requirements	

<b>Indicative Assessment</b>
No major infrastructure constraints to development are identified. Further development of transport impacts and mitigation required. Phasing of development and contributions relating to school provision will be particularly important. Further dialogue with all infrastructure/service providers and the Environment Agency is required as more detailed proposals emerge.

# Key Settlement - Bestwood Village (Gedling)





## Calverton (Gedling)

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	1,300 new dwellings plus 218 existing commitments
Other Uses	N/A

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity – no abnormal requirements Waste Water - upsizing of sewers is likely to be required, subject to hydraulic modelling. Water Supply - Capacity available within the network system, but some reconfiguration of the local distribution network will be necessary depending on programme of development Gas – no abnormal requirements IT – no abnormal requirements	Further dialogue with Severn Trent following confirmation of location and phasing of development.
Flooding and Flood Risk	The strategic location falls outside of the flood zone but a watercourse runs along the northern boundary of the site which has an associated flood zone. The flood zone may be misaligned away from the watercourse.	EA advise that a hydrological assessment of the watercourse is recommended to inform a site-specific Flood Risk Assessment. No built development should then take place within that part of the site shown to be at flood risk by the site-specific Flood Risk Assessment. Layout to include an appropriate easement from the watercourse and SUDS to be incorporated into the scheme. Further dialogue with EA required as detailed location and layout of development emerges.
Health Facilities	To be confirmed	Dialogue with PCT underway

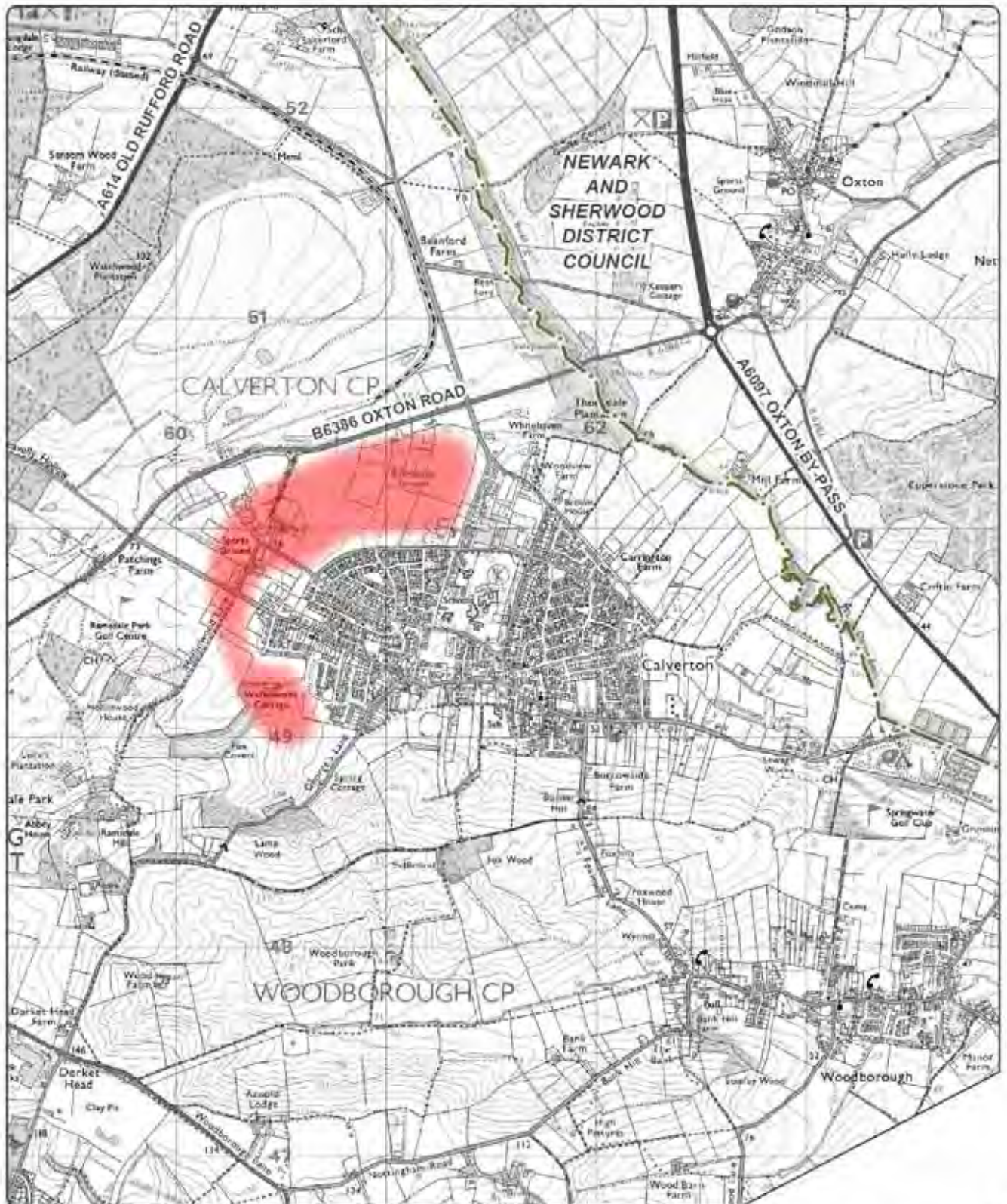
Infrastructure	Summary Assessment	Further Work
Education Provision	<p>Potential capacity for expansion of existing primary school within Calverton but requires further analysis of constraints. If not possible a new primary school may be required. Potential costs range from £3.6m based on standard multiplier to approximately £5.5m for new school. Potential capacity to expand existing secondary schools but requires further analysis. Some reconfiguration may be required which may require contributions over the standard multiplier costs. Costs based on Notts County Education multiplier est at £3.6m</p>	<p>Further review of potential for expansion underway by education colleagues. Requirements to be reviewed in light of future pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required.</p>
Police Services	No abnormal requirements.	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.



Infrastructure	Summary Assessment	Further Work
Green Infrastructure	<p>A Habitats Regulation Assessment Screening Report has been undertaken relating to a prospective Special Protection Area near to Calverton. The Screening Report concludes that potential significant effect cannot be ruled out without the implementation of a mitigation strategy.</p>	<p>Masterplanning and planning applications to include appropriate mitigation measures (full details set out in the David Tyldesley and Associates Screening Record Feb 2012) including:</p> <ul style="list-style-type: none"> <li>• Management of car parking provision in the vicinity of the prospective SPA habitat;</li> <li>• Avoiding the provision of a footway along Main Street west of Hollinwood Lane down to the B6386;</li> <li>• Maintaining further use of arable fields on the perimeter of Watchwood Plantation;</li> <li>• Maintaining the integrity of the fence along the B6386;</li> <li>• Provision of Suitable Alternative Green Space (SANGS);</li> <li>• Providing high levels of open spaces and attractive green infrastructure within the development to facilitate dog walking and to promote routes to other less sensitive sites;</li> <li>• Reviewing the alignment of footpaths in the plantations relating to the location of breeding territories;</li> <li>• Provision of good quality information for walkers and dog walkers.</li> <li>• Review of mitigation measures should the prospective SPA be confirmed</li> <li>• Establishing a forum to explore co-ordination of activities to maximise recreational potential without significant adverse impact on breeding populations.</li> <li>• Ongoing dialogue with neighbouring Local Authorities regarding 'in-combination' effects.</li> </ul>
Contamination	No abnormal requirements.	

Indicative Assessment	<p>No major infrastructure constraints to development are identified. However, the location of a prospective Special Protection Area near to Calverton will require careful management, including mitigation measures as set out in the Habitats Regulation Assessment Screening Report (February 2012). Phasing of development and contributions relating to school provision will be particularly important to ensure capacity meets development need. Further development of transport impacts and mitigation measures is required including dialogue with all infrastructure/ service providers as more detailed proposals emerge.</p>
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## Key Settlement - Calverton Village (Gedling)



### Key

- Strategic Location
- Administrative Boundary

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ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	330 new dwellings plus 116 existing commitments
Other Uses	N/A

## IDP Constraints/Requirements Summary

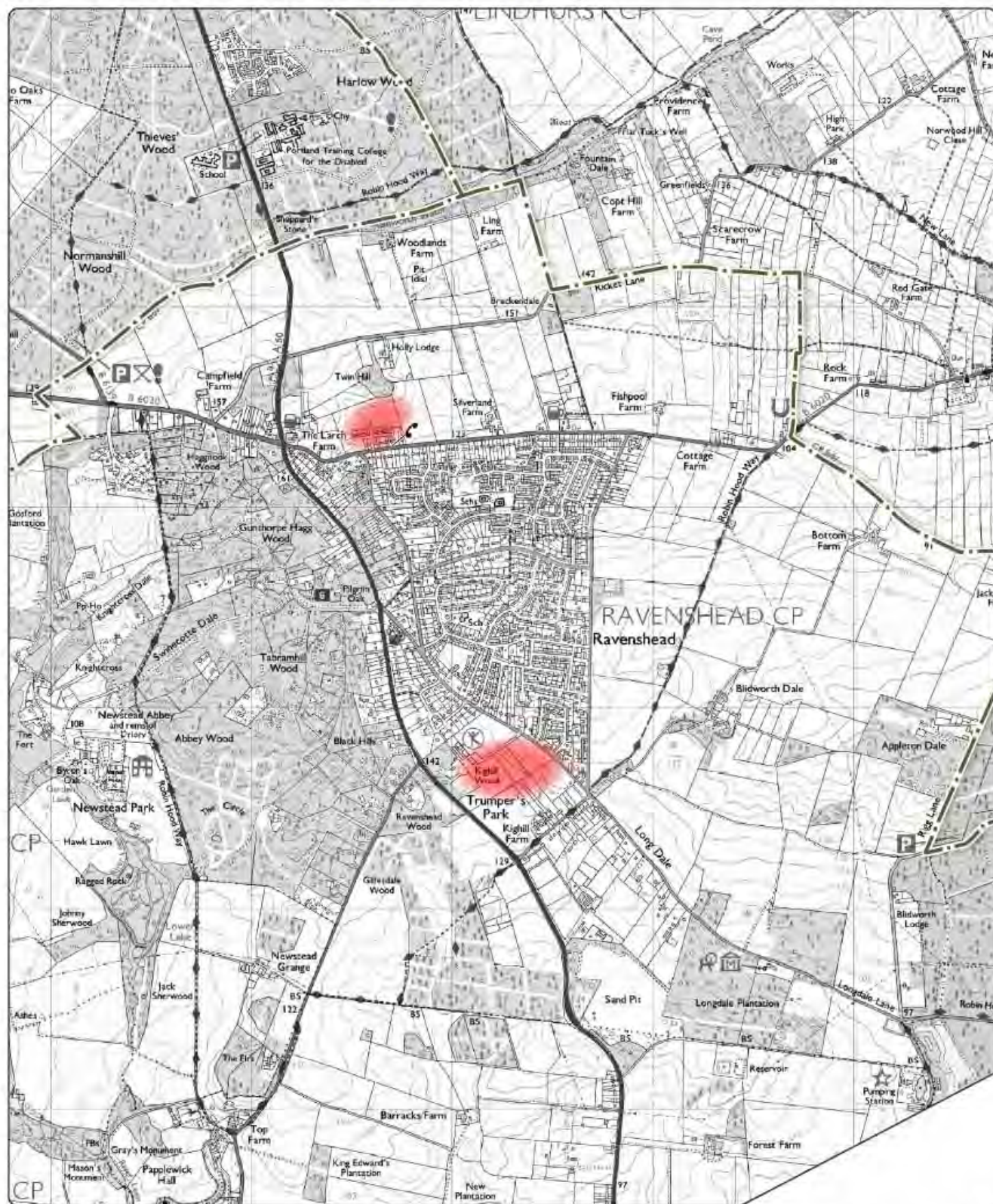
Infrastructure	Summary Assessment	Further Work
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity – no abnormal requirements. Waste Water - Low/ Medium – impact, upsizing of sewers likely to be required for large sites to the south. Sites to the north and smaller sites unlikely to cause too many issues, subject to hydraulic modelling. Water Supply. The Kighill site may require extensive off site mains otherwise capacity can be provided from the outlet of local booster pumps. Gas – no abnormal requirements. IT – no abnormal requirements.	Further dialogue with Severn Trent following confirmation of location and phasing of development.
Flooding and Flood Risk	No abnormal requirements.	
Health Facilities	To be confirmed.	Dialogue with PCT underway
Education Provision	Current information suggests sufficient capacity within primary schools to accommodate growth. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of £1.21m	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of local school capacity when proposals emerge and to confirm if contributions to expand existing schools are required.



<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Police Services	No known abnormal requirements.	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	HRA Screening Report confirmed the scale of development proposed for Ravenshead would have no significant impact on any European site.	
Contamination	No abnormal requirements.	
<b>Indicative Assessment</b>		
No major infrastructure constraints to development are identified. Further development of transport impacts and mitigation measures is required. Further dialogue with all infrastructure/service providers, particularly Severn Trent is required as more detailed proposals emerge.		



## Key Settlement - Ravenshead (Gedling)



### Key

- Strategic Location
- Administrative Boundary

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 nottingham core strategy/key settlement plans/gedling/ravenshead/ 01 13/3/2012

0 100 200  
 Metres



## Stanton Tip (Nottingham City)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Site Area	42ha
Housing Units	500
Employment Uses	4 – 6 ha employment land
Other Uses	Local scale retail, community uses and Green Infrastructure.
Ownership/Developer	Willing owner positively engaged. Nottingham City Council part owner.

### IDP Constraints/Requirements Summary

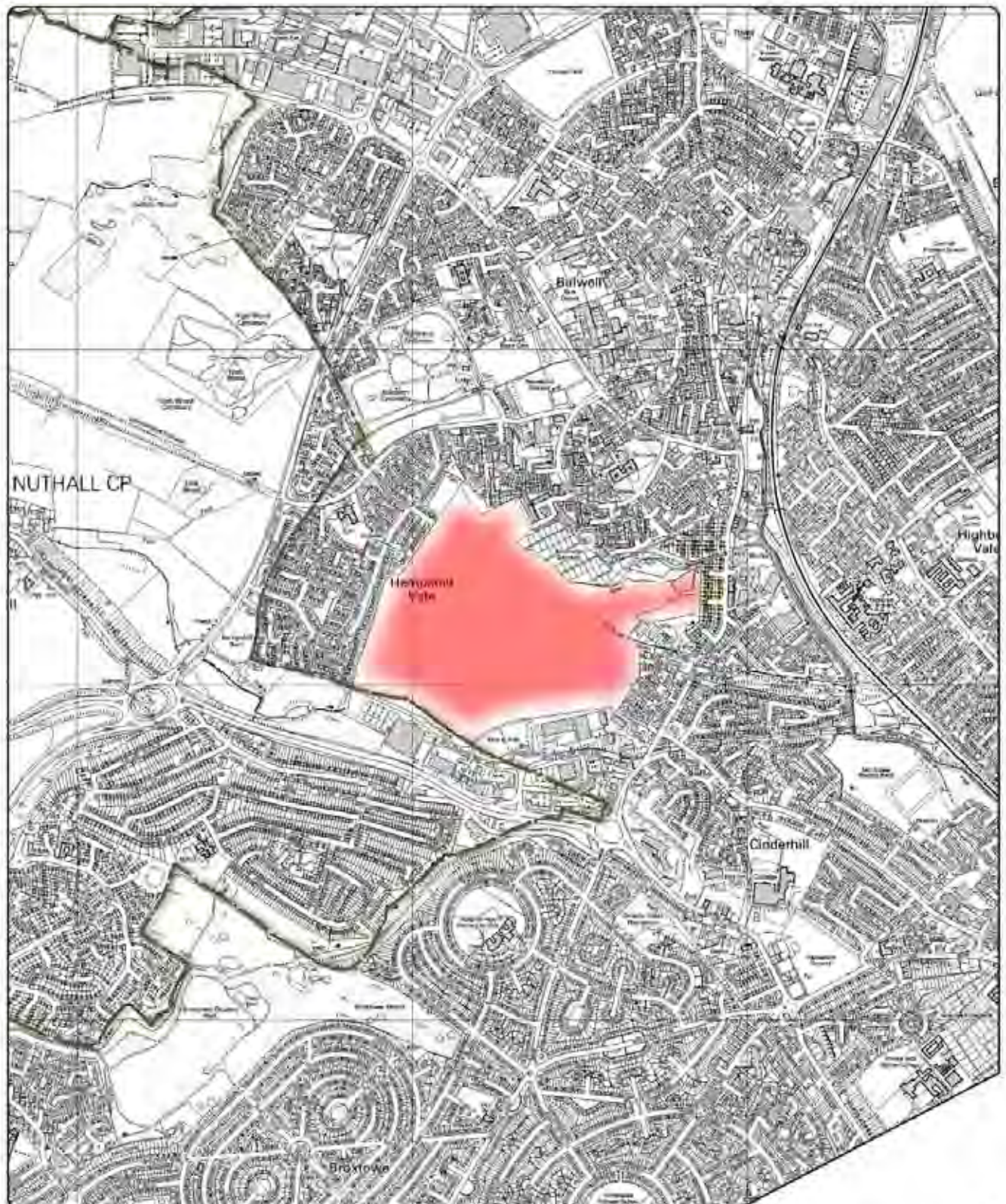
Infrastructure	Summary Assessment	Further Work
Transport	No abnormal issues anticipated. Integrated transport package required. New vehicle/ped/cycle connections with adjacent housing area required. Improved connection to NET stop required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity – Additional 33kV Circuits and new 33kV primary substation at Watnall – planned works by Western Power by 2015. Waste Water – Hydraulic modelling required to confirm connection locations. Water Supply – no abnormal requirements Gas – no abnormal requirements. IT – no abnormal requirements.	Further dialogue with Western Power.  Further dialogue with Severn Trent.
Flooding and Flood Risk	Culvert runs below part of the site and may restrict developable area/provide opportunities for GI provision. Topography of site to be considered re surface/sewer flooding.	Further study of water course and potential flood risk and opportunities to enhance Green Infrastructure areas.
Health Facilities	To be confirmed	Dialogue with Nottingham PCT.



<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Education Provision	On the basis of Nottingham City's education multiplier the following education contributions may be sought: 1. Contribution to primary school places of £1,030,950 2. Contribution to secondary school places of £690,400.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	SINC located on site – opportunities for enhanced GI provision.	To be reviewed as part of master-plan.
Contamination	Historic uses on site necessitate remediation works with likely duration of 2-3 years.	Remediation strategy required as part of master plan and detailed proposals.
Other	Site has a steep profile.	To be considered as part of master-plan. Innovative remediation and access strategy required.

<b>Indicative Assessment</b>
<p>Positive engagement with landowner. Development is expected to come forward mid/end of plan period. Existing allocation within the Nottingham Local Plan. Concept statement agreed and further public engagement planned by developers.</p> <p>Site boundaries and allocation to be confirmed via Nottingham City Council's emerging DPD.</p> <p>This is a brownfield site with likely abnormal costs associated with contamination and flood risk. Gas monitoring currently underway. Nottingham City Council's interest in the site to be used proactively to assist in site delivery.</p> <p>Further site assessments and detailed master-planning to be undertaken.</p>

## Stanton Tip



### Key

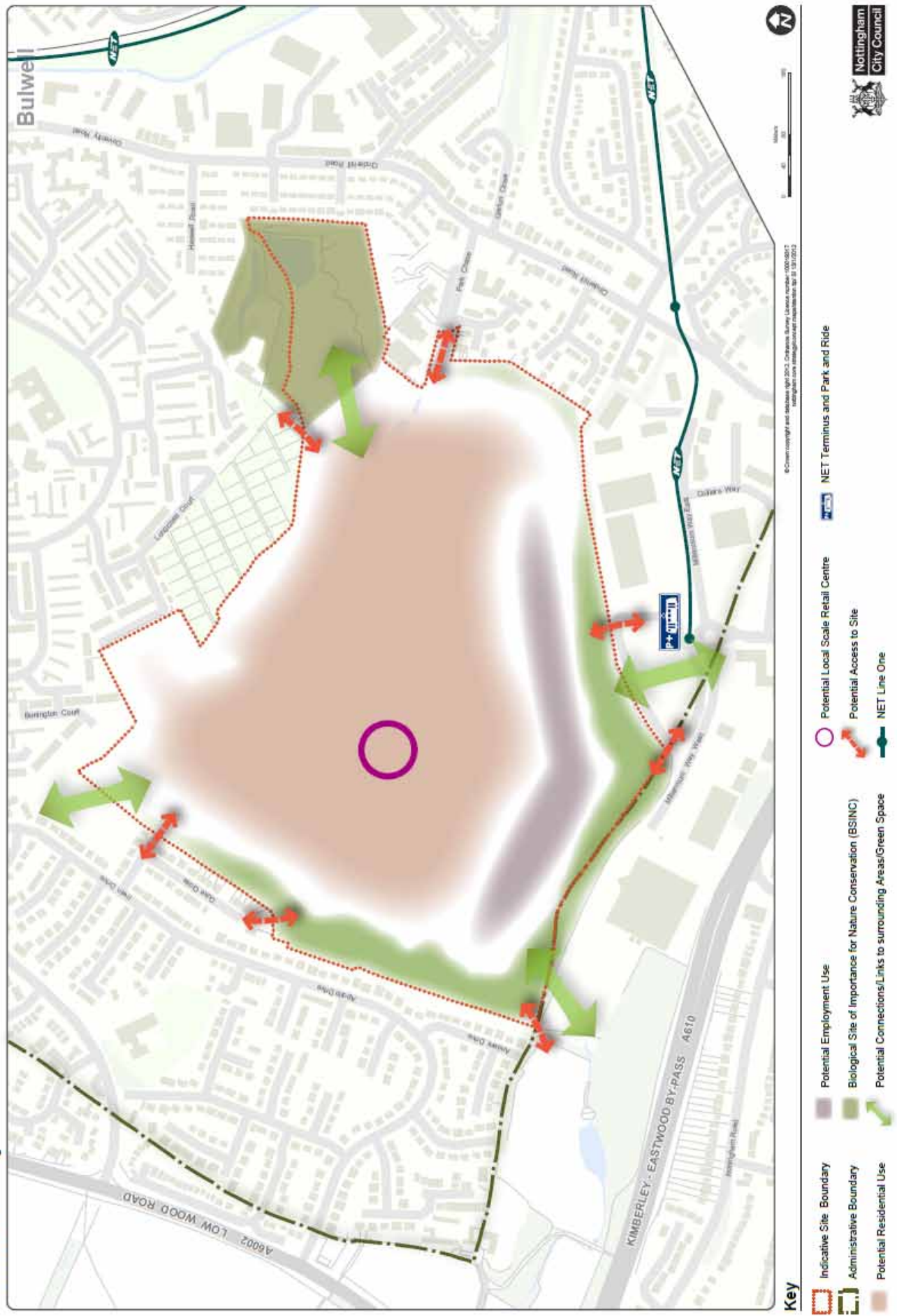
- Indicative Strategic Location
- Administrative Boundary

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OS location plan Stanton Tip OS name: St 1761 CP 12





# Stanton Tip





## Waterside Regeneration Zone (Nottingham City)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	Mid to late plan period
Site Area	100ha
Housing Units	3,000
Employment Uses	B1, B2, B8
Other Uses	Health, education, community, retail, sport, markets, public open space and Green Infrastructure
Ownership/Developer	Ongoing dialogue established with key owners and stakeholders via Nottingham Regeneration Limited. Significant land holdings by Nottingham City Council, HCA and ISIS.

## IDP Constraints/Requirements Summary

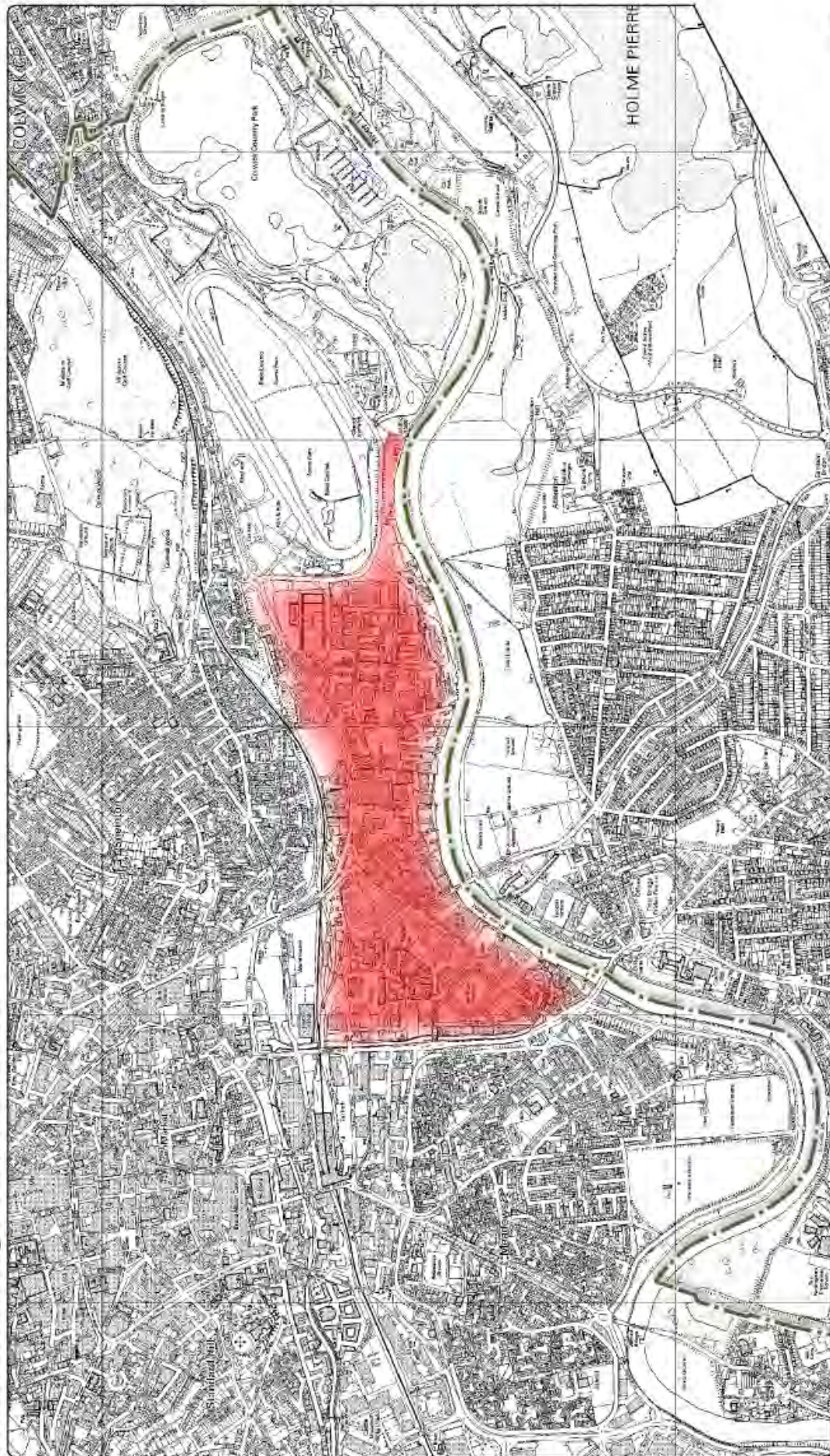
Infrastructure	Summary Assessment	Further Work
Transport	<p>Improved highway and more direct highway access through the Regeneration Zone required. Package of potential schemes may include:</p> <ol style="list-style-type: none"> <li>1. Cattle Market Road realignment estimated cost £3.5m.</li> <li>2. Cattle Market Road/London Road Junction pedestrian improvements estimated cost £750k.</li> <li>3. Pedestrian improvements at level crossings est cost £1.5m.</li> <li>4. Environmental Improvements to Trent Lane cost tbc.</li> <li>5. Lady Bay Bridge/Meadow Lane junction pedestrian crossing est cost £750k</li> <li>6. A612 cycle commuter route between Waterside/Eastside/City Centre est cost £250k.</li> <li>7. Lady Bay Bridge pedestrian improvements est cost £2.5m.</li> <li>8. North South cycle routes Seinton/A612 to river costs tbc.</li> <li>9. Eastern Bus Rapid Transit Link inc expansion of Racecourse Road P&amp;R est cost £4.5m.</li> <li>10. Safeguarded tram route along A612 to connect eastern site of City.</li> <li>11. Shop link bus services connecting to Sneinton.</li> <li>12. Continuous cycle and walking route adjacent to River Trent (already in place at River Crescent).</li> <li>13. Integrated transport package required for each development site.</li> </ol>	<p>Requirements to be defined as site specific proposals emerge (early contributions agreed as part of Eastpoint development). Contributions to be agreed as part of S106 discussions/CIL and future LTP packages.</p> <p>Scheme under development by Network Rail.</p>
Utilities	<p>Electricity - Reinforcement of existing 33kV circuits and two existing 33kV primary Substations.  Waste Water — no abnormal requirements  Water Supply — no abnormal requirements  Gas — no abnormal requirements.  IT — no abnormal requirements.</p>	<p>Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power.</p>

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Flooding and Flood Risk	Part of the area around Meadow Lane falls within Flood Zone 3 of the River Trent and Tinkers Leen. These parts of the regeneration zone remain at flood risk during a climate change and 1 in 1000 year flood, post completion of the Nottingham Left Bank Flood Alleviation Scheme. Culverted watercourse located to the west of the Regeneration Area.	Site specific flood risk and mitigation strategies required.
Health Facilities	To be confirmed.	Dialogue with Nottingham PCT.
Education Provision	On the basis of Nottingham City's education multiplier the following education contributions may be sought - contribution to primary school places of £6,185,700 and contribution to secondary school places of £4,142,400.	Education contributions to be reviewed on a site by site basis and in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Sneinton Greenway improvements est cost £250k. Site specific open space and Green Infrastructure. Provision to be made on site for continuous walking and cycle route along the River Trent.	Contributions to be agreed as part of site specific S106 discussions.
Contamination	Contamination in various forms likely due to historic uses.	Remediation strategies required as part of detailed site proposals.

Indicative Assessment	<p data-bbox="264 280 331 2072">Development is expected to come forward on a phased basis on a number of sites within the Regeneration Zone mid to end of plan period. Specific sites are to be allocated within the City Council's emerging DPD.</p> <p data-bbox="371 246 438 2072">There are likely to be abnormal costs associated with contamination and flood risk requiring proactive and innovative delivery mechanisms by the public and private sector.</p> <p data-bbox="478 264 579 2072">Nottingham Regeneration Limited is leading on development of regeneration proposals with a collaborative approach established for Trent Basin (13ha) involving HCA, NRL, Nottingham City, Metropolitan Housing Trust, ISIS and a potential developer. Ongoing proactive dialogue established with the Environment Agency on flood risk matters. Further assessments required as site specific proposals emerge.</p>
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## Waterside Regeneration Zone



### Key

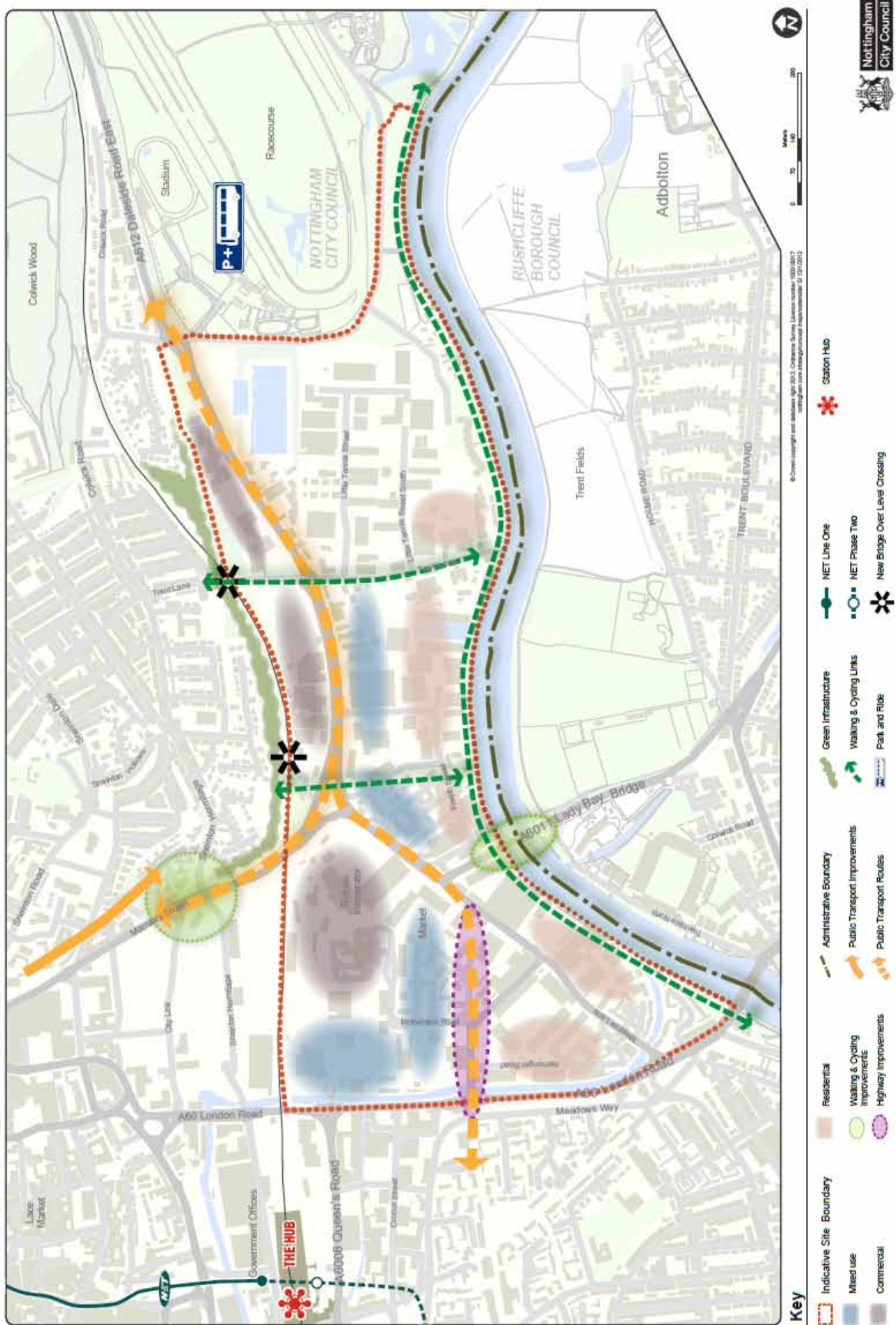
Indicative Strategic Location

Administrative Boundary

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OS location point Waterside OS Grid SI 1770 02012



## Waterside Regeneration Zone



## Southside Regeneration Zone (Nottingham City)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	Through out plan period
Site Area	38ha
Housing Units	TBC via DPD
Employment Uses	B1, B2
Other Uses	Transport hub, health, retail, community, public open space and Green Infrastructure (and appropriate city centre uses)
Ownership/Developer	Ongoing dialogue established with key owners and stakeholders.

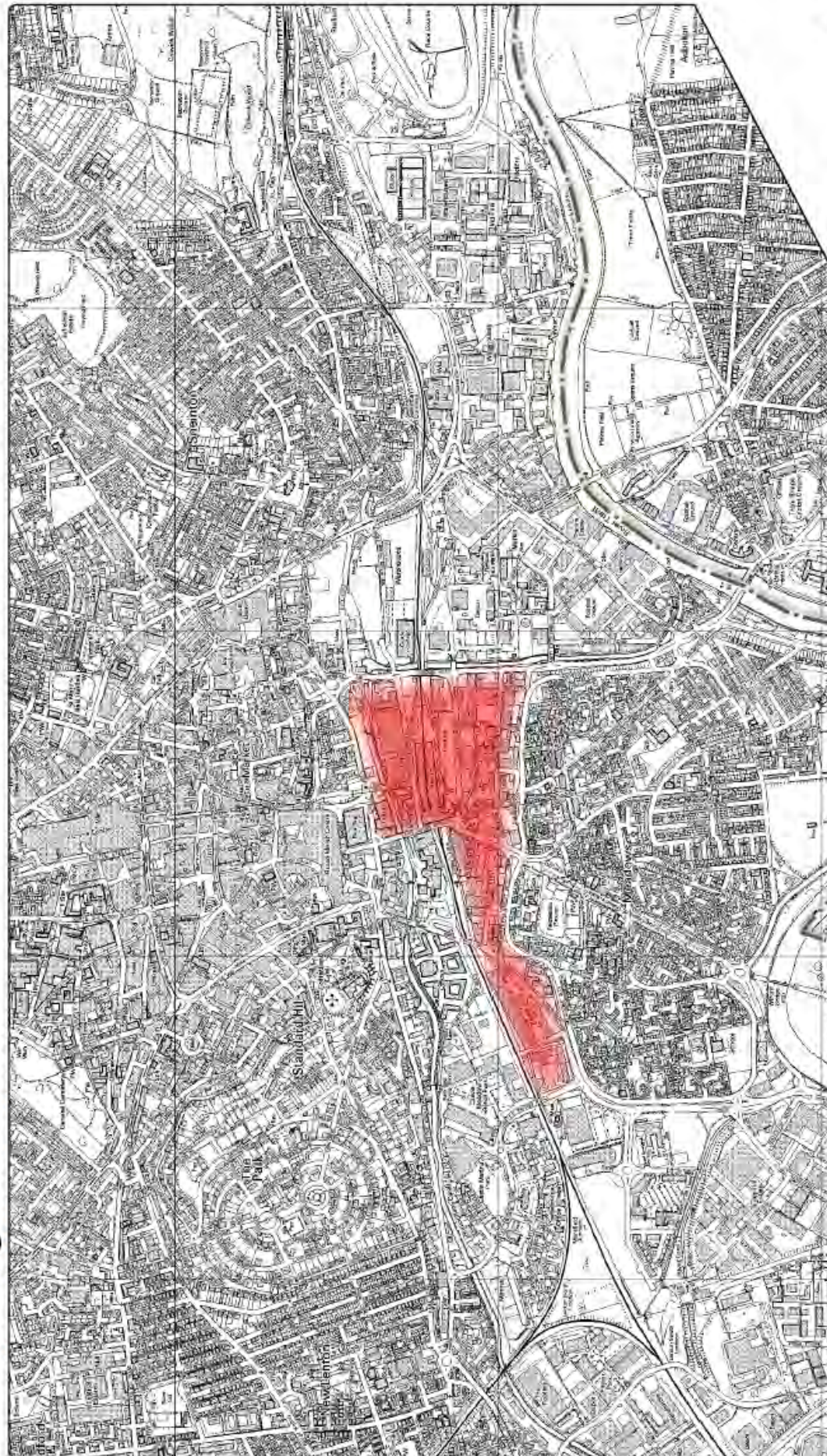
### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	<p>Improved transport connections required to secure high quality integrated transport hub at the heart of Southside Regeneration Zone. Package of potential schemes may include:</p> <ol style="list-style-type: none"> <li>1. The Hub Transport Interchange – under construction.</li> <li>2. NET Phase Two (lines 2 and 3 of the tram) – approved.</li> <li>3. Turning Point South – downgrading of inner ringroad cost tbc.</li> <li>4. New Broad Marsh Bus Station cost tbc.</li> <li>5. Improvements to pedestrian and cycle links at Arkwright Walk est cost £750k.</li> <li>6. Cattle Market Road/ Long Road pedestrian crossing improvements (see also Waterside Regeneration Zone) est cost £750k.</li> <li>7. Route extension for centre link services. Cost tbc.</li> <li>8. Integrated transport package for each site.</li> </ol>	<p>Requirements to be defined as site specific proposals emerge.</p> <p>Contributions to be agreed as part of S106 discussions/CIL.</p> <p>Planning permission granted for Phase I redevelopment of Broad Marsh Shopping Centre. Dialogue ongoing.</p>

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Utilities	Reinforcement of existing 33kV circuits and two existing 33kV primary Substations. Opportunities for connection to District Heating network.	Early dialogue with Central Networks required re phasing, depending on planned works investment costs may be met by Central Networks.
Flooding and Flood Rise	Part of the regeneration zone around the Station Hub and Queens Road fall within Flood Zone 3 of the River Trent, Tinkers Leen and Nottingham Canal. These parts of the regeneration zone remain at flood risk during a climate change and 1 in 1000 year flood event post completion of the Nottingham Flood Alleviation Scheme.	Ongoing dialogue with EA. Site specific flood risk and mitigation strategies required.
Health Facilities	To be confirmed.	Dialogue with Nottingham PCT re future capacity.
Education Provision	Housing and education requirements to be confirmed via DPD.	Further dialogue as detailed proposals emerge.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed	Further dialogue as detailed proposals emerge.
Green Infrastructure	Opportunities for enhancement along canal routes and culverted watercourses.	To be negotiated as detailed proposals emerge.
Contamination	Possible contamination hot spots due to historic uses.	Site specific investigations as detailed proposals emerge.
<b>Indicative Assessment</b>		
<p>The Southside Regeneration Zone is one of the most sustainable commercial locations in the City and the focus of the City's integrated transport plans and growing office quarter. Further development within the zone is expected to come forward on a phased basis on a number of sites through out the plan period with site opportunities to be identified within the City Council's emerging DPD.</p> <p>Although part of the zone is within the Flood Zone 3, satisfactory approaches to flood risk have been successfully developed with close dialogue with the Environment Agency.</p>		



# Southside Regeneration Zone



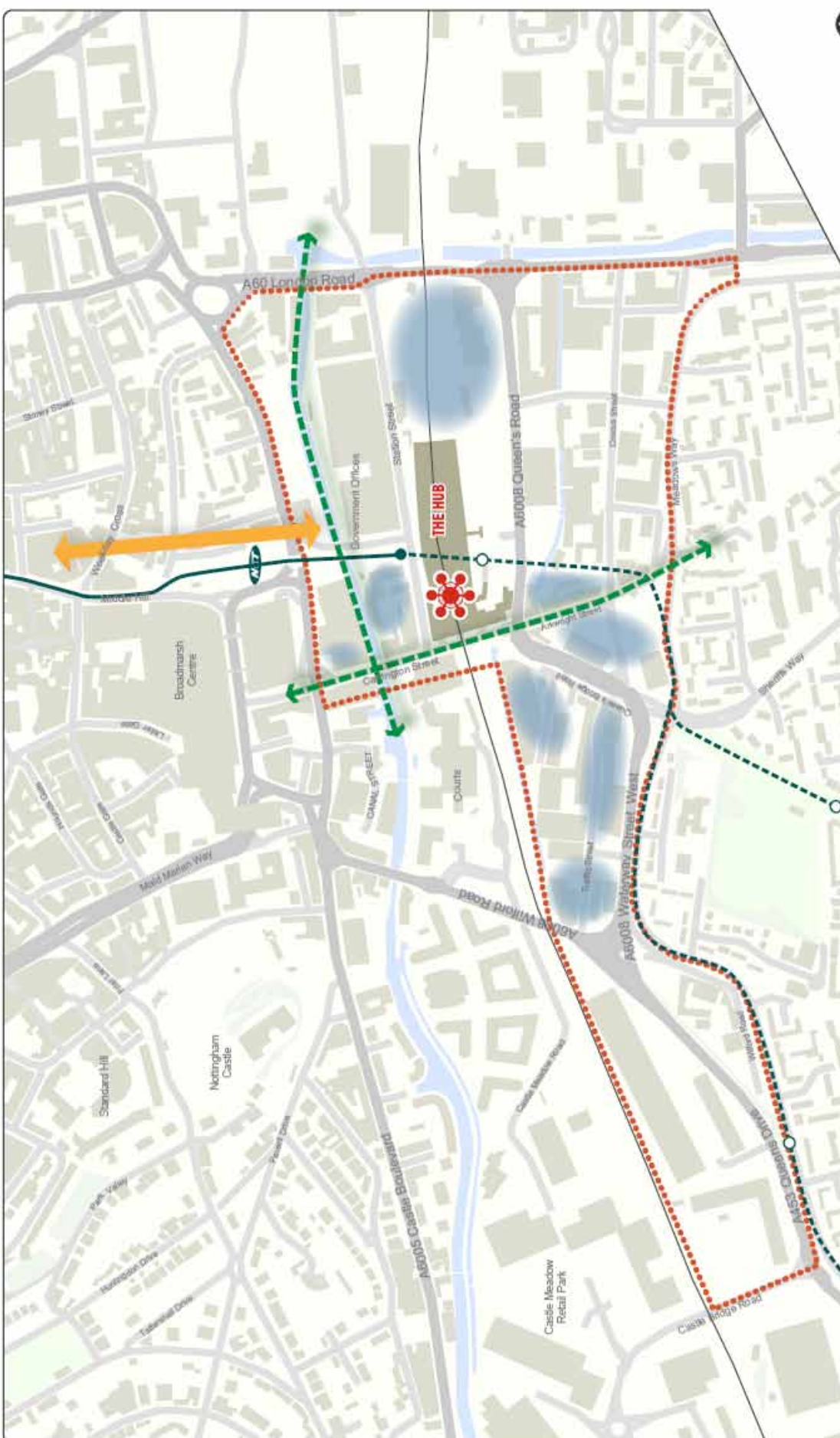
## Key

- Indicative Strategic Location
- Administrative Boundary

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OS location plans/course OS base. SI 1701/2012



## Southside Regeneration Zone





## Eastside Regeneration Zone (Nottingham City)

### Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	Throughout plan period
Site Area	56ha
Housing Units	TBC via DPD
Employment Uses	B1, B2
Other Uses	Retail, health, education, community, public open space and Green Infrastructure (and appropriate city centre uses).
Ownership/Developer	Ongoing dialogue established with key owners and stakeholders

### IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	<p>Improved transport connections required to integrate Eastside successfully with City Centre and surrounding communities. Package of potential future schemes may include:</p> <ol style="list-style-type: none"> <li>1. Connecting Eastside Phase II (completion of two way route on A60 and downgrading of inner ringroad, pedestrian and cycle improvements). Estimated cost £4-5m.</li> <li>2. A612 Cycle Commuter Route (see also Waterside) estimated cost £250k.</li> <li>3. Cross city centre cycle route estimated cost £100k.</li> <li>4. Eastern Bus Rapid Transit Link inc expansion of Race Course P&amp;R (see also Waterside) estimated cost £4.5m.</li> <li>5. Integrated transport package for each site.</li> </ol>	<p>Requirements to be defined as site specific proposals emerge.</p> <p>Contributions to be agreed as part of S106 discussions/CIL.</p>
Utilities	<p>Electricity – Reinforcement of existing 33kV circuits and two existing 33kV primary Substations</p> <p>Waste Water – Hydraulic modelling may be requires depending on scale and phasing.</p> <p>Water Supply – no abnormal requirements</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p>	<p>Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power. Further dialogue with Severn Trent.</p>

Infrastructure	Summary Assessment	Further Work
Flooding and Flood Risk	Part of the regeneration zone around the Extended Island site lies within Flood Zone 3 from the River Trent and Nottingham Canal. This part of the regen zone remains at flood risk in a 1 in 1000 year flood post completion of Nottingham Left Bank Flood Alleviation Scheme.	Flood risk principles for the Extended Island site agreed as part of the outline planning application. Ongoing dialogue with EA.
Health Facilities	To be confirmed depending on DPD.	Dialogue with Nottingham PCT.
Education Provision	Housing and subsequent education requirements to be confirmed via DPD.	Further dialogue as detailed proposals emerge.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge
Green Infrastructure	Improvements to Sneinton Greenway (see also Waterside) estimated cost £250k.	To be negotiated as detailed proposals emerge.
Contamination	Some sites likely to have contamination constraints due to historic uses.	Further assessment as site specific proposals emerge
Other	Victoria Leisure Centre Improvements. Est cost £9m. Sneinton Market improvements. Estimated Cost £6.8m.	Schemes are on site.

Indicative Assessment
<p>Development within the regeneration zone is expected to come forward on a phased basis on a number of sites through out the plan period with site allocations identified within the City Council's emerging DPD.</p> <p>Public sector investment has/will be targeted to support transport and public realm improvements to support site specific private sector investment (for example Connecting Eastside/Sneinton Market). Proactive engagement is underway with key stakeholders/landowners via Nottingham Regeneration Limited. Although part of the zone is within Flood Zone 3, satisfactory approaches to flood risk have been successfully developed with close dialogue with the Environment Agency.</p>



### Eastside Regeneration Zone



### Key

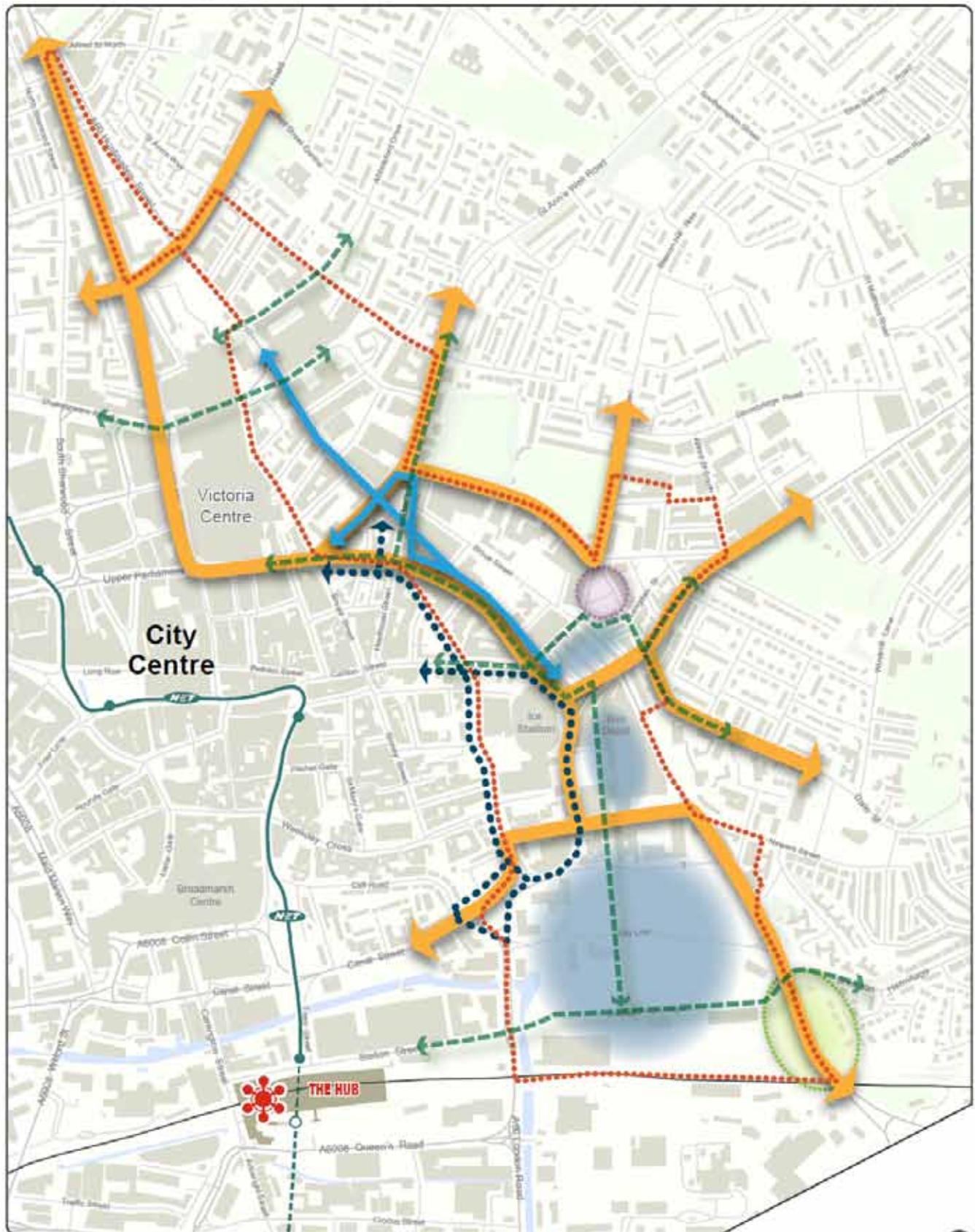
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OS location plans (Landscape OS base - 3) 17/01/2019

 Indicative Strategic Location

Administrative Boundary



# Eastside Regeneration Zone



## Key

- |                                |                                    |                                   |               |
|--------------------------------|------------------------------------|-----------------------------------|---------------|
| Indicative Site Boundary       | Public Realm Improvements          | Connecting Eastside Phase One     | NET Line One  |
| Mixed use                      | High Frequency Bus Routes          | Connecting Eastside Future Phases | NET Phase Two |
| Walking & Cycling Improvements | Enhanced Primary Pedestrian Routes | Station Hub                       |               |





## **Appendix B**

# **Critical Infrastructure Requirements**

Nature	Infrastructure Category	LA	Strategic Site (where relevant)	Description/ Infrastructure Requirements	Progress	Est. Cost £k	Funding Secured £k	Funding Source	Lead	Timescale (years)		
										0-5	6-10	10-15
Critical Strategic and Site Specific	Flood Risk	BBC GBC NCC	Boots and Severn Trent Land Eastside Waterside	River Trent Left Bank Flood Alleviation Scheme	Underway	51,000	51,000	DEFR	EA	✓		
Critical Strategic and Site Specific	Transport	BBC NCC Relevant to all	Southside Eastside Waterside Stanton Tip	NET Phase Two (Lines 2 and 3 serving the Meadows, Clifton, Beeston and Chilwell)	Underway	570,000	570,000	DFT NCC PFI	Tramlink Nottingham	✓		
Critical Strategic and Site Specific	Transport	NCC Relevant to all	Southside	Nottingham Hub. Integrated transport hub including new station car park, station facilities and NET interchange	Underway	67,000	67,000	NR EMT NCC NsCC RHT	NR	✓		
Critical Strategic	Transport	NCC		Ring Road Major. Improvements to Nottingham Ring Road	Approved	16,200	16,200	DFT S106 LTP	NCC	✓		
Critical Site Specific	Contamination	BBC NCC	Boots and Severn Trent	Site Remediation	Master planning underway	tbc		Possibly GPF S106 HCA	Developer	✓	✓	✓
Critical Site Specific	Flood Risk	BBC	Field Farm	Site specific flood risk assessment and mitigation	Planning Application	tbc	tbc	Developer	Developer	✓		
Critical Site Specific	Contamination	NCC	Stanton Tip	Site remediation	Master planning underway	tbc		Direct provision	Developer	✓		
Important Strategic and Site Specific	Transport	NCC RBC Relevant to all		A453 improvement scheme	Approved	164,000	164,000	DFT NsCC	HA	✓		

Nature	Infrastructure Category	LA	Strategic Site (where relevant)	Description/ Infrastructure Requirements	Progress	Est. Cost £k	Funding Secured £k	Funding Source	Lead	Timescale (years)		
										0-5	6-10	10-15
Important Strategic	Transport	Relevant to all		Midland Mainline Speed Improvements and Electrification	No commitment	tbc		tbc	tbc	tbc		
Important Strategic	Transport	Relevant to all		High Speed Rail 2 (outside of plan period but route decisions relevant to ACS)	Design Stage	32bn		DFT	DFT			
Important Strategic	Transport	Relevant to all		Nottingham to Lincoln Rail Improvements	No commitment	tbc		tbc	tbc	tbc		
Important Strategic	Transport	Relevant to all		Trent Resignalling. Improvements to rail signals within the Nottingham area	Underway	105,000	105,000	NR	NR	✓		
Important Strategic	Transport	Relevant to all		Track and line speed improvements on lines from Nottingham (to Birmingham, Leeds, Lincoln, Manchester, Norwich, Skegness and Worksop)	No commitment	tbc	tbc	tbc	NR	tbc		
Important Strategic	Transport	RBC Relevant to all		A52 Improvements within Rushcliffe	No commitment	tbc		tbc	HA	tbc		
Important Strategic	Transport	ABC	Rolls Royce	Access to the Rolls Royce site from the A611. Outside plan area but important to efficient operation of transport network	Design Stage	tbc	500	Growth Point S106	Developers	✓		
Important Strategic	Transport	NCC	Eastside	Connecting Eastside Phase II	No commitment	4-5,000		LTP S106	NCC	tbc		
Important Site Specific	Transport	GBC		Gedling Access Road to facilitate development of Gedling Colliery/ Chase Farm. Outside of plan period, to be accelerated if possible	Stalled	30,000		tbc	GBC			
Important Site Specific	Green Infrastructure	GBC	Calverton	Mitigation measures associated with prospective Special Protection Area	To be developed as part of master-planning	tbc		S106	GBC		✓	✓

#### Notes:

Full details of other infrastructure requirements and cost/delivery assumptions can be found in the Infrastructure Delivery Plan

## Abbreviations

ADC	Ashfield District Council
BBC	Broxtowe Borough Council
DEFRA	Department for Environment Food and Rural Affairs
DFT	Department for Transport
EA	Environment Agency
EMT	East Midlands Trains
GBC	Gedling Borough Council
GP	Growth Point
GPF	Growing Places Fund
HA	Highways Agency
HCA	Homes and Communities Agency
LEP	D2N2 Local Enterprise Partnership
LA	Local Authority
LTP	Local Transport Plan
NCC	Nottingham City Council
NR	Network Rail
NsCC	Nottinghamshire County Council
PFI	Private Finance Initiative
RBC	Rushcliffe Borough Council
RHT	Railways Heritage Trust

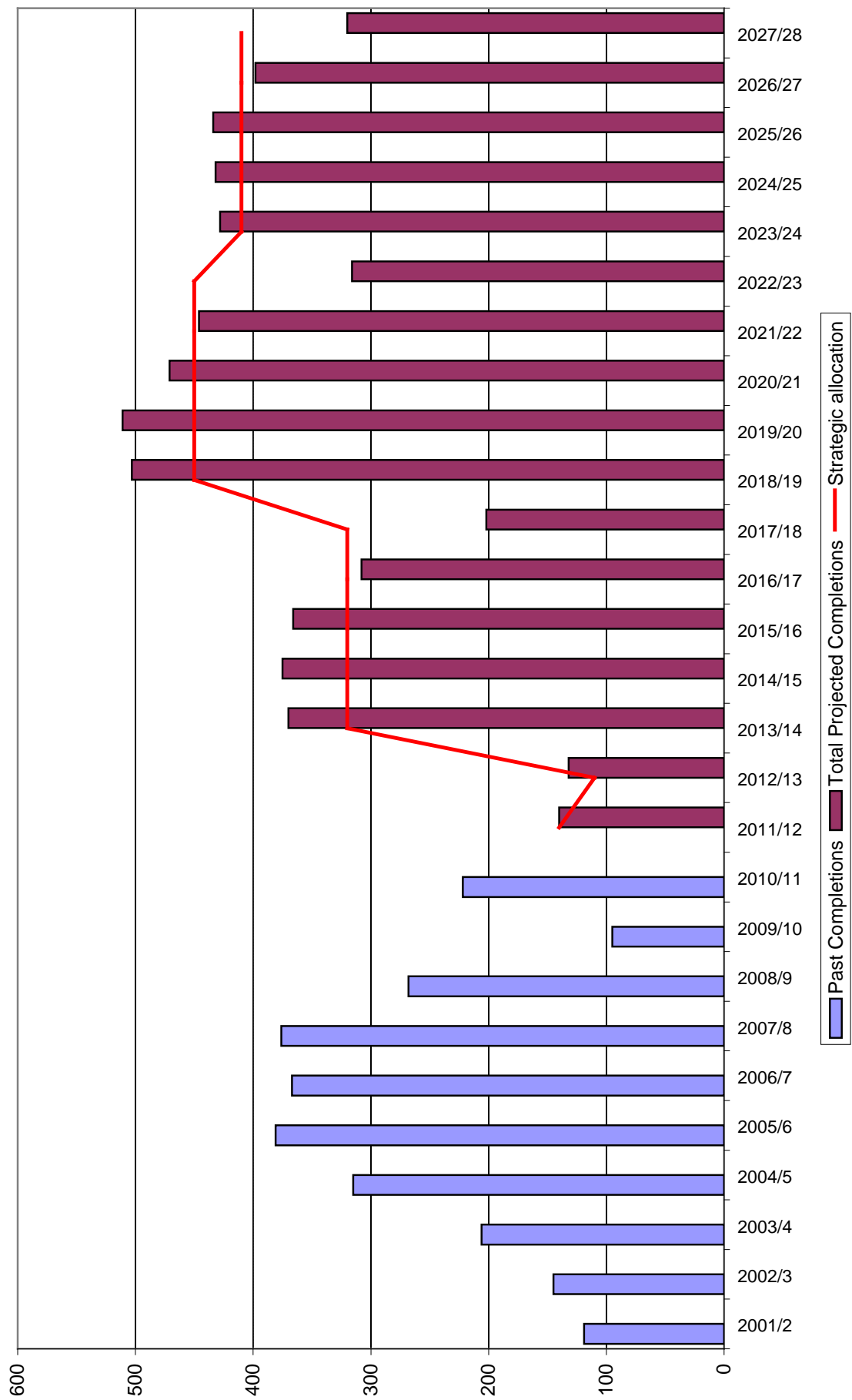


# Appendix C

## Housing Trajectories

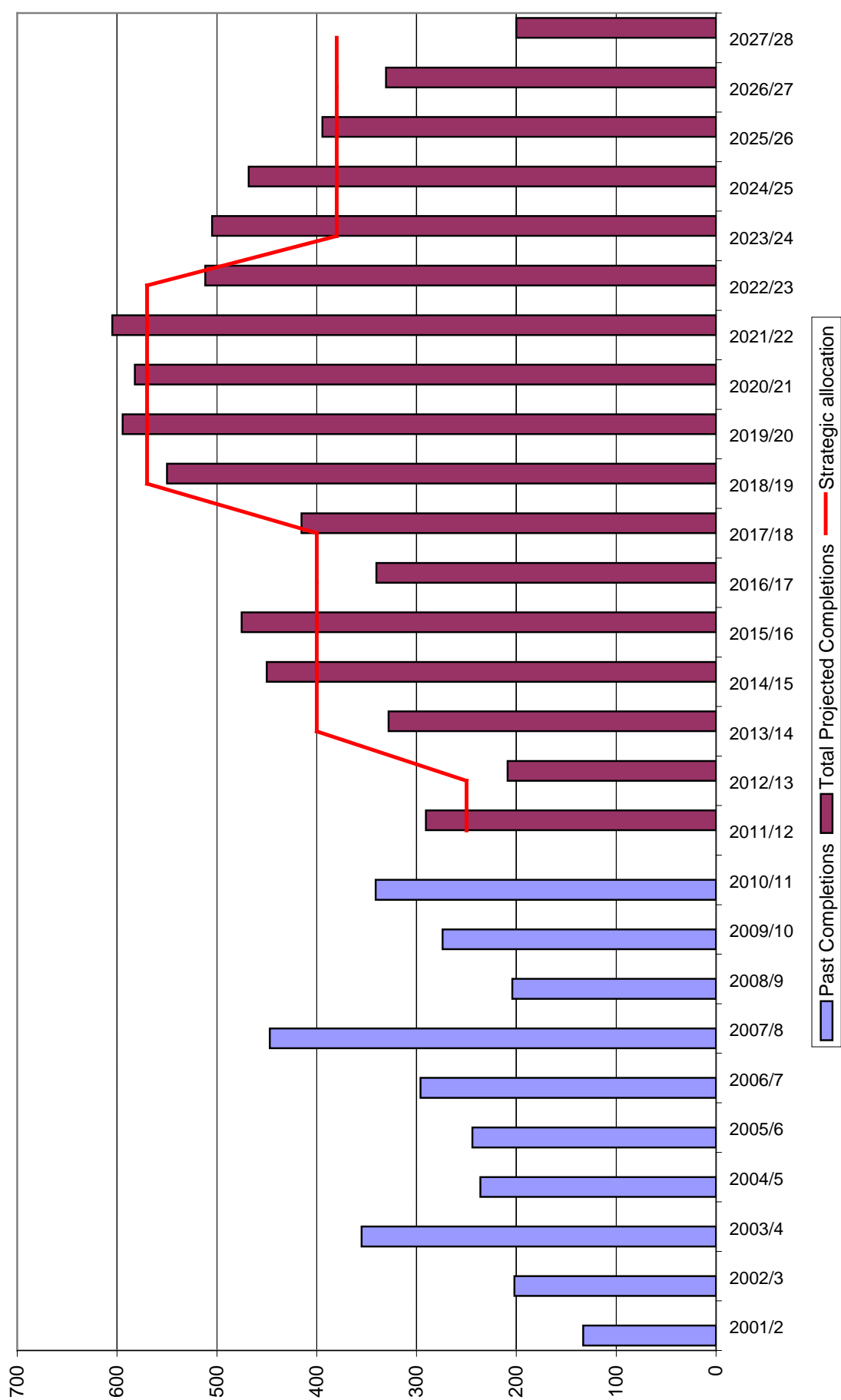
**Note that the graphs are not to the same scale.**

## Broxtowe Trajectories



	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Boots/Severn Trent								80	80	80	105	105	25	25	25	25		550
Field Farm			50	100	100	100	100											450
Awsworth allocations								30	30	33	33	30	30	30	30			246
Awsworth SHLAA sites	1		28	27	35	13												104
Brinsley allocations								11	11	11	11	11	21	21	22	22	22	163
Brinsley SHLAA sites		7	4	3	1			1						5	5	5	6	37
Eastwood allocations													31	31	31	31	31	155
Eastwood SHLAA sites	98	50	146	152	119	87	80	134	97	72	60	50						1,145
Kimberley allocations								10	10	10	10	10	55	55	55	54		269
Kimberley SHLAA sites	1	11	31	13	32	32	16	36	44	45	40	6	8	8	8			331
Nottingham Urban Area allocations								26	26	26	26	26	188	188	188	189	189	1,072
Nottingham Urban Area SHLAA sites	40	64	109	78	79	76	6	175	213	194	161	78	10	10	11	12	12	1,328
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - in urban area																		
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - other villages			1	1														0
Windfall allowance after 10 years													60	60	60	60	60	300
Demolitions																		0
Total Projected Completions (net)	140	132	369	374	366	308	202	503	511	471	446	316	428	433	435	398	320	6,152
Cumulative Completions	140	272	641	1,015	1,381	1,689	1,891	2,394	2,905	3,376	3,822	4,138	4,566	4,999	5,434	5,832	6,152	6,152
PLAN - Strategic Allocation (annualised)	140	110	320	320	320	320	320	450	450	450	450	450	410	410	410	410	410	6,150
PLAN - Strategic Allocation (cumulative)	140	250	570	890	1,210	1,530	1,850	2,300	2,750	3,200	3,650	4,100	4,510	4,920	5,330	5,740	6,150	6,150
MONITOR - No. dwellings above or below cumulative allocation	0	22	71	125	171	159	41	94	155	176	172	38	56	79	104	92	2	2
MANAGE - Annual requirement taking account of past/projected completions	362	376	392	394	395	397	406	426	417	406	396	388	402	396	384	358	318	-

## Gedling Trajectories

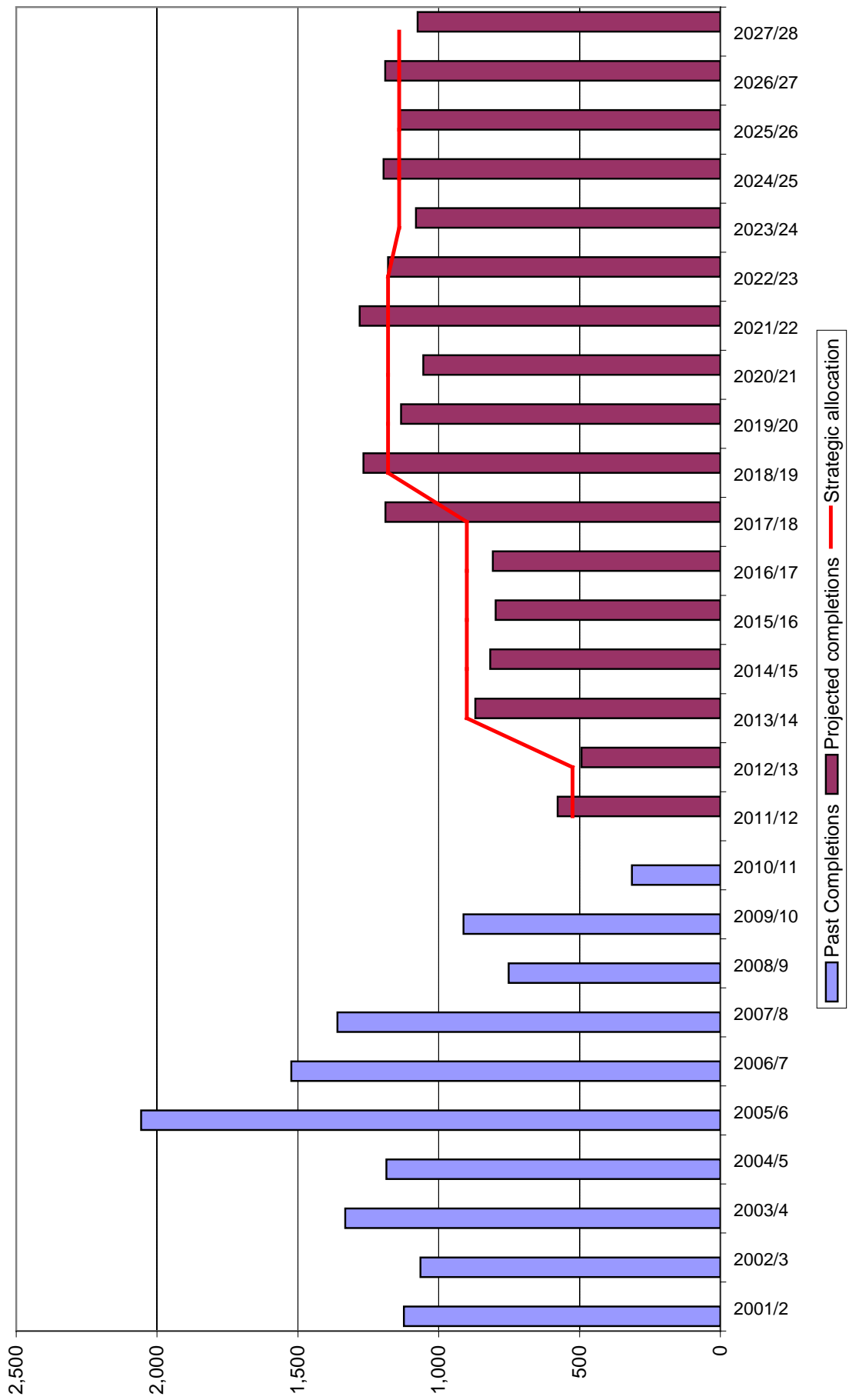


	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Top Wighay Farm								40	40	40	140	140	140	140	140	140	140	1,100
North of Papplewick Lane											100	100	100	100	100	100		600
Gedling Colliery/Chase Farm																		0
Bestwood Village	32			50	70	77	90	99	90	90	90	90	90	97	50			1,015
Calverton	19	17	74	75	75	32	62	94	180	206	255	235	190	140	123	100	49	1,926
Ravenshead	46	20	1		19	7	16	101	111	99	57							477
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - in urban area										186	33	3		1			1	2,649
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - other villages	15	2			9	25	38	81	65	48	20	20	20	20				363
Windfall allowance after 10 years													40	40	40	40	40	200
Demolitions																		0
Total Projected Capacity (net)**	334	240	377	517	546	391	477	632	683	669	695	588	580	538	453	380	230	8,330
Total Projected Completions (net)	291	209	328	450	475	340	415	550	594	582	605	512	505	468	394	331	200	7,250
Cumulative Completions	291	500	828	1,278	1,753	2,093	2,508	3,058	3,653	4,235	4,840	5,351	5,856	6,324	6,719	7,049	7,250	7,250
PLAN - Strategic Allocation (annualised)	250	250	400	400	400	400	400	570	570	570	570	570	380	380	380	380	380	7,250
PLAN - Strategic Allocation (cumulative)	250	500	900	1,300	1,700	2,100	2,500	3,070	3,640	4,210	4,780	5,350	5,730	6,110	6,490	6,870	7,250	7,250
MONITOR - No. dwellings above or below cumulative allocation	41	0	-72	-22	53	-7	8	-12	13	25	60	1	126	214	229	179	0	0
MANAGE - Annual requirement taking account of past/projected completions	426	435	450	459	459	458	469	474	466	450	431	402	380	348	309	266	201	

\*\* All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough. This theoretical figure is 8,330 dwellings (i.e. 12.97% higher than the housing target of 7,250). The annual projected completions have then been reduced by 12.97% to provide annual completions projections to deliver the housing target of 7,250. Final proposed figures are shown in Policy 2.



## Nottingham City Trajectories



	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Waterside (3,000)							12	13	154	154	154	282	304	487	591	482	374	3,007
Boots Campus (600)									100	100	100	100	100	100	100	100		600
Stanton Tip (500)								100	100	100	100	100						500
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)	876	795	1,192	963	818	828	1,197	1,174	900	821	797	568	517	439	277	438	531	13,131
Windfall allowance after 10 years																		
Demolitions	-298	-302	-322	-146	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	-20	1,240
Projected completions (net)	578	493	870	817	798	808	1,199	1,267	1,134	1,055	1,281	1,180	1,081	1,196	1,138	1,190	1,075	17,150
Cumulative Completions	578	1,071	1,941	2,758	3,556	4,364	5,553	6,820	7,954	9,009	10,290	11,470	12,551	13,747	14,885	16,075	17,150	17,150
PLAN - Strategic Allocation (annualised)	525	525	900	900	900	900	900	1,180	1,180	1,180	1,180	1,180	1,140	1,140	1,140	1,140	1,140	17,150
PLAN - Strategic Allocation (cumulative)	525	1,050	1,950	2,850	3,750	4,650	5,550	6,730	7,910	9,090	10,270	11,450	12,590	13,730	14,870	16,010	17,150	17,150
MONITOR - No dwellings above or below cumulative allocation	53	21	-9	-92	-194	-286	3	90	44	-81	20	20	-39	17	15	65	0	0
MANAGE - Annual requirement taking account of past/projected completions	1,009	1,036	1,072	1,086	1,107	1,133	1,162	1,160	1,148	1,150	1,163	1,143	1,136	1,150	1,134	1,133	1,075	-

Although the deliverable sites are those included in the Strategic Housing Land Availability Assessment (SHLAA), other sites may be identified in the course of the preparation of the Local Plan (Land and Planning Policies document). Likewise, the Local Plan preparation process may result in some of the SHLAA sites not being taken forward as allocations.

Although windfall sites are not included until after the first ten years, it is very likely, based on the City's past performance, that a significant number of windfall sites will come forward and be developed before then. This will provide a contingency against lack of delivery of housing on other sites.

Purpose-built student units (dwellings) are included in the figures, including the Aligned Core Strategies strategic allocation, in line with current Department for Communities and Local Government definitions



## Appendix D

### Summary of Sustainable Community Strategies

The matrix below presents the identified issues and themes for each council's SCS priorities. Where ticks (✓) are shown, this indicates that the issue is complemented in delivery of the associated Aligned Core Strategies policy.

	Aligned Core Strategies Policies																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Sustainable Community Strategies and Community Strategy Identified Priority																			
Broxtowe Borough Council																			
A Safer Broxtowe										✓									
Making Broxtowe's Communities Stronger									✓										
A place where Broxtowe's children achieve their full potential										✓		✓				✓			
A healthier Broxtowe								✓		✓		✓				✓			
A more prosperous Broxtowe		✓		✓		✓	✓					✓							
A greener Broxtowe	✓		✓							✓				✓	✓	✓	✓		
A Broxtowe where everyone has a good quality affordable home								✓											
Gedling Borough Council																			
place of safe and strong communities							✓	✓		✓		✓							
A place where people are treated fairly and have the opportunity to get involved		✓										✓						✓	✓
A place where we take care of our environment	✓		✓								✓			✓		✓	✓		
A place where people can lead a healthy and active lifestyle												✓				✓			
A place that contributes to a vibrant and prosperous Greater Nottingham				✓	✓	✓									✓				



	Aligned Core Strategies Policies																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Sustainable Community Strategies and Community Strategy Identified Priority																			
Nottingham City Council																			
World Class Nottingham - Protecting and strengthening the economy				✓	✓	✓							✓					✓	
Neighbourhood Nottingham - Neighbourhood Transformation		✓				✓	✓	✓											
Family Nottingham - Children and Young People								✓											✓
Safer Nottingham - Reducing crime, fear of crime, substance abuse and anti-social behaviour										✓									
Working Nottingham - Tackling poverty and deprivation				✓															
Healthy Nottingham - Improving health and wellbeing												✓		✓	✓				
Green Nottingham - Environmental sustainability	✓				✓						✓			✓	✓	✓			
Fair Nottingham - Achieving fairness and equality of opportunity		✓						✓	✓					✓	✓				
Aspiring Nottingham - Raising aspirations																			
	Aligned Core Strategies Policies																		
Nottinghamshire County Council																			
A Safer Nottinghamshire										✓									
Making Nottinghamshire's Communities Stronger									✓										
A place where Nottinghamshire's children achieve their full potential										✓		✓				✓			
A healthier Nottinghamshire								✓		✓		✓	✓			✓			
A more prosperous Nottinghamshire		✓		✓		✓	✓					✓							
A greener Nottinghamshire	✓		✓							✓				✓	✓	✓	✓		



## **Appendix E**

### **Saved Policies from Adopted Local Plans**

## Broxtowe Borough Council

Policy	Saved?	Reason
K4 Town Centres	Yes	No full replacement policy in the ACS.
K5 The Environment (Green Belt)	Yes	No full replacement policy in the ACS.
E1 Good Design	No	Covered by ACS policy 10 (Design and Enhancing Local Identity).
E2 Energy-efficient design and layout	No	Covered by ACS policy 1 (Climate Change).
E3 Development within Conservation Areas	No	Covered by ACS policy 11 (The Historic Environment).
E8 Development in the Green Belt	Yes	No full replacement policy in the ACS.
E12 Protected Open Areas	Yes	No replacement policy in the ACS.
E13 Prominent Areas for Special Protection	Yes	No replacement policy in the ACS.
E14 Mature Landscape Areas	Yes	No replacement policy in the ACS.
E16 Sites of Importance for Nature Conservation	Yes	No full replacement policy in the ACS.
E19 Other Nature Conservation Resources	No	Covered by ACS policy 17 (Biodiversity).
E23 Greenwood Community Forest	No	Covered by ACS policy 16 (Green Infrastructure, Parks and Open Space).
E24 Trees, hedgerows and Tree Preservation Orders	Yes	No replacement policy in the ACS.
E25 Renewable Energy Development	No	Covered by ACS policy 1.6 (Climate Change: Stand Alone Energy Generation).
E26 Pollution	Yes	No replacement policy in the ACS.
E27 Protection of Groundwater	Yes	No replacement policy in the ACS.
E29 Contaminated Land	Yes	No replacement policy in the ACS.
E31 Gassing Landfill sites	Yes	No replacement policy in the ACS.
E32 Hazardous substances, hazardous installations and major hazard pipelines	Yes	No replacement policy in the ACS.
E33 Light Pollution	Yes	No replacement policy in the ACS.
E34 Control of Noise Nuisance	Yes	No replacement policy in the ACS.
E35 Telecommunications	Yes	No replacement policy in the ACS.
H1 New Housing Sites	Yes	No replacement policy in the ACS.

Policy	Saved?	Reason
H2 Phasing of Housing	No	Phase 2 released (Cabinet 04.09.07)
H3 Housing Type and Size	No	Covered by ACS policy 8 (Housing Size, Mix and Choice).
H4 Subdivision or Adaptation of Existing Buildings	Yes	No replacement policy the in ACS.
H5 Affordable Housing	Yes	No full replacement policy in the ACS.
H6 Density of Housing Development	Yes	No full replacement policy in the ACS.
H7 Land Not Allocated for Housing Purposes	Yes	No replacement policy in the ACS.
H8 Businesses in Residential Areas and Properties	Yes	No replacement policy in the ACS.
H9 Domestic Extensions	Yes	No replacement policy in the ACS.
H10 Extensions for Dependent Relatives	Yes	No replacement policy in the ACS.
H11 Minor Development	Yes	No replacement policy in the ACS.
H12 Loss of Residential Accommodation	Yes	No replacement policy in the ACS.
H13 Sites for Gypsies and Travelling Show People	No	Covered by ACS policy 9 (Gypsies, Travellers and Travelling Show people).
EM1 New Employment Sites	Yes	No replacement policy in the ACS.
EM2 Protection of Employment Land and Premises	No	Covered by ACS policy 4 (Employment Provision and Economic Development).
EM3 Expansion/Redevelopment of Existing Employment Premises	Yes	No replacement policy in the ACS.
T1 Developers' Contributions to Integrated Transport Measures	Yes	No full replacement policy in the ACS.
T2 Improvements to Bus Facilities	No	Covered by ACS policy 14 (Managing Travel Demand).
T3 Bus Facilities in New Development	No	Covered by ACS policy 14 (Managing Travel Demand).
T4 Park-and-Ride Facilities	Yes	No full replacement policy in the ACS.
T5 South Notts Rail Network	Yes	No full replacement policy in the ACS.
T6 Nottingham Express Transit	Yes	No full replacement policy in the ACS.
T7 Cycling Routes and Facilities	No	Covered by ACS policy 14 (Managing Travel Demand).
T9 Pedestrian Routes and Facilities	No	Covered by ACS policy 14 (Managing Travel Demand).
T10 Proposed Road Schemes	Yes	No replacement policy in the ACS.



Policy	Saved?	Reason
T11 Guidance for Parking Provision	Yes	No replacement policy in the ACS.
T12 Facilities for People with Limited Mobility	Yes	No replacement policy in the ACS.
S1 Shopping and Associated Uses Within Town Centres	Yes	No full replacement policy in the ACS.
S2 Sites for Retail and Associated Development	Yes	No replacement policy in the ACS.
S3 Retail and Associated Development in Locations Outside Town Centres	Yes	No full replacement policy in the ACS.
S4 Prime Shopping Frontages	Yes	No replacement policy in the ACS.
S5 Local Shopping Development	Yes	No replacement policy in the ACS.
S6 Protection of Local Shopping	Yes	No replacement policy in the ACS.
S7 Food and Drink Retailing Outside Town Centres	Yes	No replacement policy in the ACS.
S8 Shop front Design	Yes	No replacement policy in the ACS.
S9 Security Measures	Yes	No replacement policy in the ACS.
S10 Shop front Signage	Yes	No replacement policy in the ACS.
RC1 Leisure Facilities	Yes	No full replacement policy in the ACS.
RC2 Community and Education Facilities	Yes	No full replacement policy in the ACS.
RC3 Community and Education Facilities: Safeguarded Sites	Yes	No replacement policy in the ACS.
RC4 Developers' Contributions to Education & Community Facilities	No	Covered by ACS policy 19 (Developer Contributions).
RC5 Protection of Open Spaces	Yes	No replacement policy in the ACS.
RC6 Open Space: Requirements for New Developments	Yes	No replacement policy in the ACS.
RC7 New Playing Fields	Yes	No replacement policy in the ACS.
RC8 New Informal Open Space	Yes	No replacement policy in the ACS.
RC9 Contributions for Maintenance of Open Spaces	No	Covered by ACS policy 19 (Developer Contributions).
RC10 Allotments	Yes	No replacement policy in the ACS.
RC11 Cemetery Extensions	Yes	No replacement policy in the ACS.

Policy	Saved?	Reason
RC12 Caring Institutions	Yes	No replacement policy in the ACS.
RC13 Day Nurseries	Yes	No replacement policy in the ACS.
RC14 Footpaths, Bridleways and Cycle Routes	Yes	No replacement policy in the ACS.
RC15 Long Distance Trails	Yes	No replacement policy in the ACS.
RC16 Greenways	Yes	No replacement policy in the ACS.
RC17 Outdoor Recreation Pursuits	Yes	No replacement policy in the ACS.
RC18 Tourism Facilities including Hotels	Yes	No replacement policy in the ACS.

## Gedling Borough Council

Policy	Saved?	Reason
ENV1 Development Criteria	Yes	Require amenity criteria b) – will not be replaced by ACS.
ENV2 Landscaping	No	Addressed by ACS
ENV3 Development on Contaminated Land	Yes	No replacement policy in ACS
<del>ENV4 Unstable Land</del>		Not Saved
ENV5 Renewable Energy	Yes	Amenity and Green Belt issues not covered by NPPF or ACS
<del>ENV6 Energy Efficiency</del>		Not Saved
ENV7 Development where hazardous substances are to be used or stored	Yes	No replacement policy in ACS
ENV8 Development affecting hazardous substances sites	Yes	No replacement policy in ACS
<del>ENV9 Noise generating development</del>		Not Saved
<del>ENV10 Noise sensitive development</del>		Not Saved
ENV11 Pollution generating development	Yes	No replacement policy in ACS
ENV12 Telecommunications development	No	NPPF (paras 42-46) applies.
ENV13 Demolition in Conservation Areas	No	NPPF (paras 132-141) applies
ENV14 Change of Use of a Building in a Conservation Area	No	NPPF (paras 132-141) applies
ENV15 New Development in a conservation area	No	NPPF (paras 132-141) applies
ENV16 Old Woodthorpe SCA	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV17 Ravenshead SCA	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV18 Demolition of a listed building	No	NPPF (paras 132-141) applies
ENV19 Extension or alteration of a listed building	No	NPPF (paras 132-141) applies
ENV20 Change of use of a listed building	No	NPPF (paras 132-141) applies
ENV21 Setting of a listed building	No	NPPF (paras 132-141) applies

Policy	Saved?	Reason
ENV22 Local Interest Buildings	Yes	While this is covered by the NPPF (paras 132-141) the associated list of local interest buildings need to saved until replaced by an updated list in the DC Policies DPD
<del>ENV23 Archaeological Sites of national importance</del>		Not Saved
<del>ENV24 Other sites of archaeological importance</del>		Not Saved
ENV25 Registered Parks and Gardens	Yes	While NPPF (paras 132-141) covers this, the situation with the associated areas identified on the Proposals Map needs to be retained until shown on the Proposals Map.
ENV26 Control over Development in the Green Belt	No	NPPF (paras 79-92) applies
<del>ENV27 Re-use of buildings in the Green Belt</del>		Not Saved
ENV28 Extensions to dwellings or limited Residential Curtilage Buildings in the Green Belt	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV29 Replacement Dwellings in the Green Belt	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV30 Development within defined Infill boundaries of green belt wash villages	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV31 safeguarded land	Yes	Those areas not allocated through the ACS will require protection until future is considered through Site Specific Allocations DPD
ENV32 protection of the ridgelines/urban fringe	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
<del>ENV33 Agricultural Land</del>		Not Saved
<del>ENV34 Habitat protection and enhancement</del>		Not Saved
ENV35 National Nature conservation designations	Yes	Policy will be saved to ensure that areas are identified on Proposals Map. Policy accords with NPPF (para 118).
ENV36 local nature conservation designations	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
ENV37 Mature Landscape areas	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
<del>ENV38 Protected Species</del>		Not Saved

Policy	Saved?	Reason
<b>ENV39 Landscape features of importance for nature conservation</b>		Not Saved
<b>ENV40 river environment</b>	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
<b>ENV44 Flooding</b>		Not Saved
<b>ENV42 Aquifer Protection</b>	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
<b>ENV43 Greenwood Community Forest</b>	Yes	A statement of the intention to negotiate additional woodland
<b>ENV44 Gedling Colliery Park</b>	Yes	Protection will be required until the future of the former colliery site is finalised
<b>ENV45 Ancient Woodlands</b>	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
<b>ENV46 Amenity and Commercial Woodlands</b>		Not Saved
<b>ENV47 Tree Preservation Orders</b>	No	Covered by separate legislation
<b>ENV48 Hedgerow Protection</b>	No	Covered by separate legislation
<b>H4 Housing Provision</b>		
<b>H2 Distribution of Residential Development</b>	Yes	Required to retain supporting text and enable Development Brief's adopted as SPDs to 'hang off'
<b>H3 Land at Former Gedling Colliery and Chase Farm</b>	No	Development Brief adopted for site to guide development.
<b>H4 Stockings Farm</b>	No	Planning application approved development underway
<b>H5 Teal Close/North of Victoria Park</b>	Yes	Policy guides development in the period before site specific allocations DPD is prepared. If a development Brief is adopted prior to adoption of the ACS the policy will not be saved
<b>H6 Top Wighay Farm</b>	No	Development Brief adopted for site to guide development.
<b>H7 Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes</b>	Yes	Policy to guide development of windfall sites. Likely to be replaced through DC Policies DPD.
<b>H8 Residential Density</b>	Yes	Policy to guide development of windfall sites. Likely to be replaced through DC Policies DPD



Policy	Saved?	Reason
<b>H9 Replacement Dwellings</b>		Not Saved
<b>H10 Extensions</b>	Yes	Likely to be replaced through DC Policies DPD
<b>H11 Conversions and Change of Use to Residential</b>	Yes	Likely to be replaced through DC Policies DPD
<b>H12 Living Over the Shop</b>		Not Saved
<b>H13 Residential Homes</b>	Yes	Likely to be replaced through DC Policies DPD
<b>H14 Houses in Multiple Occupation</b>	Yes	Likely to be replaced through DC Policies DPD
<b>H15 Comprehensive Development</b>	Yes	Safeguards allocated sites from piecemeal development
<b>H16 Design of Residential Development</b>	No	Replaced by Policy 10 of ACS
<b>H17 Visitability</b>		Not Saved
<b>H18 Affordable Housing</b>	No	Policy to guide development of windfall sites. Likely to be replaced through DC Policies DPD. Adopted SPD on Affordable Housing – this will need to 'hang off' ACS Policy 8
<b>S1 Retailing in Shopping Centres</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S2 Non-Retail Uses in District Shopping centres</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S3 Use of Upper Floors in Shopping Areas</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S4 Environmental Improvements</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S5 Arnold Town Centre</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S6 Arnold Secondary Shopping Area</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S7 Carlton Square</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S8 Mapperley Plains</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S9 Netherfield</b>	Yes	Includes criteria which will not be replaced by the ACS
<b>S10 Local Shopping Centres</b>	No	ACS Policy 6 applies
<b>S11 Retail Development Outside Shopping Centres</b>	No	NPPF (para 24-27) applies

Policy	Saved?	Reason
S12 Retail Development Outside of District, Local and Town Centres	No	NPPF (para 24-27) applies
S13 Local Day-to-Day Shopping Needs	No	NPPF (para 24-27) applies
<del>S14 Food &amp; Drink Uses</del>		Not Saved
<del>S15 Petrol Filling Stations</del>		Not Saved
S16 Design of Shop Fronts	Yes	Includes criteria which will not be replaced by the ACS
S17 Security Shutters	Yes	Includes criteria which will not be replaced by the ACS
E1 Allocation of Employment Land	Yes	Will be replaced by Site Specific DPD
E2 Proposed Mix Use at Hillcrest Park Calverton	Yes	Retain until development fully complete
E3 Retention of Employment	Yes	Includes criteria which will not be replaced by the ACS
E4 Employment Development on Unallocated Sites	Yes	Includes criteria which will not be replaced by the ACS
E5 Expansion of Existing Employment Uses not in the Green Belt	Yes	Includes criteria which will not be replaced by the ACS
<del>E6 Business/Working from Home in Residential Areas</del>		Not Saved
<del>E7 Employment Development in Rural Settlements</del>		Not Saved
<del>E8 Redevelopment of Calverton Colliery</del>		Not Saved
E9 Rural Employment Diversification	Yes	Includes criteria which will not be replaced by the ACS
<del>E10 Inappropriate Employment Sites</del>		Not Saved
E11 Office Development Outside Shopping Centres	Yes	Includes criteria which will not be replaced by the ACS
T1 Transport Developments – Developer Contributions	No	Covered by ACS Policy 19
<del>T2 New Developments – Sustainable Transport</del>		Not Saved

Policy	Saved?	Reason
T3 Proposed Transport Schemes	No	Covered by Infrastructure Delivery Plan and ACS Policy 19
T4 Park & Ride	Yes	Subject to confirmation of final decisions re: Top Wighay Farm and Gedling Colliery
T5 Traffic Management		Not Saved
T6 Pedestrian Improvements		Not Saved
T7 Pedestrian Movements		Not Saved
T8 Cycle Facilities		Not Saved
T9 Cycle Routes	Yes	Links to identified routes on Proposals Map – likely to be covered by Site Specific DPD
T10 Highway Design and Parking Guidelines	Yes	Parking SPD not yet adopted. Confirmation if Parking SPD will be able to 'hang off' an ACS policy required
T11 Trentside Path	Yes	Subject to review of progress with the LBFAS
T12 Public Rights of Way		Not Saved
C1 Community Services General Principles	Yes	Adjoining amenity is not sufficiently addressed by ENV1
C2 Community Facilities for New Development	No	Covered by ACS Policy 11
C3 Nursery Facilities	Yes	Includes criteria which will not be replaced by the ACS
C4 Loss of Community Facilities	Yes	Includes criteria which will not be replaced by the ACS
R1 Protection of Open Space	Yes	Required to be identified on the Proposals Map
R2 Accessible Public Open Space	Yes	Includes criteria which will not be replaced by the ACS
R3 Provision of Open Space with New Residential Development	Yes	Subject to final wording of the policy and Open Space SPD to 'hang off' ACS policy
R4 Golf Courses	Yes	Includes criteria which will not be replaced by the ACS
R5 Allotments	No	Covered by ACS policy on GI
R6 Indoor Leisure Facilities		Not Saved

Policy	Saved?	Reason
R7 Sherwood Community Forest	Yes	Includes criteria which will not be replaced by the ACS
R8 Tourist Accommodation	Yes	Includes criteria which will not be replaced by the ACS
<del>R9 Recreational Routes</del>		Not Saved
R10 Equestrian Development	Yes	Includes criteria which will not be replaced by the ACS
R11 Keeping of Horses and Construction of Small Stables	Yes	Includes criteria which will not be replaced by the ACS
<del>R12 Recreational Value of Watereourses</del>		Not Saved

Policy	Saved?	Reason
ST1 Sustainable Communities	Yes	Links to the Building Balanced Communities Supplementary Planning Document (BBC SPD)
ST2 A Successful Economy	No	Different language used but essentially captured by Core Strategy (CS) Policy 4 and PPS4
ST3 City Centre	No	Different language used but essentially captured by CS Policy 5
ST4 Integration Of Planning And Transport Policies	No	Sufficiently covered by CS policy. An explicit link with the Local Transport Plan (LTP) is not stated in CS Policy, though the principle is reaffirmed in CS Policies 13 (in ref to 'significant' travel demand generation), 8 (ref housing) and 11 (Community facilities).
H1 New Housing Development	Yes	Not covered by CS Policy/PPS(G). There are some allocated sites which haven't been totally developed. Also, Links to the BBC SPD
H2 Density	Yes	CS Policy 8 refers to density as a general criteria Though not an issue in National Planning Policy Framework (NPPF)
H3 Appropriate Housing Types	No	'Generally' covered by CS Policy 8
H5 Affordable Housing	Yes	Not covered by CS Policy or PPS(G). CS suggests will be carried forward by LPA. Also, Links to the BBC SPD
H6 Student Housing	Yes	Not covered by CS Policy or PPS(G). Also, Links to the BBC SPD
H7 Inappropriate Uses In Residential Areas	Yes	Not covered by CS Policy or PPS(G).
H8 Residential Homes And Hostels	Yes	Not covered by CS Policy or PPS(G).
H9a Travellers	No	Covered by CS Policy 9
H9b Travellers	No	Covered by CS Policy 9
H9c Travellers	Yes	Not covered by CS Policy
E1 Strategic High Quality Employment Sites	Yes	There are some allocated sites which haven't been totally developed.



Policy	Saved?	Reason
E2 Industrial Development / Expansion And Restructuring	Yes	There are some allocated sites which haven't been totally developed.
E3 Major Business Parks / Industrial Estates	Yes	Partially covered by CS Policy
E4 Regeneration Of Previously-Used Employment Sites And Employment Premises	Yes	Partially covered by CS Policy 4 (9)
MU1 Mixed Use Sites In The City	Yes	There are some allocated sites which haven't been totally developed.
MU2 Southside Regeneration Zone	No	Covered by CS Policy 7
MU3 Southside Regeneration Zone - Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed.
MU4 Eastside Regeneration Zone	No	Generally covered by CS Policy 7(1) Though 4c, d & e not fully covered
MU5 Eastside Regeneration Zone – Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed.
MU6 Waterside Regeneration Zone	No	Generally covered by CS Policy 7(1)
MU7 Waterside Regeneration Zone – Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed
MU8 Rest Of The City – Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed
MU9 Stanton Tip	No	Partially/generally covered by CS Policy 7(1)
S1 New Retail Development In The City Centre	Yes	Generally covered by CS 5/PPS4/NPPF/IRPG
S2 Major Retail Developments And Extensions To The Broadmarsh Centre	Yes	The Core Strategy and IRPG replaces this
S3 Retail Or Mixed Use Development On A Site Adjoining The Victoria Centre	Yes	Generally covered by CS 5, no longer required
S4 Retail Or Mixed Use Development In Town And Local Centres	Yes	The Core Strategy, IRPG and PPS/NPPF replaces this

Policy	Saved?	Reason
S5 New Retail Development On The Edge Of Or Outside Existing Centres	Yes	The Core Strategy, IRPG and PPS/NPPF replaces this
S6 Non – Retail Uses	Yes	Not covered by CS Policy or PPS(G).
S7 Food And Drink	Yes	Not covered by CS Policy or PPS(G).
S8 High Occupancy Licensed Premises In The City Centre	Yes	Very specific and not covered by the Core Strategy
R1 Development Of Open Space	Yes	The Core Strategy doesn't reference the Open Space Network
R2 Open Space In New Development	Yes	Only partly covered by CS Policy 16 (2c)
R3 Access To Open Space	Yes	Only partly covered by CS Policy 10 & PPG 17 (20)
R4 Rivers And Waterways	No	Covered by Core Strategy/Interim 106 planning guidance
R5 Playing Fields And Sports Grounds	Yes	Covered partially by Core Strategy/PPG 17 Audit/Playing Pitch Strategy
R6 Allotments	Yes	Covered partially by Core Strategy/PPG 17 Audit
R7 Sports, Leisure, Entertainment And Arts Facilities	No	Covered by Core Strategy/PPS4/NPPF
R8 Leisure Uses Outside Of The City Centre, Town Centres And Local Centres	No	Covered by Core Strategy/PPS4/NPPF
R9 Leisure Development In Major Parks And District Parks	Yes	No relating CS Policy
CE1 Community Facilities	Yes	No relating CS Policy
CE2 Joint Provision And Dual Use Of Community Facilities	Yes	No relating CS Policy
CE3 Loss Of Existing Community Facilities	Yes	Not covered by CS Policy or PPS(G).
CE6 The Provision Of Health Facilities / Hospitals	Yes	Not covered by CS Policy or PPS(G).
CE7 Education	Yes	Not covered by CS Policy or PPS(G).
CE8 Further And Higher Education	Yes	Not covered by CS Policy or PPS(G).
BE1 Design Context In The Public Realm	No	Covered by Core Strategy/NPPF

Policy	Saved?	Reason
BE2 Layout And Community Safety	No	Covered by Core Strategy/NPPF
BE3 Building Design	No	Covered by Core Strategy/NPPF
BE4 Sustainability In Design	No	Covered by Core Strategy/NPPF
BE5 Landscape Design	No	Covered by Core Strategy/NPPF
BE6 Creation Of New Pedestrian Routes In The City Centre	Yes	Not covered by CS Policy or PPS(G).
BE7 Creation And Improvement Of Public Open Spaces In The City Centre	Yes	Not covered by CS Policy or PPS(G).
BE8 City Skyline And Tall Buildings	Yes	Only partially covered by Core Strategy
BE9 Demolition Of Listed Buildings	Yes	Not covered by CS Policy or PPS(G).
BE10 Development Within The Curtilage, Or Affecting The Setting, Of A Listed Building	Yes	Not covered by CS Policy or PPS(G).
BE11 Alterations And Extensions To A Listed Building	Yes	Not covered by CS Policy or PPS(G).
BE12 Development In Conservation Areas	Yes	Not covered by CS Policy or PPS(G).
BE13 Demolition In Conservation Areas	Yes	Not covered by CS Policy or PPS(G).
BE14 Historic Parks And Gardens	Yes	Not covered by CS Policy or PPS(G).
BE15 Archaeology	Yes	Not covered by CS Policy or PPS(G).
BE16 Archaeology	Yes	Not covered by CS Policy or PPS(G).
BE17 Archaeology	Yes	Not covered by CS Policy or PPS(G).
BE18 Telecommunications Equipment	Yes	BE 18 a,b,d & e covered by PPG 8 (14, 20, 21, 30), BE 18c but amenity aspect not covered.
BE19 Advertisements And Shop Fronts	Yes	Not covered by CS Policy or PPS(G).
BE20 Unauthorised And Deemed Consent Advertisements	Yes	No relating CS Policy
BE21 Shopfronts	Yes	Not covered by CS Policy or PPS(G).
BE22 Roller Shutters	Yes	Not covered by CS or PPS

Policy	Saved?	Reason
NE1 Nature Conservation – SSSIs	Yes	No relating CS Policy
NE2 Natural Conservation	Yes	No relating CS Policy
NE3 Conservation Of Species	Yes	No relating CS Policy
NE4 Biological Or Geological Sites Of Importance For Nature Conservation	Yes	No relating CS Policy
NE5 Trees	Yes	No relating CS Policy
NE6 Trees Protected By Tree Preservation Orders	Yes	Not covered by CS
NE8 Green Belt	Yes	Only covered partially by Core Strategy
NE9 Pollution	Yes	No relating CS Policy
NE10 Water Quality And Flood Protection	Yes	No relating CS Policy
NE11 Hazardous Installations	Yes	No relating CS Policy
NE12 Derelict And Contaminated Land	Yes	No relating CS Policy
NE13 Development Likely To Result In Site Contamination Or Dereliction	Yes	No relating CS Policy
NE14 Energy	Yes	No relating CS Policy
NE15 Waste Implications Of Major Developments	Yes	No relating CS Policy
NE16 Minerals	Yes	Not covered by CS/PPS
T1 Location Of Development And The Sequential Approach	No	Generally covered by CS and PPS
T2 Planning Obligations And Conditions	Yes	Generally covered by CS, but Interim Planning Guidance and interim transport planning statement linked to this.
T3 Car, Cycle And Servicing Parking (Appendix 1: Maximum Car Parking Levels, Cycle Standards And Servicing)	Yes	Not covered by CS/PPS
T6 Nottingham Express Transit	Yes	Not covered by CS/PPS

Policy	Saved?	Reason
<b>T7 Major Development And Public Transport</b>	Yes	Needs to be retained though definition/thresholds for 'major development' are not detailed in Appendix 1 so use PPG13
<b>T8 Park And Ride</b>	Yes	Not covered by CS/PPS– retain and review schemes listed
<b>T9 Public Transport Interchanges</b>	Yes	Not covered by CS/PPS– retain and review schemes listed
<b>T10 Management Of The Highway Network (Appendix 2: Schedule Of Proposed Highway Schemes And Status Forming Part Of Policies T10 And T14)</b>	Yes	Not covered by CS/PPS– retain and review schemes listed
<b>T11 Cycling</b>	Yes	Not covered by CS/PPS– retain and review schemes listed
<b>T12 Public Rights Of Way</b>	Yes	Not covered by CS/PPS
<b>T14 Traffic Management (Appendix 2: Schedule Of Proposed Highway Schemes And Status Forming Part Of Policies T10 And T14)</b>	Yes	Not covered by CS/PPS – retain and review schemes listed
<b>T15 City Centre Car Parking</b>	Yes	Not covered by CS/PPS
<b>T16 City Centre Car Parking</b>	Yes	Not covered by CS/PPS







# Glossary

# Glossary of Terms and Abbreviations

**Adoption:** The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

**Affordable Housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Authority Monitoring Report (AMR):** Part of the Local Plan. A report submitted to the government by local planning authorities assessing progress with and the effectiveness of the Local Plan.

**Appropriate Assessment:** A stage in a Habitats Regulations Assessment (see separate entry) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

**Area Action Plan:** A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).

**Article 4 Directions:** A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation (HMOs).

**B1, B2 and B8 (employment) use classes** (commonly known as the traditional employment uses)

- **B1 Business** (a) Offices (other than those that fall within Use Class A2), (b) research and development of products and processes, and (c) light industry appropriate in a residential area;
- **B2 General industrial** Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- **B8 Storage or distribution** (this class includes open air storage).

**Biodiversity:** The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

**Biodiversity Action Plan:** is an internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

**BREEAM (Building Research Establishment Environmental Assessment Method):** An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

**Brownfield Land:** A general term used to describe land which has been previously developed or built upon. (See Previously Developed Land).

**Buildings for Life:** Sets out a national standard for well-designed homes and neighbourhoods.

**Census of Population:** A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

**Centres of Neighbourhood Importance:** These typically consist of a parade of shops which serve a local community.

**City Centre:** This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.



**Climate Change:** Long term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

**Coalescence:** The merging or coming together of separate towns or villages to form a single entity.

**Code for Sustainable Homes:** National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

**Community Infrastructure Levy (CIL):** A standard charge levied by councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of s106 agreements by April 2014 (see definition below).

**Community Infrastructure Levy (CIL) Front Runners:** Councils which have been awarded access to a tailored package of support from the Planning Advisory Service to help them set a CIL charge for their area. Applies to Gedling Borough.

**Commitments:** Development proposals which are carried forward in the Aligned Core Strategies but already have planning permission or were allocated in previously adopted Local Plans.

**Comparison Goods:** Are items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Conservation Area:** An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**Conurbation:** A large densely populated urban area formed by the coalescence of individual town and cities.

**Convenience Goods:** are everyday essential items, including food, drinks, newspapers/magazines and confectionery.

**Core City:** Nottingham is one of eight Core Cities, defined by Government as the key regional Cities, driving the economic growth of their regions.

**Core Strategy:** The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision. As such, it implements the spatial aspects of the Sustainable Community Strategy.

**Countryside:** The rural parts of Greater Nottingham lying outside the main built up area of Nottingham, the Sub Regional Centres of Hucknall and Ilkeston, and other larger settlements. Countryside is sometimes taken to exclude land designated as Green Belt (see 'Rural Area').

**Demand Management:** Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

**Density:** The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

**Department for Communities and Local Government (DCLG):** The Government Department responsible for planning and local government.

**Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP):** The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also LEP.

**Designated Heritage Asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

**Development Plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken).

**Development Plan Document (DPD):** A spatial planning document which is part of the Local Development Framework, subject to extensive consultation and independent examination.

**District Centres:** These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

**East Midlands Regional Plan:** See Regional Spatial Strategy.

**Edge of Centre:** For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Employment sector:** One of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

**Enterprise Zones:** Areas of high growth potential where simpler planning and discounted business rates can be used to boost the local economy. Within Greater Nottingham, the Boots Campus, MediPark, Beeston Business Park and Nottingham Science Park have been designated as an Enterprise Zone.

**Environmental Assets:** Physical features and conditions of notable value occurring within the plan area.

**Environmental Infrastructure:** Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

**Equality Impact Assessment (EqIA):** A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

**Evidence Base:** The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

**Exception Test:** Is applied only where the Sequential Test (see below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

**Flood Plains:** Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

**Frictional Margin:** An amount of land continually required to be available to help ensure that a sufficient range and choice of sites exist to assist with meeting the conurbation's employment needs.

**Greater Nottingham:** Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe and part of Ashfield Councils (the Hucknall part). When used in the Aligned Core Strategies document it refers to the whole of Greater Nottingham, unless otherwise explained. The term 'Plan Area' is used to denote the area covered by the Aligned Core Strategies and covers the administrative areas of Broxtowe, Gedling and Nottingham. An explanation of the joint working arrangements with the other districts that make up Greater Nottingham (Erewash, Rushcliffe and the Hucknall part of Ashfield) can be found at para 1.1.

**Green Belt:** An area of land around a City having five distinct purposes:

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in the National Planning Policy Framework.

**Green Infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Green Space:** A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

**Growth Point:** See New Growth Point.

**Habitats Regulations Assessment (HRA):** Required under the European Directive 92/43/EEC on the "conservation of natural habitats and wild fauna and flora for plans" that may have an impact of a European nature conservation site, such as a Special Protection Area (see separate entry). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (AA – see separate entry). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

**Hearings:** Sessions open to the public to discuss aspects of the Soundness of the Core Strategies. Organised by the Planning Inspectorate as part of their independent examination of the Core Strategies.

**Hectare (Ha/ha):** An area 10,000 sq. metres or 2.471 acres.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**High Technology industry:** Industry that involves highly advanced or specialised systems or devices.

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

**Home and Communities Agency:** The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

**Housing Market Area (HMA):** Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of all of the Greater Nottingham Councils except for Hucknall in Ashfield which is within the Nottingham Outer Housing Market Area.

**Housing Strategy:** A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

**Infrastructure Delivery Plan (IDP):** sets out the range of infrastructure required to support the Core Strategies and wider Local Development Framework. The infrastructure projects set out are critical to the successful delivery of the Core Strategies including when they are needed and how they will be funded and delivered.

**Issues and Options:** An informal early stage of Core Strategy preparation, aimed at engaging the public and stakeholders in formulating the main issues that the Core Strategy should address, and the options available to deal with those issues.

**Joint Planning Advisory Board:** Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the Aligned Core Strategies and the implementation of the New Growth Point.

**Key Diagram:** Diagrammatic interpretation of the spatial strategy as set out in the Core Strategy showing areas of development opportunity and restraint, and key pressures and linkages in the surrounding area.

**Key Settlements for Growth:** Settlements which will experience growth in line with the Spatial Strategy set out in Policy 2 of the Aligned Core Strategies.



**Knowledge Economy:** Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard. Often used as a term for an economy dominated by these business types, with generally higher-skill levels and higher wages than found in lower-technology sectors.

**Lifetime Homes:** Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

**Listed Building:** A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

**Local Centres:** These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

**Local Development Document (LDD):** A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

**Local Development Framework (LDF):** A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. The term Local Plan is now used.

**Local Development Scheme (LDS):** A document setting out the timescales for the production of the Development Plan Documents.

**Local Enterprise Partnership (LEP):** A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

**Local Investment Plan (LIP):** Outlines the council's priorities and objectives for Homes and Communities Agency (HCA) funding relating to housing, economic development and infrastructure.

**Local Nature Reserve (LNR):** Non-statutory habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

**Local Plans:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Local Strategic Partnership:** An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

**Local Transport Plan (LTP):** Set out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two one prepared by Derbyshire County Council covering Erewash, and a second prepared by Nottingham City and Nottinghamshire County Councils jointly, covering the rest of Greater Nottingham.

**Main Town Centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Main Built Up Area of Nottingham:** The contiguous built up area of Nottingham. Includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton (same as PUA).

**National Planning Policy Framework (NPPF):** The NPPF replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and neighbourhood plans can be produced reflecting the needs and priorities of the local area.

**Neighbourhood Plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**New Growth Point:** An agreement between councils and the Government whereby the Government agreed to provide funding for new infrastructure to deliver an agreed amount of new homes. Greater Nottingham was awarded Growth Point status in 2005.

**Nottingham Express Transit (NET):** The light rail (tram) system for Greater Nottingham.

**Open Space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Option for Consultation:** Informal stage of Core Strategies preparation flowing from the Issues and Options, where consultation takes place on a possible option to address the issues highlighted in the Issues and Options report.

**Out of Centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of Town:** A location out of centre that is outside the existing urban area.

**Pitch and Plot (Gypsy and Traveller):** 'pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a "yard"). This terminology differentiates between residential pitches for 'gypsies and travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

**Plan Area:** The area covered by the Aligned Core Strategies covering the administrative areas of Broxtowe, Gedling and Nottingham City.

**Planning Inspectorate:** Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are Sound. Also decides planning appeals for individual planning applications. Is sometimes abbreviated to PINS.

**Planning Obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Possible Special Protection Area (pSPA):** A site which is undergoing consideration for designation as a Special Protection Area.

**Previously Developed Land (PDL):** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary Shopping Frontage:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.

**Principal Urban Area (PUA):** The contiguous built up area of Nottingham (previously defined by the East Midlands Regional Plan). This area includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton. Is the same as the main built up area of Nottingham (see above).

**Prospective Special Protection Area:** Area put forward by Nottinghamshire Wildlife Trust as having the qualifying characteristics of a Special Protection Area. May be formally proposed as a possible Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

**Publication Draft:** First full draft of the Aligned Core Strategies, prepared for formal representations to be made.

**Regeneration:** Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced well being. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

**Regeneration Zones:** Areas defined in the Nottingham Local Plan (2005), characterised by an under use of land, generally poor environment, and poor linkages. They are proposed as a focus for regeneration through a mix of improvement and redevelopment.

**Regional Funding Allocation:** Allocation of resources to regions for transport, economic development and housing.

**Regional Plan/Regional Spatial Strategy (RSS):** Strategic plan for the Region that Development Plan Documents have to be in general conformity with. The East Midlands Regional Plan (RSS) was issued in March 2009.

**Regional Transport Strategy (RTS):** Part of the RSS. Aims to integrate land-use planning and transport planning to steer new development into more sustainable locations, reduce the need to travel and enable journeys to be made by more sustainable modes of transport.

**Renewable and Low Carbon Energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Robin Hood Line:** The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

**Rural areas:** Those parts of Greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

**Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Safeguarded Land (White Land):** Land outside of Main Urban Areas and Named Settlements specifically excluded from the Green Belt but safeguarded from development.

**Saved Policies:** Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

**Scheduled Ancient Monument:** Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Science City:** A designation given by the Government aimed at promoting Nottingham as a centre of scientific innovation and promoting the knowledge economy.

**Secondary Shopping Frontage:** Secondary frontages provide greater opportunities for a diversity of uses than Primary Shopping Frontages, such as restaurants, cinemas and businesses.

**Section 106 Agreement (s106):** Section 106 (s106) of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of s106 agreements is likely to be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

**Sequential Test/Approach:** A systematic test of approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.



**Service Sector:** Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

**Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (Historic Asset):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Site of Importance for Nature Conservation (SINC):** A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

**Site of Special Scientific Interest (SSSI):** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Smarter Choices:** See Demand Management.

**Soundness tests:** Criteria which the Aligned Core Strategy must meet if it is to be found sound by the Planning Inspectorate. Only Core Strategies which pass the test of soundness can be adopted.

**Spatial Objectives:** Principles by which the Spatial Vision will be delivered.

**Spatial Planning:** Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Spatial Portrait:** A description of the social, economic and environmental characteristics of a local authority's area.

**Spatial Vision:** A brief description of how an area will be changed by the end of a plan period.

**Special Protection Area (SPA):** Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Statement of Community Involvement (SCI):** A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Development Framework.

**Strategic Allocations:** Strategic sites which are expected to commence delivery within the first five years of adoption of the plan and for which site specific boundaries are provided as part of the proposals map.

**Strategic Environmental Assessment (SEA):** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Flood Risk Assessment (SFRA):** Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

**Strategic Housing Land Availability Assessment (SHLAA):** Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

**Strategic Housing Market Assessment (SHMA):** A high level assessment of the likely profile of future household needs for a local authority. For Greater Nottingham the Nottingham Core Strategic Housing Market Assessment was carried out in 2007.

**Strategic Locations:** Strategic sites which are expected to commence delivery more than five years after adoption of the plan and for which further details are to be set out within documents such as masterplans, neighbourhood development plans and site specific Development Plan Documents. Strategic Locations are indicated on the key diagram.

**Strategic Sites:** Strategically important employment or housing sites which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption of the plan, and 'Strategic Locations', which are expected to commence after five years from adoption of the plan.

**Submission Draft:** Final draft of the Aligned Core Strategies, submitted to the Secretary of State for Communities and Local Government, subject to independent examination by the Planning Inspectorate, which includes public hearings and the subsequent Inspector's report.

**Sub Regional Centres:** Towns which are large enough to contain a critical mass of services and employment. For Greater Nottingham these are Hucknall and Ilkeston.

**Suitable Alternative Natural Green Spaces (SANGS):** Alternative green space that is of a quality and type suitable to be used as mitigation to alleviate recreational pressure on sites where ecological sensitivity is high.

**Sustainable Urban Drainage System (SUDS):** The system of control of surface water run off, designed to reduce the potential impact of new and existing developments with respect of surface water drainage discharge.

**Supplementary Planning Document (SPD):** 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. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainability Appraisal (SA):** Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

**Sustainable Communities:** Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. (Source DCLG).

**Sustainable Community Strategy (SCS):** A joint plan agreed by the Local Strategic Partnerships covering a local authority area. Coordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing the economic, social and environmental wellbeing.

**Sustainable Development:** The NPPF refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainable Urban Extension (SUE):** An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

**Town Centre (within retail hierarchy):** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. For the plan, they are the second level of centres after Nottingham City Centre.

**Transport Assessment:** A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

**Travel Plan:** A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Travelling Showpeople:** Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

**Use Classes Order (see B1, B2 and B8):** The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

**Viability (of a retail centre):** A measure of a centre's commercial well-being.

**Vitality (of a retail centre):** A measure of how active and buoyant a centre is.

**Waste Local Plan:** Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

**White Land:** See safeguarded land.

**Windfall Site:** Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously-developed sites that have unexpectedly become available.

**Workplace Parking Levy (WPL):** A council levy on parking spaces at places of work aimed at raising resources to fund more sustainable transport and behavioural change measures, notably the Nottingham Express Transit (tram). The levy was introduced within Nottingham City Council area in October 2011 with eligible employers being required to pay WPL charges from April 2012.

**World Heritage Site:** A site considered by UNESCO (United Nations Education, Scientific and Cultural Organisation) to be of outstanding universal value to humanity.

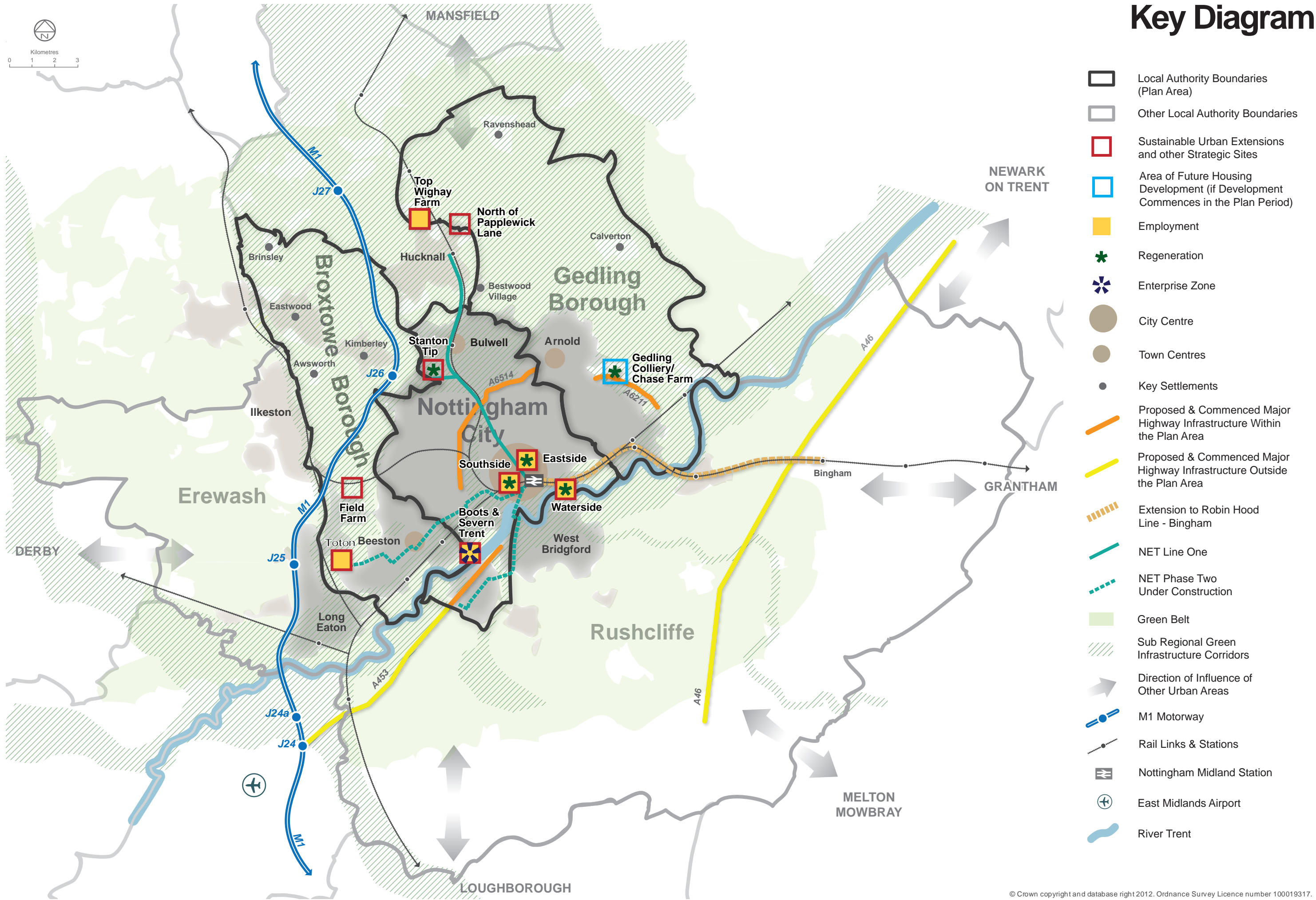




# Key Diagram



# Key Diagram





### TYPETALK - TEXT DIRECT

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اگر آپ چاہتے ہیں کہ یہ لیفٹ لیٹ آپ کو اردو زبان میں مہیا کیا جائے تو براہ مہربانی فون نمبر: 0115 9177777 پر رابطہ کریں۔

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