

BROXTOWE BOROUGH COUNCIL

Greater Nottingham Aligned Core Strategy Issues & Options June 2009



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1. Working in Partnership to Plan for Greater Nottingham

1 Introduction



1.1 Working in partnership to plan for Greater Nottingham

- 1.1.1** The councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working with Derbyshire and Nottinghamshire County Councils to prepare a new aligned and consistent planning strategy for Greater Nottingham. Greater Nottingham is made up of the administrative areas of all the local authorities, with the exception of Ashfield, where only the Hucknall part is included. Greater Nottingham is shown on Map 1.1
- 1.1.2** The first public stage in preparing this strategy is this Issues and Options consultation. The councils have identified the key issues facing the area, and the main options open to us for tackling those issues. Your views on whether the issues are the right ones, whether any have been missed, which of the options you favour, or whether you have any other options are important to us in taking the strategy forward. No decisions have yet been made, and now is the opportunity for you to influence the shape of Greater Nottingham in the future.
- 1.1.3** This report consists of four main parts, Section 1 introduces the concept of aligned Core Strategies, Section 2 looks at the character of Greater Nottingham now and in the future, Section 3 which sets out the key spatial issues which need to be addressed across the area as a whole, and which will require a strategic consistent policy approach if they are to be resolved, and Section 4 which sets out, for each council area, those issues which are of more local importance, and therefore can be resolved within that council's area.
- 1.1.4** The position in Ashfield is slightly different, in that only the Hucknall part of the District is within Greater Nottingham. Ashfield will therefore be incorporating the jointly agreed strategic elements of this Issues and

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Options document into a single Issues and Options document covering the whole of the District.

- 1.1.5** The strategy is not a formal Joint Core Strategy, so decisions relating to it will be made by each council. Each council will be 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 preparation of this Issues and Options report.
- 1.1.6** Working together, the councils need views, comments and suggestions on the issues which face Greater Nottingham, and the options available to us for dealing with them. We want views from community organisations, businesses, local groups, representatives and anyone else who lives, works, studies or visits here.
- 1.1.7** You may already have contributed through each council's Sustainable Community Strategy, which are being developed by the councils on behalf of their Local Strategic Partnerships (see glossary). The role 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 below in Section 2.
- 1.1.8** In addition, both Ashfield and Gedling have previously consulted on Issues and Options for their areas, but have decided to re consult now as part of the aligned Core Strategy process. Comments made to these earlier consultations will also be taken into account, however, due to some changes to the Issues and Options to bring them into alignment, you may wish to add to your earlier comments.

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- 1.1.9** The aligned Core Strategies must take account of the Government's East Midlands Regional Plan, which is the Regional Spatial Strategy (RSS). This was published in March 2009 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, up until 2026. It also includes policies and guidance on how the expected level of growth 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.
- 1.1.10** This Issues and Options report looks at where the new homes, jobs and infrastructure might go; at how it can be made to be as sustainable as possible; how the growth can benefit our existing communities whilst recognising what is special about Greater Nottingham. This includes the historic environment, the culture and heritage, the local distinctiveness between the city centre, the inner and outer suburbs, the other town centres, the Sub Regional Centres of Hucknall and Ilkeston, and the more rural settlements and villages, together with the countryside that surrounds them.

1.2 Why the councils are working together

- 1.2.1** The councils believe 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 are already working together on a number of issues, including closer working on Economic Assessments for the area and as part of the Government's New Growth Point (see Glossary) programme to ensure that there is adequate infrastructure to support new housing growth. By working together to prepare Core Strategies, the councils should be able to come to better and more joined up planning outcomes, whilst also making best use of resources, by sharing staff, having a linked and more efficient examination of the Core Strategies and being able to access more funding, such as through the Government's Housing and Planning Delivery Grant.
- 1.2.3** These advantages are recognised in the Regional Spatial Strategy. Policy 17 says:-

"...Local Development Frameworks should contain policies to manage the release of housing across both local planning authority areas and the wider Housing Market Area.

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To achieve this, in the following Housing Market Areas joint development plan documents will be expected, with the development of joint Core Strategies across Housing Market Areas particularly encouraged.”

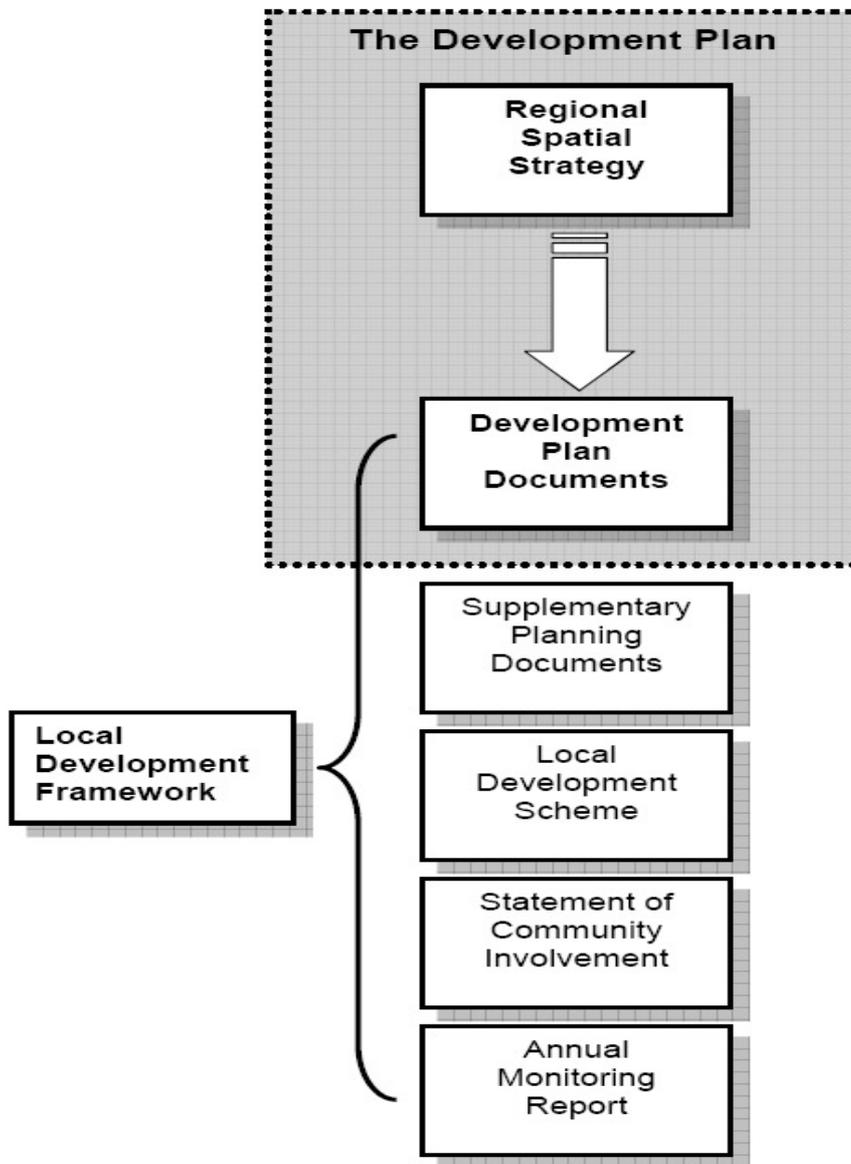
- 1.2.4** The policy specifically mentions Nottingham Core Housing Market Area and Hucknall. However, the councils have decided to cooperate on a voluntary partnership basis to align their Core Strategies at this time, rather than prepare a formal single joint Core Strategy.

1.3 The Local Development Framework

- 1.3.1** Changes in planning legislation have sought to introduce a simpler and more effective planning system, strengthening community involvement in planning. The Local Plans for each council are therefore being replaced by the Local Development Framework. This will consist of a number of documents taking into account the local demands of development and growth, while seeking to protect the environment and the well-being of local communities. A number of new terms and abbreviations have been introduced as a result of the new planning system and a glossary is included in the Appendix of this document to provide clarification.
- 1.3.2** The new Local Development Framework is like a ‘folder’ of planning documents. It will include Development Plan Documents (Core Strategy, Site Specific Allocations, Development Control Policies and Proposals Maps) a Statement of Community Involvement setting out how consultation will take place on planning documents, a Local Development Scheme, setting out a timetable for the preparation of planning documents, and an Annual Monitoring Report.
- 1.3.3** The diagram and list below indicate the relationship and content of the various documents that make up the Local Development Framework;

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Figure 1.1 Local Development Framework



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.

Annual Monitoring Report - sets out the progress in terms of producing Development Plan Documents and implementing policies.

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Development Plan Documents may comprise:

- Core Strategy – sets out the overarching spatial vision for development of each District/Borough to 2026 and provides the planning framework for the other Documents listed below.
- Site Specific Allocations – allocates land to specific uses and provides relevant policy guidance.
- Development Control Policies – sets out development control policies against which planning applications for the development and use of land will be considered.
- Proposals Map – illustrates the geographic extent of policies and proposals on a map.
- Supplementary Planning Documents – provide more detailed guidance on development plan policies

1.3.4 The Local Development Framework will include policies and proposals in Development Plan Documents for spatial planning (including the development and use of land) within each council area for the period to 2026, and will be consistent with each council’s Sustainable Community Strategy.

1.3.5 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 Spatial Strategy. Together with the Regional Spatial Strategy, the Development Plan Documents produced by the councils will form the ‘Statutory Development Plan’ for the area when all are completed.

1.3.6 The **Core Strategy** will be the key strategic planning document. It will perform the following functions;

- define a spatial vision for each council to 2026, within the context of an overall vision for Greater Nottingham;
- set out a number of spatial objectives to achieve the vision;
- set out a spatial development strategy to meet these objectives;
- set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- indicate the numbers of new homes to be built over the plan period.

1.4 Sustainability Appraisal

1.4.1 Sustainability appraisals are being carried out alongside the aligned Core Strategies as they develop. It is an integral part of the plan making process, which is intended to test and improve the sustainability of the Core Strategies. The first stage is a Sustainability Scoping Report, which has been published alongside this Issues and Options document, and

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contains the Sustainability Objectives that will be used to appraise the Core Strategy as it develops.

1.5 How Do I Get Involved?

- 1.5.1** One of the key aspects of the new planning system is the recognition of the need for the 'earliest and fullest public involvement' in the preparation of the new Plan. This is in accordance with each council's Statement of Community Involvement. This document is the first stage in the consultation process which the councils are following. The aim is to encourage public involvement at this stage before decisions are made about the content of the final document to be formally submitted to the Secretary of State for consideration by independent examination.
- 1.5.2** All of the councils' planning documents will be widely consulted on in order to ensure that all views are fully considered. Consultation takes place with three designated consultation bodies (Environment Agency, Countryside Agency and Natural England), other statutory consultation bodies, stakeholders and other interested bodies, groups and individuals in line with each councils' Statement of Community Involvement and this includes anyone who has asked to be kept informed about the preparation of the Local Development Framework.
- 1.5.3** In addition, the councils will be publicising the availability of this report 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 let us know and we will contact them.
- 1.5.4** We do need your views and welcome your input. If you have any comments on this document, please submit them online at any of the councils' websites (see paragraph 1.5.8 below), or alternatively fill in the comments form or one or more of the questionnaires and return it to either of the addresses below:
- Chief Executive's Department, Broxtowe Borough Council, Council Offices, Foster Avenue, Beeston, Nottingham, NG9 1AB;**
- Matt Gregory, Greater Nottingham Growth Point Planning Manager, Nottingham City Council, Exchange Buildings North, Smithy Row, Nottingham, NG1 2BS.**
- 1.5.5** All comments should reach us no later than 5pm on 31st July 2009. The document can also be viewed at Broxtowe's website (www.broxtowe.gov.uk) and at the partnership website (www.gngrowthpoint.com), which has links to all the councils' websites.

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- 1.5.6** If you wish to be kept informed of progress either on the Core Strategy or other planning documents please let us know. We will then add your name and address to our contact mailing list.
- 1.5.7** All comments received during the consultation period will be carefully considered by the councils. The comments will be used to set out their preferred options to deal with issues identified in this document. They will also be taken into account when the final versions of the aligned Core Strategies are prepared for submission to the Secretary of State in 2011. Whilst all views are taken into account it will not be possible to meet everyone's wishes and aspirations. Difficult choices will have 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 report of the Issues and Options consultation will be issued.
- 1.5.8** As the councils will be coordinating their response to the comments made on the Issues and Options, comments on over-arching matters covering Greater Nottingham can be made to any of them. Comments may be made on any aspect of the document, and on as many or as few of the issues as are relevant to you or your organisation. Equally, if you think there are any new issues or options which are not considered in the document, please let us know in your response.

1.6 Next steps

- 1.6.1** The responses to this Issues and Options report will help to shape the Core Strategies for Greater Nottingham. This document includes a description of the character of Greater Nottingham, setting out what the area is like now, and the key problems and opportunities identified so far. It also includes a draft 'spatial vision', which is a statement setting out what the councils think Greater Nottingham could look like in 2026, and how the councils and others will deliver and manage growth (the 'spatial objectives').
- 1.6.2** This report goes on to explain how the councils' Sustainable Community Strategies have been taken into account, and summarises the most important pieces of evidence the councils have collected to inform the issues that need addressing and the options available to do that.
- 1.6.3** Once all your views have been collected, they will be used to help develop a 'preferred option', setting out how each issue will be addressed. Following further consultation on the preferred option, draft aligned Core Strategies will be prepared and published (known as a 'Proposed Submission' draft), and on which 'representations' (formal comments) can be made. Based on consultation and evidence, the Core Strategies at this

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stage are considered to be 'sound' (see Glossary) by the councils, and major changes to them will only be made exceptionally.

1.6.4 If necessary, any changes will be made. If these changes are material there will be further consultation, and the Core Strategies will then be submitted to the Secretary of State. The Planning Inspectorate will then organise a Hearing or Hearings (which will be open to the public). Any outstanding views will be considered by an independent Inspector at the Hearing, and people who made representations will have a right to take part, should they wish so. Written representations carry equal weight and will also be considered by the Inspector.

1.6.5 The Inspector will then prepare reports on the aligned Core Strategies, which will be binding on the councils. If the Inspector finds the aligned Core Strategies 'sound', then the councils will make changes to reflect the Inspector's recommendations and they will be adopted.

1.6.6 The timetable for this is set out below:-

June 2009	Issues and Options consultation
January 2010	Preferred Option consultation
September 2010	'Proposed Submission' draft for representations
January 2011	Submission of Core Strategies to Secretary of State
March 2011	Pre Hearing Meeting
April 2011	Hearing Sessions
October 2011	Inspector's Report received
December 2011	Aligned Core Strategies adopted
March 2012	Publication of aligned Core Strategies

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2.1 Key Influences on the Future of Greater Nottingham

- 2.1.1** The aligned Core Strategies must be set within the context of relevant existing guidance, policies and strategies, and the Core Strategies must help to deliver the aims and objectives of these policies and strategies.
- 2.1.2** The most relevant guidance, policies and strategies include the various Planning Policy Guidance Notes and Planning Policy Statements, the Regional Plan for the East Midlands (which is the Regional Spatial Strategy), and other relevant national and regional strategies, such as the Sustainable Communities Plan and the Regional Economic Strategy ('A Flourishing Region').
- 2.1.3** The Regional Spatial Strategy was published in March 2009, and includes a Sub-Regional Strategy for the Three Cities area (which covers the Derby, Leicester and Nottingham areas). It provides the strategic spatial development framework for the area.
- 2.1.4** A Partial Review of the Regional Spatial Strategy has commenced, and an Options consultation is programmed for summer 2009. The East Midlands Regional Assembly aim to publish the Partial Review for consultation in March 2010.
- 2.1.5** The Regional Spatial Strategy includes a vision for the Region which seeks to ensure that the East Midlands will be recognised for its high quality of life and strong, healthy, sustainable communities; that its economy is vibrant, with a rich cultural and environmental diversity; and that social inequalities, management of resources and the need for a safer, more inclusive society are addressed.

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2.1.6 It goes on to state that development should be concentrated in the regions urban areas to regenerate them, developing sustainable and well connected cities and towns that retain their distinctive identity.

2.1.7 The Regional Spatial Strategy also contains 11 Regional Core Objectives, which it states all strategies, plans and programmes should meet. These are:

- a) To ensure that the existing and future housing stock meets the needs of all communities in the region, and extends choice.
- b) To reduce social exclusion.
- c) To protect and enhance the environmental quality of urban and rural settlements
- d) To improve the health and mental, physical and spiritual well being of the region's residents.
- e) To improve economic prosperity, employment opportunities and regional competitiveness.
- f) To improve accessibility to jobs homes and services..
- g) To protect and enhance the environment.
- h) To achieve a step change increase in the level of the region's biodiversity.
- i) To reduce the causes of climate change.
- j) To reduce the impacts of climate change.
- k) To minimise adverse environmental impacts of new development and promote optimum social and economic benefits.

2.1.8 The Regional Spatial Strategy provides policies and targets that the aligned Core Strategies must be in 'general conformity' with (see Glossary). For Greater Nottingham as a whole, it provides for a minimum of 60,600 new homes between 2006 and 2026¹, which are broken down by local authority area. The distribution of new homes is to be based on a strategy of urban concentration and regeneration, which requires 40,800 of the new homes to be built in or next to the existing Principal Urban Area of Nottingham (the built up area – see glossary), with sufficient development at the Sub Regional Centres of Hucknall and Ilkeston to maintain their roles. This policy of urban concentration means that the housing provision for more rural parts of Greater Nottingham is restricted to the identified needs of settlements or to small scale development targeted to meet local needs.

2.1.9 The Regional Spatial Strategy requires a mix of housing types to be provided, including 17,100 affordable homes across the Housing Market Area (which does not include Hucknall). It requires a balance in the provision of jobs and homes within urban areas to reduce the need to

¹ Of the 60,600 new homes, 6,200 had been provided up to March 2008, leaving 54,400 remaining to be built.

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travel, and highlights the need to develop Green Infrastructure (see Glossary) networks to support new development.

- 2.1.10** Policies for promoting economic growth stress the need for major development to include both housing and jobs, and the need to promote higher order jobs (and the skills to go with them) to support a shift to a more knowledge based economy. Greater Nottingham is a preferred location in which to consider the need for a rail freight distribution centre, and Nottingham, Hucknall and Ilkeston are priorities for regeneration. Rural areas are targeted for economic diversification.
- 2.1.11** The RSS seeks to protect and better manage the natural and cultural heritage of the area, and to protect and enhance Environmental Infrastructure, which it sees as central to maintaining and creating sustainable communities, as well as helping to achieve a major step change increase in the levels of biodiversity.
- 2.1.12** It also sets out regional priorities for managing water resources, dealing with flood risk, energy reduction and efficiency, and low carbon energy generation.
- 2.1.13** Transport policies are aimed at reducing the need to travel, tackling congestion, promoting public transport, cycling and walking, with a strong emphasis on encouraging behavioural change. Transport policies should also support regeneration aims, improve surface access to East Midlands Airport, and develop opportunities for modal switch away from road based transport in manufacturing, retail and freight distribution sectors.

2.2 The Character of Greater Nottingham

- 2.2.1** The following section is a description of the character of Greater Nottingham, what the area looks like now, together with the key opportunities and constraints identified so far.
- 2.2.2** Greater Nottingham has a population of 761,400², and takes in the conurbation of Nottingham, the city centre and the surrounding rural area.
- 2.2.3** It is part of the East Midlands region, and is located centrally within England. Being close to Derby and Leicester, there are important and complementary economic linkages between the cities, and these are recognised in the Regional Spatial Strategy, which contains a Sub-Regional Strategy for the 3 Cities area. The area 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 ONS 2007 mid year estimates

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- 2.2.4** The built up area of Nottingham, known as the Principal Urban Area or PUA, has a population of about 538,000. The two Sub Regional Centres of Hucknall (population 30,400) and Ilkeston (population 38,100) are important towns with their own identity and economic roles. The suburban centres of Arnold, Beeston, Bulwell, Carlton, Clifton, Long Eaton and West Bridgford 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 Cotgrave, Calverton and Kimberley are similarly constrained.
- 2.2.5** In Rushcliffe there are relatively extensive areas of countryside beyond the Green Belt. The settlements here, such as East Leake, exhibit a much more rural character.

Economy and Employment

- 2.2.6** Nottingham is a designated Core City, recognised as a city of national importance, and an important driver of the regional economy. Its influence is reflected in it being 6th in Experian's 2008 national retail ranking. It is also a designated Science City, in recognition of the vital importance of the two hospitals and two universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. 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, which is especially important to areas such as Hucknall and Ilkeston.
- 2.2.7** Economic activity and employment rates are relatively low – 76% of people of working-age are economically active and 71% in employment, compared with 79% and 74% nationally³. 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. (These figures do not fully reflect the current economic downturn and will be kept under review).

³ ONS Annual Population Survey, July 2007 to June 2008. 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.

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Culture

2.2.8 Greater Nottingham's cultural offer is excellent and improving, with nationally recognised facilities, such as the world class sporting venues such as Trent Bridge and the National Ice Centre, a range of theatres serving regional and local areas, the new 'Nottingham Contemporary' and Art Exchange galleries, and the Broadway independent cinema and film centre. Tourism, centred 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 and Hucknall.

Population Trends

2.2.9 The population of the area rose by 28,000 (4%) between 2001 and 2007⁴, mainly due to international migration, particularly latterly from Eastern Europe, and the growth in student numbers. If the RSS housing figures are delivered, it is estimated that it will have a population of 824,000 in 2026, an increase of around 8%. 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 aging 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 2006 to about 18% in 2026.

2.2.10 In terms of migration to other parts of the UK, the area experiences net out-migration of all age groups except those aged 16 to 24⁵. 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)⁶. 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.

Connections

2.2.11 Being centrally located, Greater Nottingham has good connectivity to most of the country.

2.2.12 There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail

⁴ ONS Mid-Year Estimates.

⁵ ONS Internal Migration Estimates, mid-2006 to mid-2007. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.

⁶ As defined by the Office for National Statistics following the 2001 Census.

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services to the south west, north east or Scotland. Compared to some other routes however journeys 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.

- 2.2.13** 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 located close by.
- 2.2.14** Greater Nottingham 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. Both the A453 (to the City boundary) and the A46 are shortly to be upgraded to dual carriageways. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).
- 2.2.15** 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 plans are in place to construct two further lines. 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 proposed Workplace Parking Levy in Nottingham City will provide a fund to further improve non-car modes of travel and encourage behavioural change
- 2.2.16** 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 joint Greater Nottingham Local Transport Plan and the Derbyshire Local Transport Plan.
- 2.2.17** There is significant congestion during peak hours of demand, on main radial and orbital routes across the area which 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.

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Housing mix

- 2.2.18** The housing mix across Greater Nottingham reflects the national picture, with 68% of properties being owner-occupied in 2001 and 17% with 7 or more rooms⁷, but 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 (36.6% having 4 rooms or less compared with 28.7% for Greater Nottingham and 22.5% for Rushcliffe), and more social rented accommodation (33.4% compared to 20.1% for Greater Nottingham). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems⁸.
- 2.2.19** 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 and some of the former council owned outer estates.
- 2.2.20** The housing stock rose by about 17,000 (5.3%) between April 2001 and March 2008⁹. Reflecting the increase in smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in 2007/08 were flats and 56% had 1 or 2 bedrooms¹⁰.

Social Need

- 2.2.21** Greater Nottingham is an area of contrasts, with the wealth of 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. 57 of the 487 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2007 Index of Multiple Deprivation¹¹. All except one of these are in Nottingham City; the other one being at Cotmanhay (Ilkeston). Other areas with SOAs in the worst 20% nationally are Eastwood, Killisick (Arnold), Hucknall, Long Eaton and other parts of Ilkeston. 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.

⁷ 2001 Census. The comparable figures for England were 69% and 20%. Rooms includes kitchens but excludes bathrooms.

⁸ CLG Housing Statistics.

⁹ Council housing monitoring data.

¹⁰ EMRA RSS Annual Monitoring Report 2007/08, Supplementary Data Chapters. Erewash and Hucknall excluded.

¹¹ CLG 2007 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.

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Green Infrastructure, Open Space and Landscape

- 2.2.22** Although it contains no nationally designated landscapes, Greater Nottingham's countryside and open spaces are an important part of its local distinctiveness. It has been identified as part of the region where investment in Green Infrastructure will 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.
- 2.2.25** The area has a wide range of habitats, ranging from river washlands to mixed woodland. Local Biodiversity Action Plans cover the whole of Nottinghamshire and Derbyshire, and identifies those plants and animals of conservation concern, and a list of 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** Greater Nottingham has 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 Greater Nottingham'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 recent flooding at Lambley.

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2.3 Strategic Issues

2.3.1 A range of strategic and cross cutting issues have been identified as particularly important in a Greater Nottingham context. These are grouped under topic headings and are expanded on in section 2 of this document.

2.3.2 The topic headings are listed below, together with 8 issues which are considered to be the most important issues for the Core Strategies to deal with. Reference to the Core Strategy within these sections is taken to mean all the aligned Core Strategies.

- **Accommodating Growth**
 - *Should there be any flexibility regarding the scale of housing growth that is provided for?*
 - *How should future development be distributed around Greater Nottingham?*
 - *Which large urban extensions are the most appropriate?*
- **Green Belt**
 - *How should the revision of the Green Belt be approached, in order to accommodate future growth needs?*
- **Regeneration**
- **Economy and Employment Land**
 - *How do we ensure sufficient new jobs are available for the planned growth in population and tackle unemployment?*
- **The Role of Nottingham and its City and Town Centres**
 - *How can the Core Strategy help strengthen Nottingham's role as a Core City?*
- **Neighbourhoods and Place Shaping**
 - *What approach should be taken towards affordable housing provision?*
- **Transport and Accessibility**
- **New Infrastructure to Support Growth**
- **Green Infrastructure and Landscape Character**
- **Climate Change**
 - *To what extent should the Core Strategy take account of the need to reduce carbon dioxide (CO₂) emissions in new development?*

2.4 Towards a Draft Spatial Vision

2.4.1 The draft spatial vision is what Greater Nottingham could look like if the aspirations of the aligned Core Strategies are met. It is consistent with all the Sustainable Community Strategies, together with the policies and proposals of the Regional Spatial Strategy.

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- 2.4.2** The draft vision set out below is obviously dependent on the strategy of the finalised Core Strategies, and is included to stimulate thought and discussion. It will be revised as the Core Strategies progress.
- 2.4.3** *In 2026, Greater Nottingham is known regionally and nationally as a successful Core City, with a strong 'Science City' theme to its economy, which is underpinned by the high proportion of people employed in knowledge based jobs. It is on target to achieve its aim of being one of Europe's top cities for science, technology, innovation and creativity by 2030. It has experienced rapid sustainable growth, with 50,000 new homes developed since 2009, many of which are in attractive locations which were once regeneration areas, such as along the River Trent.*
- 2.4.4** *The city centre itself has expanded to the east and south, with office space attracting new and high profile inward investment, as well as accommodating expanding local companies. The retail offer has been considerably enhanced, with a redeveloped Broad Marsh centre and upgraded retail environment elsewhere, especially in and around the Victoria centre. These developments are responsible for the city's improved position in the national retail rankings.*
- 2.4.5** *Hucknall and Ilkeston continue to be important Sub Regional Centres, with a vibrant local economic and retail role, and the new developments here are successful neighbourhoods in their own right. 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 local distinctiveness.*
- 2.4.6** *Significant new communities built on the edge of the conurbation are also proving to be successful communities in their own right, and are well integrated into the urban area, with excellent connectivity to the wider city, especially the city centre and other job opportunities. Some areas of former council estates have been remodeled, with a new housing and population mix, and are now highly popular neighbourhoods with both old and new residents.*
- 2.4.7** *These new communities and neighbourhoods have been built to the highest design and environmental standards, with low water usage, high levels of energy efficiency, and low carbon energy forms a major part of their overall energy usage, indeed phases constructed after 2016 are carbon neutral.*
- 2.4.8** *The public transport network continues to be world class, and includes new NET lines to Clifton and Chilwell, major improvements to the quality of the bus network, especially in the city centre, and public transport*

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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.

2.4.9 *Major new Green Infrastructure has significantly enhanced provision, notably the Trent River Park and new open spaces associated with the successful new communities and neighbourhoods, all of which is helping Greater Nottingham play its part in achieving a step change in the levels of biodiversity of the region.*

2.4.10 *The area supports young people through education and training, with completed Building Schools for the Future and Academies programmes now giving them a better start in life, and the ability to access education, training and high quality jobs.*

Question GN1:

Do you think the draft Vision is an adequate reflection of what Greater Nottingham should look like in 2026?

Are there any elements missing from it? If so what are they?

2.5 Draft Spatial Objectives

2.5.1 Greater Nottingham's core objectives to deliver this vision are also consistent and complementary with the various Sustainable Community Strategies, the Regional Spatial Strategy, and national policies, particularly those on sustainable communities, as set out in Planning Policy Statement 1 "Delivering Sustainable Development". These Spatial Objectives will be revised as the Core Strategies progress, and views or comments on their appropriateness are welcome as part of this consultation.

- **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, and creating and supporting mixed and balanced communities.
- **Timely and viable infrastructure:** to 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

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through existing mechanisms, such as the investment plans of utility providers, Regional Funding Allocation and the New Growth Point, and through developer contributions.

- **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. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, and improving access to training opportunities.
- **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 by encouraging convenient and reliable transport systems and through implementing behavioural change measures.
- **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.
- **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and local centres, through providing for retail, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures.
- **Regeneration:** to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, and that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- **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, for instance through the LIFT programme of integrated health and service provision, and by improving access to cultural, leisure and lifelong learning activities
- **Opportunities for young people and children:** 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

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instance through the Building Schools for the Future and Academies programmes.

- **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.
- **Protecting and developing new Green Infrastructure, including open spaces:** to enhance and develop the network of multi functional green spaces, by improving access, environmental quality and biodiversity.
- **Protecting and enhancing Greater Nottingham’s individual character and local distinctiveness:** to preserve and enhance the distinctive built heritage and landscape character of Greater Nottingham, by protecting the historic environment and promoting high quality locally distinct design.

Question GN2:

**Do you think the spatial objectives are the right ones to deliver the draft Vision?
If not what do you think the objectives should be?**

2.6 Links to Sustainable Community Strategies

- 2.6.1** Sustainable Community Strategies are key long-term planning documents for improving the quality of life and services in a local area. Every council is expected to have one – developed and agreed with its Local Strategic Partnership.
- 2.6.2** 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 10-20 years – in a way that contributes to sustainable development in the UK. 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 obvious that the Sustainable Community Strategies of the local authorities will need to be fully reflected in the aligned Core Strategies, which will set out how their spatial planning elements will be delivered.

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- 2.6.3** Greater Nottingham's Local Strategic Partnerships are based on the various councils' administrative areas, for instance the Rushcliffe Local Strategic Partnership covers the Rushcliffe Borough Council area, and the Ashfield Local Strategic Partnership covers the Ashfield District 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.
- 2.6.4** A council will 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. Clearly showing the general conformity between both Strategies is a requirement of the Planning Inspectorate's 'Tests of Soundness', and is needed for a Core Strategy to be found 'sound' and be able to progress on to adoption.
- 2.6.5** All councils have been required as part of the Local Government Act 2000 to prepare Community Strategies. However, these have now been redefined as *Sustainable* Community Strategies, with the publication of the UK's Sustainable Development Strategy giving this decision additional impetus.
- 2.6.6** It is from Sustainable Community Strategies that Local Area Agreements are developed and it is these agreements which help to bring together, and co-ordinate, a variety of strategic plans which assist with the delivery of positive actions at a local level to improve the general quality of life for residents.
- 2.6.7** Across the Greater Nottingham conurbation, there has been mixed progress in the speed at which the various council's have been able to make the transition between an adopted Community Strategy and a Sustainable Community Strategy, however, all councils will have adopted Sustainable Community Strategies by the time the Core Strategy is published.
- 2.6.8** 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 B. Identifying each vision helps to demonstrate whether or not there is a general level of agreement with the topic-based issues in this document.
- 2.6.9** As both the aligned Core Strategies and the Sustainable Community Strategies progress, the appendix and the relationship between the two documents will be kept under review and updated as necessary.

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2.6.10 For more information on each authority's progress towards the adoption of its Sustainable Community Strategy, please see section 2.8 on Local Distinctiveness.

Question GN3:

Do you think that in preparing the Issues and Options there has been sufficient regard to the Sustainable Community Strategies across Greater Nottingham?

2.7 Links to Other Strategies

2.7.1 The aligned Core Strategies will also have to take into account the strategic plans of various service providers within or affecting Greater Nottingham, and make provision for them where they have spatial implications. For instance, if a health authority has plans for a new health facility, then this may need to be reflected in the Core Strategies. Many of the service providers' plans are included in the Infrastructure Capacity Study (see Appendix A). As the Core Strategies develop, this Study will be updated to ensure the plans of other organizations can be taken into account where necessary.

2.7.2 Equally, there will be Core Strategies and other Local Development Framework documents under preparation in the areas surrounding Greater Nottingham. As the aligned Core Strategies progress, it will be necessary to demonstrate that they take account and do not conflict with approaches taken in the neighbouring areas.

2.8 Local Distinctiveness in Broxtowe Borough Council

2.8.1 Broxtowe Borough covers 80 square kilometres and has a population of around 110,900 (mid-2007 estimate). It forms part of the west side of the Greater Nottingham conurbation, bordered to the east by the City of Nottingham. To its west side lie the Derbyshire districts of Erewash and Amber Valley, and it has a border with Ashfield district on its north side. Its southern boundary is formed by the River Trent, and part of Rushcliffe borough shares that common boundary.

2.8.2 The area is characterised by a more urban south, stretching west from Nottingham to the Derbyshire border, and a more rural north. The south is influenced by the proximity of the city of Nottingham and by the presence of Nottingham University.

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- 2.8.3** All of the urban area in the south of the borough is counted as being in the Principal Urban Area (PUA) of Greater Nottingham. This includes the separate settlements of Beeston, Chilwell, Bramcote, Stapleford, Attenborough, Toton and part of Trowell.
- 2.8.4** The north of the borough has a history of coal mining centred on its two towns, Kimberley and Eastwood, set in a rural area. Eastwood also has international renown as the birth place of the author D H Lawrence. Villages in the area include Brinsley, Awsworth, Cossall, Strelley and Moorgreen. The urban area centred on Kimberley also includes the majority of the settlements known as Watnall, and Nuthall. The urban area centred on Eastwood includes the settlements of Giltbrook and Newthorpe.
- 2.8.5** The borough's population has a density averaging 1345 people per square kilometre, compared with an average of 270 for the East Midlands region as a whole. 95% of the population is white, with the largest ethnic group being Asian at 2%.
- 2.8.6** A Key physical feature in the borough is the River Trent which forms its southern boundary and a significant barrier to communications. At Attenborough, alongside the River Trent, former gravel workings are flooded and form a much-visited extensive nature reserve renowned for birds. The River Erewash forms a distinct boundary to the west side of the borough and the towns of Long Eaton and Ilkeston in Derbyshire have considerable influence on nearby parts of the borough.
- 2.8.7** The major communication route through the borough is the M1 motorway, of which Junction 26 falls within the borough at Nuthall. Junction 25 (on the A52) is located just to the west of the borough boundary, in Derbyshire. This has undoubtedly assisted Broxtowe Borough's economic success and continues to be an influential factor on decisions about future growth patterns.
- 2.8.8** Access into Nottingham City Centre is generally good but links between the northern and southern parts of the borough are poor except for the Western Outer Loop Road skirting the edge of the city. Public transport links between the north and south parts of the borough are particularly sparse, reflecting the relatively separate nature of the borough's two parts.
- 2.8.9** An extension to the NET system is proposed which includes a line from Nottingham through Beeston and Chilwell to a proposed park-and-ride site between Toton and Stapleford, close to the A52 trunk road. If this line receives financial approval construction is likely to be completed by 2014.

Links to the Broxtowe Sustainable Community Strategy

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- 2.8.10** A Sustainable Community Strategy (SCS) sets the overall strategic direction and long term version for the economic social and environmental well-being of an area. This has to be backed up with evidence and analysis, and it is important to show the links between this Emerging Core Strategy and the SCS.
- 2.8.11** In Broxtowe Borough the SCS is the responsibility of the Local Strategic Partnership, called the Broxtowe Partnership. This is made up of a wide range of local organisations working together, including those providing services such as health, police, emergency services, as well as community organisations and the borough council.
- 2.8.12** The Local Development Framework, in which this Core Strategy is the key document, is the vehicle for delivering the spatial element of the SCS. The options being proposed within the Core Strategy need to address the priorities in the SCS.

The Priorities in the SCS

- 2.8.13** “A Safe Borough - where crime is under control, people do not have to live in fear of it and there are fewer residents on the road and at home”. In respect of this priority, planning is requiring safe layouts in new developments to ensure that crime and anti-social behaviour are discouraged.
- 2.8.14** “A Clean and Green Borough - which is an attractive place in which to live, work and play”. Planning is central to the elements of this priority, with its design control on new development and its aims for energy efficiency and appropriate open space distribution.
- 2.8.15** “A Healthy Borough - where improving health enhances people’s quality of life”. Planning can play a part in ensuring action under this priority by, for example, ensuring there are viable cycling and walking routes provided as healthy alternatives for local travel. There also needs to be attractive local public open spaces to provide an incentive for outdoor recreation activities.
- 2.8.16** “A Fair and Inclusive Borough - where everyone is treated fairly, with access to all facilities and where they can get involved in the development of their community by giving their skills, time and commitment to what they can”. Planning aims to ensure that communities are made up of a mix of different people, through careful layout planning to provide variety of house type and through the distribution and provision of affordable housing. Community facilities are encouraged to locate in accessible areas.

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2.8.17 “A Growing Borough - with thriving businesses, high employment and a skilled work force; where lifelong learning and the imagination of children and adults is stimulated so that all ages achieve their full potential”. Planning allocates new employment land to encourage the expansion and location of new businesses, in tandem with growth in terms of additional residential areas. Through ensuring provision of a range of flexible locations for new businesses, planning is able to ensure that economic growth is of the right type and level.

2.8.18 A new Sustainable Community Strategy for Nottinghamshire is under preparation, with one chapter covering Broxtowe. This is expected to be approved during 2009.

3. The Issues and Options

3.1 ACCOMMODATING GROWTH



Introduction

3.1.1 This section considers the scale of future growth of Greater Nottingham, and the options that will help shape the future of the area. It looks principally at providing for new homes, but includes complementary development for jobs, retail and other services which are required to both support new housing growth and provide opportunities for existing communities. It focuses on the following key issues:-

- meeting the development requirements as identified in the Regional Spatial Strategy, taking into account the national policy context
- directing future development and growth to ensure balanced and sustainable growth across Greater Nottingham
- the natural geography and main factors influencing historical development patterns in Greater Nottingham
- the role of more rural towns and villages
- the need for greenfield development including the possible locations of major new greenfield urban extensions
- possible locations for major new development beyond the Core Strategy period (ie to meet longer term future needs)

The Issues and Options

3.1.2 The main issues and options that the Core Strategy will seek to address are:

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Issue AG1:

Should there be any flexibility regarding the scale of housing growth that is provided for?

3.1.3 The Regional Spatial Strategy (RSS) sets the minimum amount of new housing required both for Greater Nottingham and the constituent councils between 2006 and 2026, as set out in the following table.

Table 3.1 RSS Housing Provision for Greater Nottingham

	Annual RSS requirement (2006-2026)	Total (2006-2026)
Hucknall (part of Ashfield)	180	3,600
Broxtowe	340	6,800
Erewash	360	7,200
Gedling	400	8,000
Nottingham City	1,000	20,000
Rushcliffe	750	15,000
Greater Nottingham (total)	3030	60,600

3.1.4 The numbers of new houses and the distribution between councils is set out in the RSS and the aligned Core Strategies must be in general conformity with the RSS. The RSS sets out circumstances under which the redistribution of housing figures is possible across Greater Nottingham through a Joint Core Strategy for the Housing Market Area (including the Hucknall part of Ashfield). However the aligned Core Strategies are not a formal Joint Core Strategy and rely on agreement between the councils, so it is unclear whether these circumstances apply in Greater Nottingham. Given the already high level of housing provision in all council areas, it is unlikely that any individual council will be willing to accept an even greater proportion of housing, so the scope for any redistribution of housing numbers between council areas is considered to be limited.

3.1.5 The current recession has hit house building particularly badly and this may affect the delivery of houses in the short and medium term. Housing completion rates will be closely monitored and, where possible, the aligned Core Strategy will take account of these economic factors.

3.1.6 Greater Nottingham is part of the 3 Cities and 3 Counties (the '6Cs') New Growth Point (NGP), which also includes Derby and Leicester and their Housing Market Areas. The 6Cs was awarded NGP status in 2007. Being a NGP provides extra resources for the provision of infrastructure required to support growth, however, NGP status does not determine the scale of growth, this being the role of the RSS.

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Options to address Issue AG1:

Please consider questions AG1a and AG1b

Option AG1a

Given that the housing figures in the Regional Spatial Strategy are minimum requirements, should the Councils provide for more housing than identified?

This would allow for extra flexibility but could undermine regeneration efforts in urban areas and in any event may be unrealistic in the current economic climate.

Option AG1b

Do you think the provisions of the Regional Spatial Strategy allows any scope to redistribute housing growth between local authority areas?

The opportunities for redistribution are limited as it is unlikely that any local authority would want to provide for an even higher proportion of housing. However Policy 13a in the RSS identifies that a redistribution of housing growth via sound joint Core Strategies would be acceptable provided that the policy of urban concentration is achieved, but is unclear as to whether the approach of aligned Core Strategies being followed in Greater Nottingham would allow for such a redistribution.

Issue AG2:

How should future development be distributed around Greater Nottingham?

- 3.1.7** Although it is considered there are limited opportunities to redistribute housing numbers between Districts, there are issues about the broad spread of development within Districts.
- 3.1.8** An important part of RSS policy is 'urban concentration with regeneration'. The RSS says that in Greater Nottingham, 40,800 of new homes should be in or adjoining the built up area (known as the Nottingham Principal Urban Area or PUA), including sustainable urban extensions as necessary. The RSS says that appropriate development of a lesser scale should be located within and adjoining the Sub-Regional Centres. It notes

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that it should support individual roles and functions and should not be of a scale and character that prejudices the urban renaissance of the PUA.

Table 3.2 RSS Housing Provision for the Principal Urban Area

	Total RSS requirement (2006-2026)	Principal Urban Area (PUA)	Non-Principal Urban Area
Hucknall (part of Ashfield)	3,600	0	3,600
Broxtowe	6,800	3,600	3,200
Erewash	7,200	2,000	5,200
Gedling	8,000	4,600	3,400
Nottingham City	20,000	20,000	0
Rushcliffe	15,000	10,600	4,400
Greater Nottingham	60,600	40,800	19,800

- 3.1.9** This policy means that, for this Core Strategy, the options of developing new settlements or significantly expanding settlements outside the PUA, such as Bingham or Awsworth, are unlikely to be acceptable. It may also mean that development in the more rural towns and villages of Greater Nottingham is restricted. This could potentially result in the loss of sustainable development opportunities (eg on brownfield sites), and that opportunities for providing affordable housing in those areas are reduced.
- 3.1.10** The policy also means that the proposal for an Ecotown within Rushcliffe will not therefore form part of the strategy at this stage unless significant new evidence emerges. However, it is likely to be considered through the Partial Review of the RSS (see paragraph 2.1.4), and through that process be considered as an option for accommodating longer term growth (see below).
- 3.1.11** The RSS identifies ‘south of Nottingham’ as an appropriate location for significant growth. It suggests that it causes least harm to the purposes of the Green Belt. This is backed up by the large RSS housing requirement for Rushcliffe.
- 3.1.12** The Greater Nottingham Strategic Housing Land Availability Assessment is a review of what land the local authorities consider may be available for new homes. This assessment makes it clear that even when prioritising brownfield land for development, the scale of new housing proposed by the RSS is such that many new homes will need to be built outside the existing urban area on Greenfield sites. Although it is difficult to predict the number of homes which can be provided within the built up area, our current best estimate of those which can be built in these areas and on the

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edge of urban areas, for instance in Sustainable Urban Extensions (SUEs), is set out in the table below.

Table 3.3 Strategic Housing Land Availability Assessment (May 2009)

	Built 1st April 2006 – 31st March 2008	Remaining RSS requirement (2008-2026)	Estimate of additional houses available on sites assessed as suitable for development ¹²	Remainder to find
Hucknall (part of Ashfield)	472	3,128	2967	161
Broxtowe	741	6,059	2,338	3,721
Erewash	854	6,346	6,127	219
Gedling	743	7,257	4,891	2,366
Nottingham City	2,444	17,556	15,100	2,456
Rushcliffe	949	14,051	2,577	11,474
Greater Nottingham	6,203	54,397	34,000	20,397

Options to address Issue AG2:

Please choose AG2a or AG2b

Option AG2a

Should 40,800 of all new homes be provided in or next to the Principal Urban Area in line with the Regional Spatial Strategy? (see Map 3.1 below for the extent of the Principal Urban Area)

Providing a high percentage of new dwellings in these locations assists the policy of 'urban concentration with regeneration' but significantly limits the sites that can be brought forward for development in more rural areas of Greater Nottingham.

¹² Further information is available from the Greater Nottingham Strategic Housing Land Availability Assessment (0-15 years)

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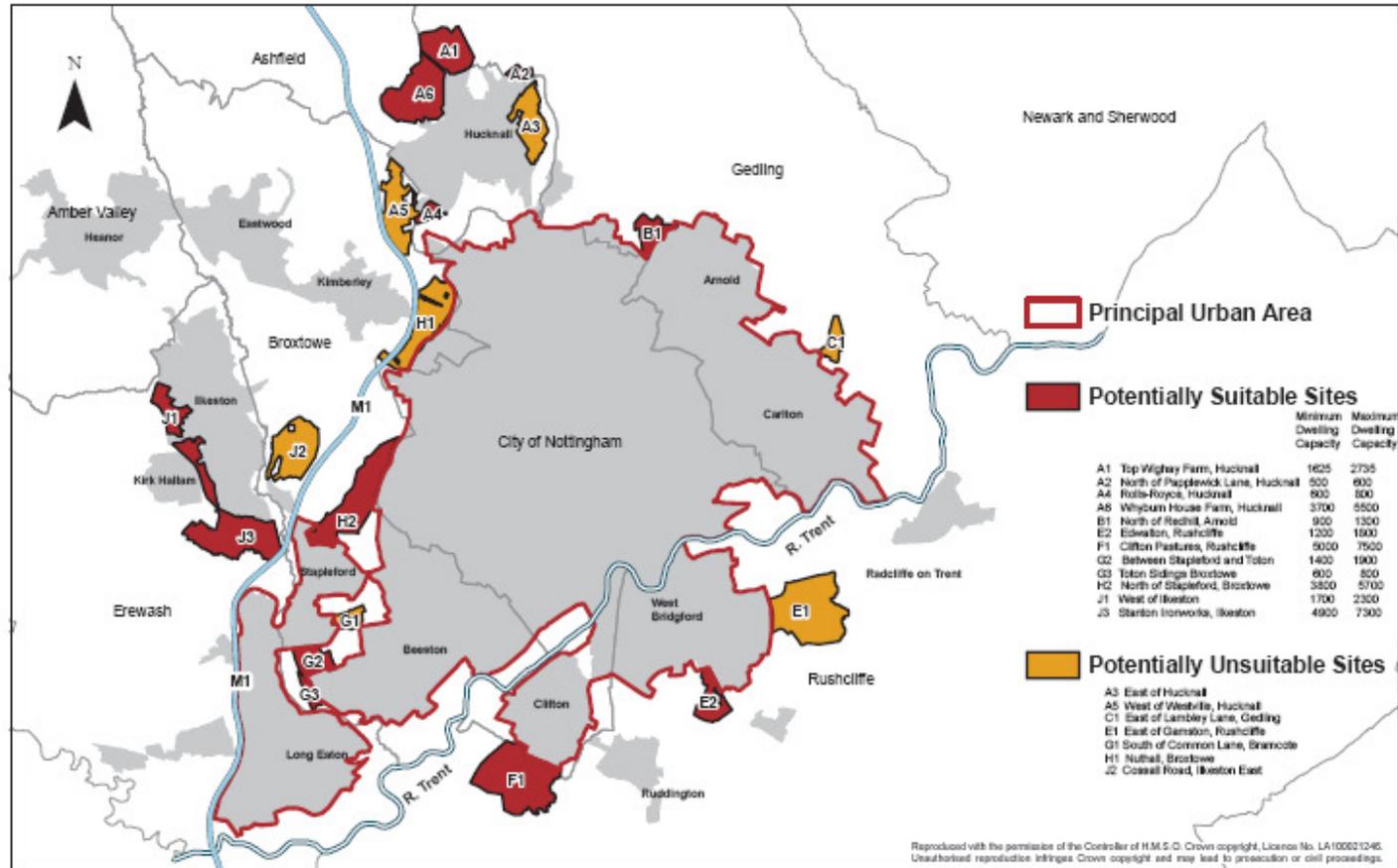
Option AG2b

Should there be more flexibility, which would enable other objectives to be met, such as more affordable housing or brownfield development in towns and villages outside the Principal Urban Area?

By enabling more houses to be built outside the Principal Urban Area, affordable housing could be achieved on more sites thereby increasing the total number provided. Similarly, more brownfield land could be 'recycled', however, this could undermine the strategy of urban concentration.

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Map 3.1 The Principal Urban Area and Potential Sustainable Urban Extensions



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Issue AG3:

Which large urban extensions are the most appropriate?

3.1.13 The 'Appraisal of Sustainable Urban Extensions' study (2008) considered a number of areas for growth and recommends which SUEs it considers are appropriate for major housing development. It identified more potential capacity within its 'recommended' SUEs than required to accommodate the RSS housing numbers. Map 3.1 (above) shows the PUA, and the sites considered by the study. Those in red are those it considered suitable for development and those in orange are those it has recommended to be discounted.

3.1.14 Development of Nottingham has historically had a 'bias' towards growth in the west, based on the advantages of transport accessibility, good access to wider labour pools and markets in the Midlands, and fewer topographical constraints than in the east. This is also broadly reflected in the findings of the Appraisal of Sustainable Urban extensions study indicating that the Green Belt in this area is particularly sensitive.

3.1.15 The Core Strategy will need to consider whether the emphasis on growth to the west of Nottingham should continue based on the inherent advantages, or whether to encourage more growth in the south, east and/or north. These areas may have fewer locational advantages, but development would potentially be more sensitive to Green Belt purposes as set out in paragraph 3.2.3.

Options to address Issue AG3:

Please consider questions AG3a and AG3b

Option AG3a

Do you think the SUEs identified in the Appraisal of Urban Extensions study are the most appropriate? Do you think any of the discounted sites would be better options for development? If so why? Are there any other sites you think are better?

The SUE study considered a large number of sites against a series of criteria and concluded which were the most appropriate for development. It is an important piece of evidence for preparing the Core Strategies, so views on its conclusions are particularly invited.

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Option AG3b

Should the historical emphasis on growth to the west of Nottingham be encouraged to continue, or should a more balanced pattern of growth be encouraged (to the south, east and/or north)?

Development to the west of Nottingham would enable advantage to be taken of greater transport accessibility, access to wider labour pools and employment opportunities in the Midlands, and fewer topographical constraints. Encouraging development elsewhere could help protect the more sensitive green belt locations to the west and assist regeneration in other areas.

Issue AG4:

How should future development be linked to existing and proposed supporting infrastructure?

- 3.1.16** In order to be sustainable, new development will need to have supporting infrastructure developed alongside it. This includes schools, shops and community facilities such as healthcare to provide for the needs of the new residents (and bolster existing facilities where present). It also includes development of offices and factories to provide new jobs, both to discourage commuting longer distances and to ensure local employment opportunities for new residents. There will be capacity constraints and this question has been addressed to partner organisations and is considered further within the “New Infrastructure to Support Growth” section.
- 3.1.17** Other infrastructure needs, such as new transport connections, will be required to make new development as sustainable as possible and reduce its impact, especially so far as traffic is concerned. Some of the SUEs can be more easily served by good public transport links than others. For instance, both Clifton Pastures and Toton/Stapleford could benefit from the planned new Nottingham Express Transit (NET) tram lines, whilst for others providing good quality public transport may be more challenging.

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Options to address Issue AG4:

Please consider questions AG4a and AG4b

Option AG4a

What other development needs to be provided alongside major new housing sites? (see also issue 6b of 'Neighbourhoods and Place Shaping' section). To what extent should land for jobs be integrated with major housing sites? Should we plan for commuting, eg into the City Centre, rather than providing local jobs?

Supporting infrastructure can include schools, shops and community facilities, as well as open space provision. Providing for this will make it a more attractive and sustainable place to live by providing local employment opportunities for both new and existing residents.

Option AG4b

How important is good public transport to local centres, the City centre, schools, hospitals and employment in deciding locations for large scale new development?

Access to public transport assists in making new development more sustainable and reduces its impact on the highway network. Some locations will offer better access than others but they may limit redevelopment of brownfield land.

Issue AG5:

What role should the rural towns and villages have in accommodating future development?

3.1.18 The more rural towns and villages in Greater Nottingham play an important role, both as places to live and as part of Greater Nottingham's locally distinctive settlement pattern. The urban concentration and regeneration policy of the RSS should not, and need not, mean more rural settlements such as Brinsley, Calverton, Cotgrave or Ockbrook are overlooked. Development for local needs and to sustain settlements may be required in these places, and development can also provide much needed affordable housing.

3. The Issues and Options

Option to address Issue AG5:

Please consider question AG5a

Option AG5a

Some villages may need development to maintain their role while others could support further growth. What level of development would best support towns and villages and serve local needs while also maintaining and enhancing their local distinctiveness?

Whilst it is important to recognise the rural character of the smaller towns and villages in Greater Nottingham, in some instances an increase in population can assist in retaining village shops and other facilities. It may also help to provide affordable housing and regeneration of brownfield sites.

Issue AG6:

How should long term development needs (beyond 2026) be provided for in the Core Strategy?

- 3.1.19** Government guidance states that Core Strategies should look beyond the current RSS period and set out in general terms how future development needs will be accommodated. The current Partial Review of the RSS which has just begun is looking at this until 2031. In addition, the 2006-based Household Projections point to the need for further major housing development.
- 3.1.20** The Appraisal of Sustainable Urban Extensions study identified several options for more development adjacent to the Sub Regional Centres of Hucknall and Ilkeston rather than the PUA, and prioritising these locations for development could help meet future needs, but would require a change in policy in the RSS to enhance the roles that Hucknall and Ilkeston play in Greater Nottingham (see reference to Sub Regional Centres under issue 2).
- 3.1.21** The RSS also indicates that a 'Sustainable Locations for Growth' study should be undertaken to ascertain any opportunities for growth in Greater Nottingham not already considered, such as new and expanded settlements in the more rural areas of Greater Nottingham. This study is shortly to be commenced.

3. The Issues and Options

Options to address Issue AG6:

Please consider questions AG6a, AG6b and AG6c

Option AG6a

Should this Core Strategy take a longer term view of the distribution of future development around Greater Nottingham and identify potential locations for development beyond 2026? If so, where should these future areas of growth be?

The RSS identified the need to undertake a review of sustainable growth locations. This requirement has been partially met by the “Appraisal of Sustainable Urban Extensions” report published in June 2008. However, the purpose of the study should be to look beyond the current RSS period and to appraise all locational options for development, even those not included in the current RSS, such as expanding new settlements and possible new settlements.

Option AG6b

In the longer term (post 2026), what should be the future role of the Sub Regional Centres of Hucknall and Ilkeston. Should more development be concentrated here in the longer term?

The RSS focuses future development on the Principal Urban Area which excludes major development in the Sub Regional Centres. More development could help support these Sub Regional Centres but may have implications for their roles and associated infrastructure.

Option AG6c

Is there a role for expanding existing towns or developing new settlements (which could be eco towns) to accommodate future growth and take pressure off existing settlements? If so where would the most appropriate locations be?

As an alternative to directing future development to within or adjoining existing built-up areas, it could be appropriate to expand an existing settlement or develop a new town. However, the infrastructure required to support this kind of development will be extensive and very expensive to provide compared to making the best use or increasing the capacity of existing infrastructure and would therefore only be likely to be viable for very large scale development.

3. The Issues and Options

Issue AG7:

Are there any other issues or options relating to accommodating growth in Greater Nottingham?

3. The Issues and Options

3.2 THE NOTTINGHAM-DERBY GREEN BELT



Introduction

- 3.2.1** The built up area of Nottingham is tightly constrained by the Nottingham - Derby Green Belt, as are some of the towns and villages surrounded by it, such as Hucknall, Calverton, Ilkeston, Eastwood and Keyworth. The extent of the Green Belt is shown on Map 3.2 below. The Regional Spatial Strategy (RSS) confirms that the principle of the Green Belt will be retained. However, it also states that there should be a comprehensive review of the Green Belt to accommodate growth requirements over at least the next 25 years. The scale of development proposed in Greater Nottingham through the Core Strategies means that some land will have to be removed from the Green Belt.
- 3.2.2** Planning Policy Guidance Note 2 ('Green Belts', 1995) states that the fundamental aim of Green Belt policy is to prevent "urban sprawl" and advises that Green Belts can be tools to shape patterns of urban development at the sub-regional scale, and can help to ensure that development occurs in locations allocated in development plans. Green Belt policy and the appropriate accommodation of growth are therefore closely linked.
- 3.2.3** Government policy guidance sets out five purposes of Green Belts:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration , by encouraging the recycling of derelict and other urban land.
- The 2006 Nottingham – Derby Green Belt Review and the RSS suggest that the purpose of preventing neighbouring towns from merging into one

3. The Issues and Options

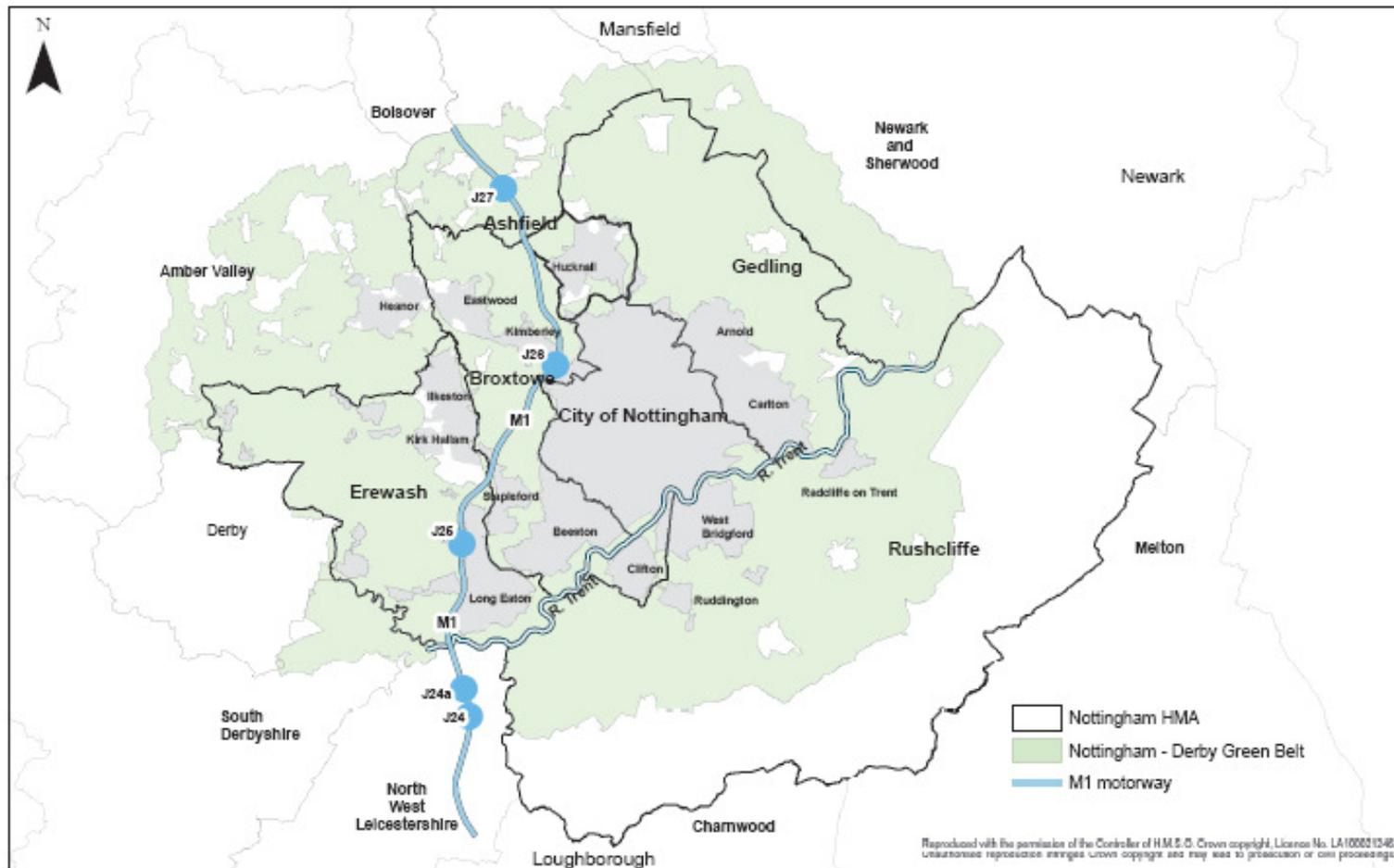
another is particularly important for Greater Nottingham, highlighting the vital role that the Green Belt has in preventing the coalescence of the Nottingham and Derby conurbations and the towns in the Erewash Valley. A key issue for the Core Strategy will therefore be how to square these conclusions with the suggestions in the 2008 Appraisal of Sustainable Urban Extensions that several sites between Nottingham and Derby would be suitable for development as 'Sustainable Urban Extensions'.

3.2.4 This section looks at:-

- the scope to review the Green Belt in Greater Nottingham
- how a review of the Green Belt to accommodate future growth should be approached.

3. The Issues and Options

Map 3.2 The Nottingham and Derby Green Belt in Greater Nottingham



3. The Issues and Options

The Issues and Options

3.2.5 The main issues and options that the Core Strategy will seek to address are:

Issue GB1:

How should the revision of the Green Belt be approached, in order to accommodate future growth needs?

- 3.2.6** Within the Green Belt, there is a severe restriction on inappropriate development. Appropriate developments are set out in PPG2. Since the first statutory Green Belt around Nottingham was designated in 1980, its boundary has been reviewed in individual local plans prepared by local authorities.
- 3.2.7** The scale of growth to be provided for by the aligned Core Strategies is such that some land will have to be taken out of the Green Belt to accommodate it. At the very least this will mean modifying the Green Belt to allow for Sustainable Urban Extensions. The Greater Nottingham Strategic Housing Land Availability Assessment and the Appraisal of Sustainable Urban Extensions (both of which are referred to in the 'Accommodating Growth' section) give an indication of the scale of development that may be needed in the Green Belt and possible locations for this development.
- 3.2.8** The RSS states that "a comprehensive review of the most sustainable locations for growth within the Nottingham Core Housing Market Area and Hucknall will be required urgently to consider how to accommodate future growth requirements over at least the next 25 years" i.e. beyond the RSS plan period. This work has begun and will form part of the forthcoming Partial Review of the RSS. Some parts of Greater Nottingham have "safeguarded land" whereby land has been removed from the Green Belt. It still serves a Green Belt purpose unless a further review identifies the need for future development.

3. The Issues and Options

Options to address Issue GB1:

Please pick either option GB1a or GB1b, and consider question GB1c.

Option GB1a

Make minimal change to the Green Belt now to accommodate growth in Greater Nottingham, followed by incremental changes if required in the future.

As noted above, some land will have to be taken out of the Green Belt to allow for Sustainable Urban Extensions (and possibly additional smaller scale development) on the edge of the built up area of Nottingham. This does mean however, that any future growth, for instance that proposed by the Partial Review of the RSS, will entail further incremental release of Green Belt land.

Option GB1b

To take account of likely future development needs beyond the Plan period, review Green Belt boundaries further to create “safeguarded land” which could be allocated in a future planning document to meet long term development needs.

This could be adjoining either the built up area of Nottingham or other towns and villages, or to allow for other development options, such as new settlements.

Option GB1c

Are there additional areas of land which should be designated as Green Belt? If so where?

If there are areas which are not currently designated as Green Belt but which nevertheless support the purposes of Green Belts (as noted in the introduction to this section), these could be considered for designation as Green Belt in the future.

Issue GB2:

What weight should be given to the Green Belt compared to open space within urban areas?

3. The Issues and Options

3.2.9 The Green Belt in Greater Nottingham has proved to be a powerful planning policy over the past 30 years. Preventing development in the Green Belt may have assisted redevelopment and regeneration within the built up areas of Greater Nottingham. However, it may also have led to increased development pressure on areas of urban green space, such as allotments and amenity space, and on domestic gardens. There is a need to decide on the appropriate balance between urban concentration and regeneration (which may imply minimising development in the Green Belt) and protecting urban green spaces and avoiding over-intensive development on domestic garden sites (which may require rather more development in the Green Belt).

Options to address Issue GB2:

Please pick either option GB2a or GB2b, if you have a preference.

Option GB2a

The Green Belt should be treated as so important that any urban open space (allotments, parks, etc) should always be considered for development before Green Belt.

Preventing development in the Green Belt may have assisted redevelopment and regeneration within the built up areas of Greater Nottingham. However, it may also have led to increased development pressure on areas of urban green space, such as allotments and amenity space, and on domestic gardens.

Option GB2b

Protection of urban open spaces should be given priority over encroachment into the Green Belt. If so, which type of urban open spaces should this refer to?

This policy could refer specifically to parks, allotments or other types of urban open space. A further issue raised by this option would be the relatively high density development in urban gardens, sometimes referred to as “town cramming”, which is also considered under Issue 2 in the ‘Neighbourhoods and Place Shaping’ section.

3. The Issues and Options

Issue GB3:

Is the Green Belt designation always the most appropriate way to protect open land separating settlements?

3.2.10 There may be locations which are currently designated as Green Belt and which warrant protection, but in which the purposes of Green Belt do not apply, such as fingers of green space penetrating urban areas. It may be more appropriate to redesignate these as green wedges, or green infrastructure. This could recognise their local value and protect them accordingly, even though they would not have Green Belt status. This might help strengthen the remainder of the Green Belt, which could be seen as more consistent.

Options to address Issue GB3:

Please pick either option GB3a or GB3b.

Option GB3a

Some Green Belt areas, for example where they separate settlements, should be designated as Green Wedges rather than as Green Belt.

This option would recognise the local value of these areas and protect them accordingly, even though they may not justify Green Belt status. This option may help to strengthen the remainder of the Green Belt which could be seen as more consistent.

Option GB3b

There should be no designation of Green Wedges.

Under this option, these areas would remain designated as Green Belt even though they may not fulfill all the purposes of Green Belt policy.

Issue GB4:

Does Green Belt policy restrict development too much in villages?

3. The Issues and Options

3.2.11 Some smaller villages in Greater Nottingham, such as Stoke Bardolph, Morley, Shelford and Cossall, are ‘washed over’ by Green Belt, i.e. they do not have a Green Belt boundary, and the whole settlement will be subject to Green Belt policy, which may prevent small scale infill development within these villages. This could impact on their sustainability and ability to provide for local needs.

Option to address Issue GB4:

Please state yes or no.

Option GB4a

There are severe restrictions on development in some villages; should these be removed?

Villages in the Green Belt may be subject to severe restrictions on development and the Core Strategy could amend or revise these restrictions.

Issue GB5:

Are there any other issues or options relating to the Nottingham-Derby Green Belt ?

3. The Issues and Options

3.3 REGENERATION



Introduction

3.3.1 This section considers the issue of regeneration in Greater Nottingham especially regeneration linked to redevelopment, sometimes known as physical regeneration. Regeneration will be a key theme within the Core Strategy, and other aspects of regeneration, such as skills and training are dealt within the Economy and Employment section. The section specifically looks at the approach across Greater Nottingham to the following key issues:

- The priorities for regeneration
- How to support regeneration in Greater Nottingham
- How to make sure new growth supports regeneration wherever possible

The Issues and Options

3.3.2 The main issues and options that the Core Strategy will seek to address are:

Issue RG1:

How can the Core Strategy support regeneration initiatives across Greater Nottingham?

3.3.3 Policy 12 of the Regional Spatial Strategy states that development should support the continued growth and regeneration of Nottingham. It also

3. The Issues and Options

makes specific reference to the need to provide for regeneration of deprived inner urban areas and outer estates.

3.3.4 Greater Nottingham has a range of regeneration challenges, including;

- transforming some areas of housing (particularly former council estates) by diversifying their housing mix in terms of size type and tenure
- the need to facilitate physical change around the edge of the city centre to allow economic growth and the expansion of the city centre in the Southside and Eastside Regeneration Zones
- making the most of the river and canal locations in the Waterside Regeneration Zone of Nottingham by developing new mixed use communities
- tackling problems associated with its industrial legacy, for instance at Cotgrave colliery and Stanton Iron Works.

3.3.5 As a response to these issues, there are currently a number of regeneration initiatives taking place across Greater Nottingham. In the City Council area, three Strategic Regeneration Frameworks are currently being developed covering the whole of the City's area except the city centre. These will provide a long-term strategy for regenerating and transforming Nottingham's neighbourhoods. The extent of the Strategic Regeneration Frameworks is shown on the Map 3.3 below.

3.3.6 The Strategic Regeneration Frameworks are being undertaken as a rolling programme, and will be supported by more detailed Neighbourhood Plans. These will target particular areas in which significant change is envisaged and will set out more detail on the way in which the overall SRF objectives will be delivered at the local level.

3.3.7 The Framework for the North-West of Nottingham City is now nearing completion, and identifies key areas within which neighbourhood transformation is needed to improve the living conditions and general environment. These include the western estates in the areas of Broxtowe, Bilborough and Aspley, where redevelopment of existing housing may be necessary to regenerate the estates and establish a greater choice of housing within the locality.

3.3.8 The second Strategic Regeneration Framework, which includes the East/Central areas of the City was commissioned in early 2009 and is expected to be completed by Spring 2010, and the third, which covers the South of the City, is expected to be commissioned shortly.

3.3.9 In advance of the Strategy Regeneration Framework, a Neighbourhood Plan is being prepared for the Meadows area in Nottingham City. This

3. The Issues and Options

aims to set out a vision for the regeneration of this neighbourhood, which is currently affected by a number of social problems, along with issues caused by the current design and layout of housing within the area (particularly in the 'New Meadows') and a sense of isolation from surrounding areas as a result of the current network of roads and footpaths. The Neighbourhood Plan for the Meadows is being supported by a Private Finance Initiative (PFI) bid which, if successful, will secure the funding required to deliver the overall transformation and regeneration objectives for the area.

- 3.3.10** The current Nottingham Local Plan also identifies three specific Regeneration Zones (Southside, Eastside and Waterside) within the vicinity of the city centre. These areas are currently characterised by an under use of land and a generally poor environment with poor linkages to adjoining areas. They all provide opportunities for regeneration schemes which can bring new investment for employment and housing, as well as improvements to the environment and community facilities. The current Nottingham City Local Plan identifies a series of specific sites within the Regeneration Zones for the redevelopment of a mix of different land uses, and specific planning guidance has been prepared for each Regeneration Zone. The location of the Regeneration Zones is shown on the plan below.
- 3.3.11** Specific questions in relation to the Strategic Regeneration Frameworks, Neighbourhood Plans and Regeneration Zones are included within the Nottingham City section of this Issues and Options paper.
- 3.3.12** In addition, there are also significant regeneration needs within other areas of Greater Nottingham. In particular, the RSS notes that the case for supporting regeneration at Cotgrave and Stanton through brownfield redevelopment should be examined.
- 3.3.13** Cotgrave Colliery closed in 1994 and the site has remained largely derelict since. The jobs lost by the closure of the Colliery has led to the majority of the population commuting to Nottingham, Leicester and other settlements. There are pockets of social and economic deprivation within Cotgrave, in particular around the existing shopping precinct and some of the former coal board estates. East Midlands Development Agency own the Colliery site and wish to see that it is redeveloped and reused.
- 3.3.14** Specific issues in relation to Cotgrave are considered within the Rushcliffe section of this Issues and Options paper.
- 3.3.15** At Stanton there are opportunities relating to the redevelopment of the former ironworks site. The site is one of the locations under consideration for a Sustainable Urban Extension (see Accommodating Growth section),

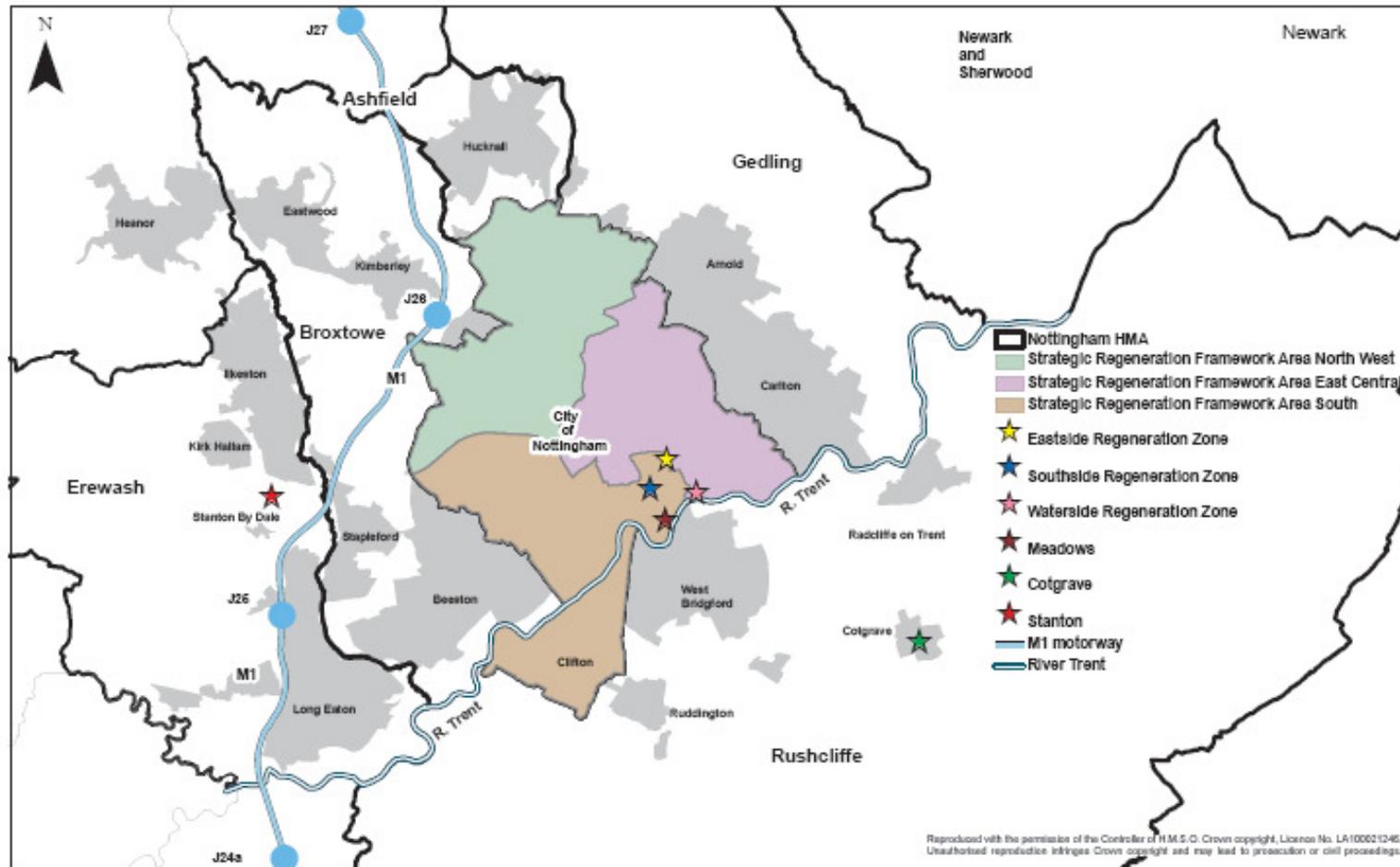
3. The Issues and Options

and if progressed, would allow for the re-use of a large area of brownfield land. However, there are considerable challenges in terms of access which require resolution.

- 3.3.16** Specific issues in relation to Stanton are considered within the Erewash section of this Issues and Options paper.
- 3.3.17** It will be important to consider how the Core Strategy can help to address the need for regeneration within Greater Nottingham and support the delivery of the regeneration and transformation initiatives set out above.

3. The Issues and Options

Map 3.3 Greater Nottingham Regeneration Priorities



3. The Issues and Options

Options to address Issue RG1:

Please answer question RG1a

Option RG1a

Are there any other regeneration priorities in addition to those highlighted above? If so where?

Regeneration is a vital part of ensuring Greater Nottingham achieves its economic, housing and sustainability aims. The priorities set out above will assist in delivering this and will therefore be reflected in the Core Strategy. However, it is important that other opportunities are not missed. There may be other areas of Greater Nottingham which you feel are in need of regeneration. Please suggest any other areas which you think would benefit from regeneration activities and explain why.

Issue RG2

How can major growth proposals benefit existing communities?

- 3.3.18** The significant amount of new development that will be required over the Core Strategy period presents an opportunity to ensure there are benefits to existing neighbouring communities and the wider area. For instance, new residents in urban extensions can help to support and enhance existing facilities such as shops, schools and other community services.
- 3.3.19** However, there is a danger that the new development could incorporate facilities that replicate existing services, leading to their decline. It will be important therefore to ensure that new development supports and enhances existing facilities where they are available and capable of being upgraded, whilst also ensuring that it provides for new needs arising from the development which are not capable of being met elsewhere.
- 3.3.20** In some cases in the past, there has also been a tendency for new development to be designed to face away from existing communities, creating social barriers, reducing physical access and meaning that it does not fully contribute to regeneration aims. It will therefore be important that, where new development takes place either within or adjoining existing areas, it is designed to properly integrate with existing communities in order to avoid these problems and ensure that regeneration benefits for existing communities are maximised.

3. The Issues and Options

Options to address Issue RG2:

Please pick either option RG2a or RG2b

Option RG2a

Meet the needs for community facilities and other services as a result of new development mainly through the enhancement and expansion of existing facilities in adjoining communities

This would help to ensure that new developments are better integrated into existing communities and that opportunities for new developments to support, rather than threaten, the viability of existing community facilities are maximised. However, it may not always be possible for existing facilities to cope with the additional demands placed on them by new developments; for example where new primary school provision is required as a consequence of large new developments.

Option RG2b

Meet the needs for community facilities and other services arising from new developments by making new provision mainly within the development

This would ensure that the needs for new community facilities are met through the development itself and that additional demand is not placed on existing community facilities. However, there could also be a threat that new facilities may undermine the viability of existing facilities, resulting in existing residents being less well served.

NB In responding to Issue 2, you may wish to cross-refer to Issue 6 in the Neighbourhoods and Place Shaping section which deals with the provision of local community facilities.

Issue RG3:

Are there any other issues or options relating to regeneration in Greater Nottingham?

3. The Issues and Options

3.4 ECONOMY AND EMPLOYMENT LAND



Introduction

- 3.4.1** This section looks at how to maintain and enhance a strong and vibrant economy across Greater Nottingham, which encompasses Nottingham city centre with its regional and sub-regional role.
- 3.4.2** In particular, the Regional Spatial Strategy (RSS) recognises that Nottingham, Derby and Leicester operate in a “3 Cities Sub-Area” where their economies, labour markets, shopping catchments, travel patterns and housing markets ‘all overlap and interact’, and together they account for half of the East Midlands economy.
- 3.4.3** Greater Nottingham benefits from major employment locations such as Lenton Lane and Colwick Park, and major employers such as Boots, Capital One and Rolls Royce. It is very important to consider the contribution of **all** forms of employment across the conurbation, including sectors such as retail, leisure and tourism and how these shape the conurbation’s economy.
- 3.4.4** Despite its many economic advantages, global economic issues are impacting on businesses in all sectors, and therefore a strong focus will be necessary on maintaining the existing competitiveness of the Greater Nottingham economy. This should enable the conurbation to develop economic resilience through uncertain times and help promote economic development over the aligned Core Strategies lifespan.
- 3.4.5** The section addresses the following key issues:
- Ensuring sufficient new jobs for the planned population growth, taking into account the current levels of unemployment, including worklessness, in some parts of the area;
 - Helping to consolidate and create a viable role for existing industries and businesses;

3. The Issues and Options

- Providing for new high-quality and well-located employment-generating development, with a range and choice of sites;
- Maximising the role of the city centre as a major economic driver within and across Greater Nottingham (and the wider region), and enhancing its profile within a regional and national context;
- Enhancing the economic role of the various town centres within Greater Nottingham.
- Ensuring that the conurbation's economy is supported by maximising the benefits of its strategic geographic location, labour pool and a strengthened infrastructure.

The Issues and Options:

The main issues and options that the Core Strategy will seek to address are:

Issue EE1:

How do we ensure sufficient new jobs are available for the planned growth in population and also tackle high levels of unemployment, including worklessness, in some parts of Greater Nottingham?

- 3.4.6** The Nottingham City Region Employment Land Study (NCRELS), referred to in this section as the 'Employment Land Study', shows that the working population of Greater Nottingham is projected to grow by 13,400 between 2003 and 2016. It will therefore be important to keep in balance the level of jobs and/or employment land required to meet the needs of a rising working age population over the Core Strategy period. Providing for this need should help to keep as many people as possible in employment, a key concern given the challenging current economic climate. Providing the right number and types of jobs will also help to discourage out-commuting from Greater Nottingham, which can be considered unsustainable given the current policy framework established at both national and regional levels.
- 3.4.7** A further consideration are the high levels of unemployment and benefit dependency in some parts of the conurbation (notably the inner city, Hucknall and Ilkeston). New jobs are also needed to give more opportunities for these people to move into employment.
- 3.4.8** The Employment Land Study establishes future employment requirements to meet the projected population growth. The extent of industrial and warehousing land is expected to fall from its current levels until 2016, and it is therefore difficult to establish a quantity of new floorspace required in

3. The Issues and Options

this sector. Nevertheless, new floorspace for all sectors will be required to meet restructuring, modernisation or inward investment needs.

3.4.9 The Study states that the conurbation needs to provide a further supply of deliverable office space of between 124,137 sq.m and 426, 537 sq.m. These figures represent the lower and upper limits of a range of floorspace need, dependent on the scale of the future loss of existing office stock and the take up of existing development sites.

3.4.10 However, data is only available until 2016, so if the Employment Land Study is used to plan for new office space, then a further refresh to the above figures would be necessary in due course.

3.4.11 Issue 1 is seen as a strategic overarching issue which provides a context for the following issues (2-5). The approach taken to addressing the issue of job and/or employment land requirements will affect the type and levels of policy intervention which may subsequently be required.

Options to address Issue EE1:

Please choose either EE1a, EE1b or EE1c

Option EE1a

Use the Employment Land Study to meet the identified undersupply of deliverable office space across Greater Nottingham to 2016 by planning for additional office space requirements to meet the projected job growth.

This will require offices to be provided for in the range indicated above (para.3.4.9). In order to provide the required floorspace to meet employment needs, the loss of office space to other uses and the take up of existing identified sites will have to be kept under review, and the level of floorspace provided adjusted accordingly. Following this option would ensure that evidence underpins the approach to projected employment activity.

Option EE1b

Plan for a higher level of additional employment requirements to encourage economic growth above projected levels.

This option would provide for more floorspace than that in option 1a to help to boost employment and economic growth. However, if the demand for new office space does not materialise, it could lead to sites or premises laying vacant.

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Option EE1c

Set no targets for a balance of, or the need for, particular types of employment.

This would see a developer-led approach to meeting employment needs across Greater Nottingham. This may result in an unbalanced economy, with either too few or too many jobs being created (resulting in higher levels of either out- or in-commuting), either in particular areas of, or across the whole of greater Nottingham, when aligned to the increase in working age population.

Issue EE2:

How do we consolidate and create a viable role for existing industries and businesses?

- 3.4.12** The continued decline of traditional industries and the growth of the service sector particularly apply to Greater Nottingham, which has a long and historic industrial legacy. The conurbation's Employment Land Study forecasts a 21% increase in office-based jobs and a 15% decrease in industrial and warehousing jobs across the conurbation between the years of 2003 and 2016. The aligned Core Strategies will need to provide a policy framework for ongoing economic restructuring, ensuring that good quality office sites are not inappropriately developed for other uses, while also being realistic about the long-term future of existing industrial sectors and their potential to provide the necessary levels of employment.
- 3.4.13** The Employment Land Study states that 'considerable amounts' of industrial / warehousing land could be released to other uses whilst still meeting market requirements. The Study recommends Local Authorities across Greater Nottingham consider de-allocating 'poor quality' committed sites. However, it also states how industrial and related employment 'remains an important economic driver' within the area and that employment land policy should protect viable sites and 'support less-skilled jobs for less-skilled workers, especially in and near the most deprived areas'. Therefore, it is important to preserve the role that key strategic employment sites currently make to the economy of Greater Nottingham. For example, large areas of employment at both Blenheim (Bulwell) and Manners (Ilkeston) Industrial Estates are important sources of jobs and cater for a range of numerous businesses and enterprises.
- 3.4.14** There are a significant number of Small and Medium Enterprises (SME) located around Greater Nottingham. These businesses span a wide range of sectors and make a significant contribution to the conurbation's

3. The Issues and Options

economy. It is important to maintain this position over the plan period and ensure SME's continue to provide a vital source of jobs to Greater Nottingham's labour pool.

3.4.15 A practical balance needs to be reached between the release of 'poor quality' and under-used employment sites and giving the necessary protection to safeguard existing viable and locally-valued sites such as those mentioned in 3.4.13.

Options to address Issue EE2:

Please choose either EE2a, EE2b or EE2c

Option EE2a

Introduce a stringent approach, to safeguard all forms of employment land and premises from proposals that threaten its existing use.

Although this would result in employment uses being secured, it could result in an increasingly large number of vacant or under-used premises which serve little commercial purpose whilst also preventing other development which could help meet regeneration aims.

Option EE2b

Adopt an approach to Employment land and premises which:-

- **safeguards well located land that continues to meet the needs of modern businesses**
- **safeguards 'locally valuable', strategically important, or sites that are required to meet identified regeneration aims**
- **Releases those that are poor quality and under-used to be developed for other uses**
- **Works with partners to remove development constraints on existing employment sites which are well located.**

This approach is based on policy recommendations from the Employment Land Study. Existing sources of employment would be protected after assessing their viability. This option acknowledges that some employment land is no longer viable in its current use, and therefore should be released for redevelopment.

3. The Issues and Options

Option EE2c

Allow business investment decisions to be the key driver in determining which land is viable and should remain in employment use. Only proposals resulting in a significant reduction in employment would be resisted.

This approach may help bring forward other required land uses (most notably housing) due to higher land values. This could however result in a lack of employment opportunities within Greater Nottingham as existing sites/premises are lost. It is also likely that sites highly suitable for employment uses, or which serve an important local need, would be lost, because they will be attractive to other uses.

Issue EE3:

How should we provide high quality and well located employment-generating development?

- 3.4.16** Encouraging the right type of new employment-generating development is essential to facilitate ongoing economic restructuring. It is also important in the context of providing a sufficient level of jobs. Many existing employment sites suffer from characteristics such as a lack of environmental quality, limited size, but most importantly poor accessibility. Such sites have been characterised by a lack of commercial take-up and under-use, so it is important that future allocations are attractive to the commercial market. Indeed, as part of accounting for some of the employment land which will be lost to other uses, the evidence re-affirms that 'new better quality industrial sites should be identified in accessible locations, close to the M1'. Doing so will allow for relocations, modernisation, and re-structuring of industries, helping them to remain viable.
- 3.4.17** It is projected that office development will be the major driver of economic growth across Greater Nottingham with the Regional Economic Strategy (RES) seeking additional investment within the service sector. Evidence suggests a large shortfall of deliverable office space within the conurbation and the 'urgent requirement to identify land' for this purpose, especially in and around Nottingham city centre.
- 3.4.18** Providing sufficient land for economic development in Greater Nottingham may also have sustainability benefits by helping to limit the level of out-commuting which could take place over the lifetime of the Core Strategy. It is also important to ensure that where significant new employment opportunities are proposed (e.g. within Sustainable Urban Extension

3. The Issues and Options

sites), these achieve sustainability objectives as outlined within the adopted RSS. This will help to ensure that accessibility between jobs, homes and services is strengthened, fully promoting sustainable and integrated patterns of new development. This issue is discussed in greater detail in the **Accommodating Growth** section (Issues 3 and 4) alongside the accompanying options.

Options to address Issue EE3:

Please choose between EE3a or EE3b and state whether you agree with EE3c.

Option EE3a

Provide a sufficient level of new sustainable employment sites that are attractive to the market, in terms of size, environmental quality and accessibility for example. If so, where might these sites be located?

The option takes account of factors which have been recognised as being a constraint on delivery, by providing for the allocation of new sites in locations which are more attractive to the market. This could increase the take-up of identified employment sites and ensure that any demonstrated need is readily met in a co-ordinated way across Greater Nottingham.

Option EE3b

Do not specify the location of new employment land.

This would leave the location of new employment-generating development to individual business investment decisions, subject to other relevant planning policy. This option may result in an ad-hoc approach to providing new employment land across Greater Nottingham with a possibility that employment requirements would not be met. This is due in part to challenging housing requirements to 2026, where potential new employment sites which may be in favourable locations for commercial development are overlooked in preference to alternative land-uses.

3. The Issues and Options

Option EE3c

Actively encourage proposals and enterprises that support the diversification of the rural economy.

This approach reflects and supports the role the rural economy can play across Greater Nottingham. Ongoing economic restructuring has resulted in the long-term and nationwide decline of agricultural sectors over recent decades. The Core Strategy could include an approach which supports proposals to diversify economic activity within rural areas of Greater Nottingham, subject to other planning policies and most notably green belt. This could ensure that rural areas remain sustainable locations in maintaining a local source of jobs for those living in the immediate locality.

Issue EE4:

How can Nottingham city centre maximise its benefit to the economy of Greater Nottingham?

- 3.4.19** Nottingham city centre is a commercial centre of regional importance. National and regional planning guidance re-affirms the crucial role played by city centres in supporting the economy of their surrounding areas and communities. Benefits include the City as a brand, the diverse range and critical mass of businesses and employment opportunities, the facilities and services present which serve businesses, the high level of accessibility to Greater Nottingham and beyond, including the expanding Nottingham Express Transit (NET) Tram System. These factors make the city centre the prime office location in the East Midlands, and further growth in this sector is to be encouraged.
- 3.4.20** All these attributes serve to create a viable and thriving environment in which a wide range of businesses want to invest, providing a significant economic appeal. The Core Strategy provides an opportunity to enhance these attributes through consolidating the role of the City, expanding its extent, and improving the inter-relationships with the surrounding conurbation.

3. The Issues and Options

Options to address Issue EE4:

Please choose between EE4a and EE4b.

Option EE4a

Concentrate new office and commercial development in and around Nottingham city centre, particularly in the Regeneration Zones.

There are significant opportunities to expand and enhance the role of Nottingham city centre, and to capitalise on these opportunities, Regeneration Zones have been designated around the city centre which are capable of accommodating significant office development. Continuing this approach would help plan with some certainty for the quantities of employment land whilst supporting the economic role the city centre plays in both the local and regional economies. This approach is broadly in line with the findings of the Employment Land Study.

Option EE4b

Allow a more dispersed pattern of office and commercial development around Greater Nottingham

This approach acknowledges the role other locations, such as business parks, could play in accommodating additional economic growth, including office-based jobs. However, allowing for a large proportion of new office-based jobs to be located away from the city centre could undermine its economic role, and miss making the most of its advantages, such as proximity to supporting services and its accessibility.

Issue EE5:

What role can the other town centres in Greater Nottingham play in supporting the local economy?

3.4.21 Centres such as Hucknall, Ilkeston, Arnold, Beeston, Bulwell and West Bridgford are important employment locations, both for their retail and service functions and for more local office development. They have advantages of being relatively accessible, especially by public transport, and the presence of supporting services.

3.4.22 Enhancing their wider economic roles by encouraging more office-based employment would ensure that more localised needs are met in

3. The Issues and Options

sustainable locations. However, given the fact that most town centres have only limited opportunities for expansion, a balance between new office development and ensuring their ongoing retail vitality and viability role will be required. Providing for such locally based employment needs, should not undermine the role of the city centre.

Option to address Issue EE5:

Please consider question EE5a

Option EE5a

Is there scope for the existing town centres in Greater Nottingham to accommodate office based employment? Which of them would be most suitable for further development?

Some town centres may be able to accommodate office based development, and this would have the advantages of accessibility and the presence of other services, though to a lesser extent than the city centre. Some town centres may have more potential than others, due to either their location or the availability of suitable land.

Issue EE6:

How does Greater Nottingham support its economy by ensuring the conurbation benefits from its strategic location, labour pool and infrastructure?

3.4.23 Greater Nottingham benefits greatly from its central location from a national, regional and sub-regional perspective. This ensures that there is a substantial and highly diverse labour pool to support the conurbation's economy. However, ongoing economic restructuring has resulted in various skills gaps in the labour pool. It is therefore important that the Core Strategy, working with relevant partners, encourages the re-skilling of the workforce as promoted through the RES objectives seeking to meet the needs of the knowledge-based economy.

3.4.24 The increasing importance of knowledge-based skills and jobs in the economy has been acknowledged through Nottingham being designated as one of only six Science Cities in the UK. This recognises Nottingham as an exemplar of international science and technology innovation in research and business. Of particular importance to the knowledge-based economy are Nottingham's hospitals and universities. The Queen's

3. The Issues and Options

Medical Centre and City Hospital are of sub-regional importance, and the City's two universities, the University of Nottingham and Nottingham Trent University, have campuses around the conurbation. In addition, Nottingham Science and Technology Park, which is located adjacent to the University of Nottingham, and the proposed Nottingham Medi-Park, located adjacent to the Queen's Medical Centre, provide key areas where knowledge-based industries can benefit from close proximity to both one-another and the hospitals and universities. Such initiatives to encourage innovation and enterprise will help deliver further RES objectives by providing a platform for long-term economic growth.

- 3.4.25** The conurbation also benefits from good levels of accessibility, particularly in respect to ongoing improvements to strategic transportation links. It is served by a frequent direct rail service to London and other regional cities including a new service to Leeds. Similarly, widening of the M1 and the dualling of the A453 represent improvements to the conurbation's road infrastructure. Greater Nottingham also benefits greatly from its proximity to an expanding East Midlands Airport, with flights to all major European cities. It is a major employer, both in its own right and in helping to support a wide range of airport-related businesses.
- 3.4.26** Policy 21 of the Regional Spatial Strategy highlights Greater Nottingham as a possible area for a new Strategic Distribution site, which are accessible to the rail network and so can be served by rail freight. Providing such a facility could help contribute towards a stated regional demand and may also provide new employment opportunities.
- 3.4.27** The aligned Core Strategies will have an important role in building on all of these factors to help ensure the conurbation's economy can grow. Effective partnership working will be required to help deliver such aims.

3. The Issues and Options

Options to address Issue EE6:

Please state whether you agree with EE6a, EE6b, EE6c and EE6d.

Option EE6a

Support the expansion and development of a knowledge-based economy utilising the role of the Universities and the Hospitals.

This approach would help to meet the ambitious targets to enhance the knowledge-based economy in Greater Nottingham, and the aspirations set out in the Science City Prospectus. This approach will promote the availability of sites attractive to these sectors (including, if appropriate, by identifying broad locations where knowledge intensive developments could be located), and help to develop a highly-skilled labour force. This will require ongoing work with partners to attract the right kind of investment and to ensure that the workforce have access to the right skills and qualifications to best support the shift towards a knowledge-based City economy.

Option EE6b

Develop the role that East Midlands Airport has in the local economy

Inclusion of a policy approach to encourage development associated with the airport in appropriate locations in the conurbation could help to capture some of the benefits of airport growth within the Greater Nottingham economy.

Option EE6c

Provide for a Strategic Rail Freight Distribution Centre within Greater Nottingham. Where might suitable locations be?

This option seeks to improve the infrastructure and maximise the potential capacity of rail freight in Greater Nottingham. The RSS states that Greater Nottingham may be a possible location for a Rail Freight Distribution Centre. Providing for one could help reduce freight vehicles using the strategic road network. If a particular site cannot be identified, criterion for site selection could be developed.

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Option EE6d

Maximise opportunities for training initiatives to re-skill the Greater Nottingham workforce

This option could help to focus future strategies, planning decisions and wider public sector interventions to address re-skilling the workforce. A wider 'spatial' and integrative approach to planning could mean Local Authorities and their partner organisations working together to provide further relevant training opportunities in up-skilling the working population of Greater Nottingham. One particular example of such opportunities is utilising section 106 agreements to secure local employment and training opportunities as part of new employment-generating development.

Issue EE7:

Are there any other issues or options relating to the economy and employment land in Greater Nottingham?

3. The Issues and Options

3.5 THE ROLE OF NOTTINGHAM AND ITS CITY AND TOWN CENTRES



Introduction

3.5.1 This section considers the role of Nottingham and its city and town centres. It specifically looks at the approach across Greater Nottingham to the following key issues:

- The regional context of Nottingham and its city centre, including the role of Nottingham as a Core City, a key driver of the regional economy and a focus for leisure, tourism and culture
- The role and hierarchy of the city and town centres

The Issues and Options

3.5.2 The main issues and options that the Core Strategy will seek to address are:

Issue TC1:

How can the Core Strategy help strengthen Nottingham's role as a Core City?

3.5.3 The Nottingham urban area is the largest conurbation in the East Midlands, and is often considered to be the Region's capital. It is a centre for knowledge-intensive industries such as research and development, and is designated as both a 'Core City' and a 'Science City'¹³. Greater Nottingham currently has a local economy which employs more than

¹³ Issues and Options in relation to Science City are dealt with in the Economy and Employment Land section

3. The Issues and Options

300,000 people and is currently worth more than £11.6 billion per annum. Figures for the latest five years show strong economic growth which, at more than 32%, is greater than the level of economic growth for the Region as a whole (30%) and for England (29%). Growth in Greater Nottingham over the last year has remained fairly constant in relation to previous years (at 5.3%). This is in line with national and regional averages (5.3% and 5.2% respectively), however, these figures do not reflect the current economic downturn.

3.5.4 The Core City Prospectus sets out a vision to consolidate Nottingham's position as the leading city in the East Midlands, the region's most important economic driver and a great European city. It also shows that Nottingham's particular strengths as a Core City stem from its critical mass of businesses, services and supporting infrastructure, which provide a significant economic appeal to the City. In addition, Nottingham also has key strengths in relation to its connectivity to the rest of the region and other key cities, its well-established knowledge and technology sector (particular focused around its universities and hospitals), its city centre retail and entertainment offer, and its extensive cultural and sporting facilities.

3.5.5 It is important that the Core Strategies consider how to capitalise on Nottingham's general strengths and enhance its role as a Core City. However, as Nottingham's role as a Core City is an over-arching theme, it has clear linkages with other sections of this Issues and Options consultation. Specific options on how to help strengthen Nottingham's role as a Core City are therefore set out later within this section and within the Economy and Employment Land section.

Options to address Issue TC1:

Nottingham's role as a Core City is an over-arching theme which relates to many other specific topics. Specific options on how to help strengthen Nottingham's role as a Core City are therefore set out later within this section and within the Economy and Employment Land section. See below for full details of where these options can be found:

Sport, leisure, tourism and culture – see Issue TC2 in this section

City centre retail – see Issue TC3 in this section

Other general retail – see Issue TC4 in this section

City centre commerce and economy – see Issue EE4 in the Economy and Employment Land section

Science City – see Issue EE5 in the Economy and Employment Land section

3. The Issues and Options

Issue TC2:

How can the Core Strategy help strengthen Greater Nottingham's role as a focus for sport, leisure, tourism and culture?

- 3.5.6** Data shows that Nottingham City was visited by 12.3m tourists in 2006, and it is estimated that the tourist economy accounts for some £466m and supports around 7,200 local jobs. The vast majority of tourist activity is concentrated within the city centre. Completion of the Old Market Square and Lace Market Square has opened up new leisure opportunities, and there are currently in excess of 1,600 hotel bedrooms in the city centre. Nottingham Contemporary (a regional art gallery) is also currently on target to be completed in the city centre by Spring 2009. It is likely that demand for future hotel provision will be focused around the regeneration projects to the south and east of the city centre, and around major transport hubs.
- 3.5.7** The conurbation contains a number of major spectator sports venues. It also contains a number of international-class sports facilities, award-winning theatres, museums, and is a centre for learning and for creative industries. Greater Nottingham also contains numerous areas of historic value, from the medieval and industrial core of the city centre, areas influenced by the legend of Robin Hood, areas and buildings that have been developed as a result of the textile industry, and areas and buildings that are connected to literary figures such as Byron and D.H Lawrence.
- 3.5.8** The Core Strategy will need to consider how to best support and strengthen Nottingham's role and offer in terms of leisure, culture and tourism.

Options to address Issue TC2:

Please pick either option TC2a or TC2b

Option TC2a

Support the protection of and development of sporting, leisure, tourism and cultural facilities

This would assist in both maintaining and, wherever possible, enhancing Greater Nottingham's role as a focus for leisure, tourism and culture. However, it is also possible that this option might not fully capture the benefits of grouping facilities within specific areas.

3. The Issues and Options

Option TC2b

Focus development of strategic sport, leisure, tourism or cultural developments in particular areas of Greater Nottingham

This option may assist in the creation of distinct cultural or sporting quarters/clusters for major facilities, which may bring wider benefits in terms of enhancing Greater Nottingham's overall status. However, this might also mean that opportunities outside these areas are not fully addressed.

Issue TC3:

What approach should the Core Strategy take to the city centre's position in retail terms, and towards defining a retail hierarchy for the rest of Greater Nottingham?

- 3.5.9** Experian data placed Nottingham as the 5th best retail centre in Britain in terms of comparison shopping expenditure in 2007. The 2008 ranking places it 6th meaning that the city centre has lost its top five position for the first time since 1998. Despite annual comparison goods spend increasing by £30 million between 2006 and 2007, CACI's Retail Footprint 2007 survey ranked Nottingham 7th in the hierarchy of centres resulting in a fall of 2 places from the previous year.
- 3.5.10** Other retail centres such as Derby, Sheffield/Meadowhall, Mansfield, Newark and Loughborough/Leicester also have an influence on shopping patterns for the Greater Nottingham area due to their proximity and the range of services that they offer. Strengthening the role of the retail centres within the Greater Nottingham area may help to reverse this pattern.
- 3.5.11** The Retail Studies that cover Greater Nottingham conclude that Nottingham city centre is performing well in terms of viability and vitality, and that the successful delivery of the new Broadmarsh centre is vital to Nottingham's retailing future and in maintaining its position in terms of retail rankings.
- 3.5.12** The studies recommend the following retail hierarchy for the following centres:

Major Regional Centre

- Nottingham city centre

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Major District Centres/Town Centres:

- Arnold
- Beeston
- Hucknall
- Ilkeston
- Long Eaton

District Centres:

- Bulwell
- Borrowash
- Carlton Square
- Clifton
- Eastwood
- Hyson Green
- Kimberley
- Sandiacre
- Stapleford
- Sherwood
- West Bridgford

3.5.13 The Retail studies have also identified capacity and need for further retail development in certain parts of Greater Nottingham, especially post 2016 and subject to population growth. Some centres are not performing as well as they should, such as Bulwell and Hucknall. The relevant Core Strategy may provide an opportunity to address such issues.

3.5.14 PPS6 requires a sequential approach to retail development, which focuses new retail development within existing Town and District centres. The Retail Studies generally conclude that:

- It is important to resist the continued pressure for more out-of-centre development of retail warehouses, and pressure to relax bulky goods conditions on existing retail warehouses, as this will result in the slower and more difficult town centre options not being possible or being deferred
- Food retailers should be encouraged to open non-food only stores in the town centres, perhaps to help anchor new town centre developments, rather than allowing more space for comparison goods sales in existing out-of-centre superstores or larger superstores

3.5.15 It is important that these principles are set out within the Core Strategy.

3. The Issues and Options

Options to address Issue TC3:

Please state whether you agree with option TC3a, pick either option TC3b or TC3c and state the methods that could assist reviving existing less successful centres under option TC3d

Option TC3a

Consider improving the quality and range of opportunities for retail in the city centre, which could include allocating strategic sites for retail development

This option may help to address the recommendations of the Retail Study in relation to maintaining and enhancing the city centre's position as one of the best performing retail centres in the country.

Option TC3b

Adopt the hierarchy recommended within the retail studies covering Greater Nottingham for existing centres

This would provide a clear common hierarchy for the town centres within Greater Nottingham in terms of their role and function. However, it may mean that opportunities to enhance other centres are not addressed.

Option TC3c

Consider enhanced roles for certain existing centres – if so where?

This may assist in the enhancement of certain retail centres across Greater Nottingham, helping maintain their viability and vitality, and may help to support new growth. This could also include directing certain types of retail and other facilities to certain centres. However, this might also have a negative impact on the viability and vitality of the city centre and/or other existing centres.

Option TC3d

How can the Core Strategies help to provide support for less successful centres?

Core Strategies could suggest a number of methods, such as action plans, masterplans and management plans. However, there may be other means of support that the Core Strategies could suggest.

3. The Issues and Options

Issue TC4:

Are there any other issues or options relating to the role of Nottingham and its city and town centres?

3. The Issues and Options

3.6 NEIGHBOURHOODS AND PLACE SHAPING



Introduction

3.6.1 This section considers the theme of neighbourhoods and place shaping. It specifically looks at the approach across Greater Nottingham to the following key issues:

- How an appropriate mix of housing, type and tenure can be provided in new development
- What approaches should be taken to delivering new affordable housing
- The design of new developments – including making sure new homes are adaptable for all occupants throughout their lives
- The provision of, and accessibility to, local community facilities

The Issues and Options

3.6.2 The main issues and options that the Core Strategy will seek to address are:

Issue NP1:

To what extent should the Core Strategy attempt to influence housing type, mix and tenure in order to maintain a balanced housing market?

3.6.3 There is a significant variation in the type and tenure of housing across the Greater Nottingham area, with particular areas being characterised by specific types of housing. For example, there is a much higher concentration of owner occupied housing in areas such as Gedling (81%) and Rushcliffe (79%) in comparison with Nottingham City, where the level is only 50%. Conversely, the proportion of social rented housing is much

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higher within Nottingham City (33%) than within Rushcliffe (9.9%) and Gedling (11.1%).

- 3.6.4** In addition, there is a significantly higher proportion of detached properties in Rushcliffe (47%) than within Nottingham City (16%), whereas the proportion of terraced properties in the City is much higher (31%) than within Rushcliffe (11%). Finally, the size of housing also shows significant variation. For instance, within Nottingham City the majority of houses (34%) have 5 rooms and only 10% of houses have more than 7 rooms. Conversely, 33% of all houses within Rushcliffe have more than 7 rooms. [It is important to note, however, that there are also significant variations in the housing mix within local authority areas, and the Nottingham Core Strategic Housing Market Assessment (SHMA) identifies a number of housing 'sub-markets' below the local authority level. These are small areas which are characterised by particular types of housing.
- 3.6.5** The Nottingham Core SHMA identifies a range of issues in relation to the current housing mix across the conurbation. These particularly include the need for housing renewal in the City along with improving neighbourhoods and environments and the lack of choice for some within the housing market.
- 3.6.6** The Core Strategy will need to consider how to address the mix of housing within Greater Nottingham in order to maintain mixed and balanced communities and meet the wider housing needs across Greater Nottingham in line with PPS3 guidance.
- 3.6.7** In accordance with Government guidance, the Core Strategy will also need to address the housing needs of particular groups, including older people, people with disabilities and students. This also includes gypsies, travellers and travelling showpeople. However, the identification of specific sites to meet these needs will be dealt with in a subsequent document, and any such sites will have to meet criteria set out in Government guidance.

3. The Issues and Options

Options to address Issue NP1:

Please pick either option NP1a, NP1b, NP1c or NP1d

Option NP1a

Adopt an approach that doesn't attempt to influence housing mix

This option may result in the continuation of current patterns of housing mix and type across Greater Nottingham – potentially exacerbating existing imbalances and meaning that some housing needs are not provided for. However, in the current economic climate it may encourage more housing to be built in the short term.

Option NP1b

Adopt a general approach seeking a suitable housing mix on all new development sites

This option would provide a basis for securing a suitable mix of housing types on new development sites, to suit the individual circumstances of the site. This could provide a flexible approach to shaping the nature of new development, but may not provide the level of detail required to address specific issues in some areas.

Option NP1c

Adopt an approach to housing mix based across the whole of Greater Nottingham

This option would provide a basis for determining an appropriate mix of housing types on new development sites, including provision for gypsy, travellers and travelling showpeople by taking into account the existing housing mix across Greater Nottingham as a whole. This option could begin to address particular needs, although a general approach across Greater Nottingham may mean that some more specific local issues are not fully addressed.

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Option NP1d

Adopt an approach to housing mix based on housing sub-markets

This option would provide a basis for determining an appropriate mix of housing types on new development sites by taking into account the existing housing mix at the housing sub-market level (housing sub-markets are small areas of housing with common characteristics within the overall Housing Market Area). This option could be used to address particular needs and issues at the more local level. It should be noted, however, that some housing sub-markets perform particular roles (eg the city centre) and it may not therefore be desirable to seek to a full range and type of houses at the sub-market level in every instance.

Issue NP2:

What approach should the Core Strategy take to preserving existing settlement forms where they are appropriate?

3.6.8 There are pressures to intensify housing development in some areas of Greater Nottingham, for example where existing family housing is being cleared to make way for more intensive forms of development – such as in Edwalton and Ravenshead. Whilst appropriate in some cases, this can impact on the overall housing mix and have a negative impact on the character of existing communities in some instances. The Core Strategy will need to consider how to address these pressures in order to maintain mixed and balanced communities across Greater Nottingham.

Options to address Issue NP2:

Please state whether you agree with option NP2a

Option NP2a

Should the Core Strategy protect existing patterns of development where they are already considered appropriate? If so, where?

This would help to manage and restrict the pressure for more intensified development in areas where this would be detrimental to the existing character and mix of the area. However, it may also restrict development opportunities within existing urban areas and mean that more new housing has to be provided elsewhere.

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Issue NP3:

What approach should be taken towards affordable housing provision?

3.6.9 Government guidance in PPS3 requires the provision of affordable housing to meet the needs of local communities, where it is viable to do so. Greater Nottingham currently has a significant identified need for affordable housing – estimated at around 47% of planned new supply across the area as a whole (but varying significantly between the constituent local authorities – from around 21% of planned supply in Nottingham City to approximately 85% of planned supply in Erewash). The Core Strategy will have to address the need for affordable housing in order to ensure the future supply of housing meets the needs of communities within Greater Nottingham.

Options to address Issue NP3:

Please pick either option NP3a or NP3b, and state whether you agree with option NP3c

Option NP3a

Set an overall target for the number of affordable houses to be developed in Greater Nottingham, based on viability

This option could provide a useful target for the whole area. However, it may be difficult to implement and manage such a target given the local variation in affordable housing need and viability across Greater Nottingham.

Option NP3b

Set affordable housing targets based on housing sub-markets or local authority areas, based on viability

This option should reflect local variations in viability but may result in policies specific to each Local Authority area.

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Option NP3c

Within the context of options 3a and 3b above, set targets for different types of affordable housing (rented, shared ownership etc)

In accordance with PPS3, the Core Strategy could set out the proportions of affordable housing that should be available for rent, shared ownership etc. A Greater Nottingham target may be useful but is unlikely to reflect variations within the area, whilst a more detailed approach may result in policies specific to each Local Authority area.

Issue NP4:

What approach should be taken towards affordable housing provision in rural areas?

- 3.6.10** PPS3 notes that opportunities for delivering affordable housing in rural communities tend to be more limited. It states that where viable and practical Local Authorities should consider allocating and releasing sites solely for affordable housing in rural areas.
- 3.6.11** Determining the level of affordable housing need in rural areas is difficult. However, the Nottingham Core SHMA examines the need for affordable housing within parishes in Greater Nottingham with a population of less than 3,000. It concludes that there is a degree of rural housing need within most rural parishes in the area, although the level of need varies significantly. In total, it suggests that that is a need to develop between 60 and 100 affordable houses per year within the rural areas of Greater Nottingham, although it also concludes that more detailed assessments will need to be undertaken to determine precise needs for individual rural settlements. Some parishes, such as East Bridgford have already developed sites purely for affordable housing, as they demonstrated a specific affordable housing requirement through a local housing needs assessment.
- 3.6.12** The Core Strategy will need to consider how to approach the provision of affordable housing in rural areas.

3. The Issues and Options

Options to address Issue NP4:

Please state whether you agree with options NP4a and NP4b

Option NP4a

Develop an approach to enable the delivery of affordable housing in rural areas.

Where there is an identified level of need in a rural parish, it may be prudent to develop an approach which allows small sites to be developed specifically for affordable housing as long as mechanisms are in place to allow such houses to remain affordable. Whilst this approach would provide a general way of addressing the issue there is often difficulty in persuading landowners to release such sites.

Option NP4b

Consider the need to allocate sites specifically for affordable housing development.

PPS3 also enables sites to be specifically allocated for affordable housing within small rural settlements. The Core Strategy could consider allocating such sites where there is evidence of a particular need, although the actual location of any such site would be determined in a later Site Specific Allocations document.

Issue NP5:

How can the Core Strategy help to deliver high quality design in new developments and ensure that new homes are adaptable for all occupants throughout their lives?

3.6.13 The Commission for Architecture and the Built Environment 'Audit of Housing Design Quality in the East Midlands, West Midlands and the South East' showed that the East Midlands has poor design quality for new housing when compared with other regions. The Core Strategy will therefore need to consider how higher design standards can be secured. In addition, the population profile of Greater Nottingham is generally ageing in line with national trends. These issues will need to be considered through the Core Strategy in order to ensure that the needs of Greater Nottingham's communities are adequately provided for in the

3. The Issues and Options

future. Note that issues and options relating to standards of sustainability in new developments are covered in the Climate Change section.

Options to address Issue NP5:

Please state whether you agree with options NP5a or NP5b, and then pick either option NP5c or NP5d

Option NP5a

Set out Greater Nottingham-wide policies on design

This option would provide a basis for securing higher standards of design for all forms of new development, to suit the individual circumstances of the site. This could provide a flexible approach to shaping the nature of new development, but may not provide the level of detail required to address specific issues in some areas – this could be an issue where significant new growth is proposed.

Option NP5b

Require new developments across Greater Nottingham to meet a high Building for Life standard and the guidance in Manual for Streets

The Building for Life standards aim to improve the design of new homes and create high quality neighbourhoods in which communities can flourish. Similarly, the Manual for Streets sets out guidance for residential street design that aims to ensure streets are places that people want to live and spend time in, rather than just transport corridors. This option could therefore help to improve the design standard of new developments in Greater Nottingham, but may increase the cost of development and therefore impact on viability.

Option NP5c

Require new developments across Greater Nottingham to meet Lifetime Homes standards

The Lifetime Homes Standards provide guidelines for accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment. Requiring all new development to meet these standards would help to provide a flexible and adaptable supply of housing to suit the needs and changing circumstances of all members of the community. However, such an approach may be overly prescriptive and may place unreasonable costs on the development industry undermining the viability of development.

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Option NP5d

Require developers to provide a proportion of all new housing to Lifetime Homes standards

This option would provide a less prescriptive approach to delivering a supply of adaptable homes to meet the individual needs and changing circumstances of communities within Greater Nottingham, but would not have the same level of impact as option 5c.

Issue NP6:

How can the Core Strategy plan for the provision of, and access to, local community facilities?

- 3.6.14** The ability to access key community facilities is vital to the creation of successful communities. Government guidance in PPS1 states that planning polices should address accessibility for all members of the community to jobs, health, housing, education, shops, leisure and community facilities (which could include, for example, community halls, doctors surgeries, etc).
- 3.6.15** The Government's Building Schools for the Future (BSF) programme, which is a 10-15 year programme aimed at re-building and renewing secondary school facilities, is particularly important in this respect. The Local Education Authorities in Greater Nottingham (Nottingham City Council, Nottinghamshire County Council and Derbyshire County Council) are all undertaking programmes involving the replacement or improvement of secondary schools through BSF. In addition, three new 'Academies' are proposed in Nottingham City Council's area and options are also being considered in respect of potential Academy provision by Nottinghamshire County Council.
- 3.6.16** The Local Improvement Finance Trust (LIFT) programme, which is a Government initiative to help modernise health and social care premises, also has important implications for the provision of community facilities. The LIFT programme aims to help re-build local facilities and provide a range of services within a single location to enable easier community access and support wider social regeneration. Nottingham City, Nottinghamshire County and Derbyshire County Councils have all either delivered recent improvements to health facilities or are considering the provision of future service improvements through this programme.

3. The Issues and Options

3.6.17 The Core Strategy will therefore need to address these issues in order to provide for the needs of all communities within Greater Nottingham.

Options to address Issue NP6:

Please state whether you agree with options NP6a, NP6b and NP6c

Option NP6a

Protect existing local community facilities within Greater Nottingham

This would protect existing community facilities (which could include community halls, doctors surgeries etc), unless there is strong justification for their loss, would help to ensure the maintenance of successful communities across Greater Nottingham.

Option NP6b

Support the provision of new local community facilities in accessible locations and in association with large new developments

This would help to focus the provision of future community facilities within locations that are easily accessible to the communities they are intended to serve, and ensure that large new developments are sustainable and do not place additional pressure on existing facilities. In responding to this issue, you may wish to cross-refer to Issue 2 within the Regeneration section which deals with community facilities in association with new developments.

Option NP6c

Encourage the joint use of community facilities and for them to be located close together

The joint use (for example the use of school sports facilities for community recreation purposes outside of school hours) may bring wider community benefits. Similarly, if community facilities are located close to one another, or on the same site, this could improve accessibility to services by reducing the need to travel to more than one location.

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Issue NP7:

How can the Core Strategy help to reduce health inequalities and crime in Greater Nottingham?

3.6.18 Good health and quality health services are a fundamental requirement for sustainable communities. They are also key objectives of the various Community Strategies and Sustainable Community Strategies for the councils within Greater Nottingham. It is therefore important that the aligned Core Strategies help to deliver these objectives including, for example, by having regard to the plans and programmes of the various Primary Care Trusts and Hospital Trusts which operate within Greater Nottingham. However, the Core Strategy can also help to deliver these aims in other ways such as ensuring adequate provision of outdoor recreation space and encouraging local residents to use healthy modes of transport such as walking and cycling through the provision of improved walking and cycling links.

3.6.19 In addition, the need to create a real and perceived safer environment by reducing crime and the fear of crime is important. This is also recognised as a fundamental objective in the Community Strategies and Sustainable Community Strategies for the Greater Nottingham councils. As a key mechanism for helping to deliver Community Strategy objectives, it is therefore important that the Core Strategy helps to support these aims. This could be achieved, for example, by designing new developments to reduce opportunities for crime and create environments which feel safe, such as by ensuring adequate surveillance of paths and public open spaces and by providing appropriate street lighting. It could also be achieved through the provision of good quality facilities, services and activities for young people, which may assist in discouraging crime and anti-social behaviour from this age group.

Options to address Issue NP7:

The issues and options related to health, wellbeing and crime are addressed throughout various sections of this document. In particular, the 'New Infrastructure to Support Growth', 'Regeneration' and 'Green Infrastructure' sections, along with other issues relating to design within this section, incorporate the options to address this issue.

Do you think these sufficiently address this issue? If not, what else should be considered?

3. The Issues and Options

Issue NP8:

Are there any other issues or options relating to neighbourhoods and place shaping in Greater Nottingham?

3. The Issues and Options

3.7 TRANSPORT AND ACCESSIBILITY



Introduction

- 3.7.1** This section considers the future of the transport system in Greater Nottingham, especially how the system will have to change and adapt to meet the requirement for growth, and how to address government priorities for reducing the need to travel. Transport investment in Greater Nottingham is programmed through the Local Transport Plans, which have government objectives of congestion, air quality, road safety and accessibility, and local objectives related to regeneration & neighbourhood renewal, quality of life and efficient maintenance.
- 3.7.2** East Midlands Airport is located just outside of Greater Nottingham, close to junction 24 of the M1. As well as providing a wide range of national and international destinations it generates a significant number of trips by both travellers and employees. Its economic impacts are discussed in the Economy and Employment section.
- 3.7.3** This section focuses on the following key issues:-
- How to make major new developments as accessible and sustainable as possible through location choice and infrastructure/service improvements
 - The balance between different types of transport, such as buses, trams and cars and how congestion is being tackled
 - Major transport priorities

The Issues and Options

- 3.7.4** The main issues and options that the Core Strategy will seek to address are:

3. The Issues and Options

Issue TA1:

How should the accessibility of major new developments be approached?

- 3.7.5** Major new residential, commercial and retail development will have a significant cumulative impact on travel demand in Greater Nottingham, especially into, within and potentially, out of the City over the coming years which will place more pressure on already congested highway and public transport networks. These impacts and associated mitigation measures will need to be determined through a comprehensive land use and transport modelling exercise across the area of influence.
- 3.7.6** To make best use of existing infrastructure, new development is most sensibly located in areas which are already accessible by public transport, walking and cycling and/or where there are no immediate highway capacity issues which cannot be resolved. However, a balance may be required where brownfield opportunities exist, but are less accessible.
- 3.7.7** To accord with government and regional policy, the process to identify how best to serve future major development must start with travel demand management and a 'Smarter Choices' approach (see paragraph 3.7.11) as described in Issue 2 below.
- 3.7.8** The next stage is to identify new public transport infrastructure and services along with measures to encourage walking and cycling to make developments accessible sustainably. This will include exploring opportunities to provide additional NET tram lines and associated park and ride services, but the scope to implement such schemes will be limited due to prohibitive costs. In the medium term the provision of new and improved bus services (including new cross-conurbation services) with prioritising infrastructure to improve journey times and reliability will offer the most potential to accommodate travel demands and build patronage with a view to potential further NET tram lines in the longer term.
- 3.7.9** Regional policy indicates that targeted improvements to highway capacity should only be considered as a last resort to accommodate residual car trips after intensive travel demand management and public transport, walking and cycling options have been explored.

3. The Issues and Options

Options to address Issue TA1:

Please state whether you agree with options TA1a and TA1b

Option TA1a

Major new development should only be located within accessible corridors

Accessible corridors are those already well served by public transport (buses, tram, rail), and/or without existing congestion problems. Locating developments within such corridors will enable the new travel demand to be accommodated with minimal impact. This will, however, limit development opportunities, particularly for large scale development, and less well connected brownfield opportunities could also be missed.

Option TA1b

Major new development should only be permitted in association with the provision of major new public transport infrastructure and services and highway capacity improvements

To ensure that the travel demand from major new development is handled sustainably it will be necessary to require developers to provide significantly improved, or even new, public transport infrastructure and services together with intensive travel demand management (such as personalised travel plans) and, as a last resort, major highway capacity improvements to accommodate residual car trips.

Issue TA2:

What should be the balance between different modes of transport, together with demand management?

- 3.7.10** Significant growth both in housing and economic development has led to pressure on the transport system; roads are congested and public transport is at or near capacity on key arterial routes during peak hours of demand. Further growth will exacerbate the situation without appropriate investment and demand management.
- 3.7.11** With a few exceptions, it is not economically viable or socially acceptable to build new roads within the existing urban area, therefore it is essential to make the best use of existing transport infrastructure with targeted programmes of improvements to capacity where this is the only option to

3. The Issues and Options

accommodate growth. In addition congestion targets and policies to reduce the need to travel mean planning for more car usage is unlikely to be tenable.

- 3.7.12** 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'. Smarter Choices 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 when provided to large numbers of people. In Greater Nottingham the Big Wheel is an award-winning transport awareness marketing tool being utilised to promote sustainable travel options in a fun and informative manner.
- 3.7.13** The potential for Smarter Choices to make a real difference relies on the alternative modes of transport being in place. The area has an excellent network of public transport including a comprehensive network of high quality, high frequency bus services on which patronage continues to grow, the first line of the tram serving the north and northwest of the conurbation and a series of park and ride sites serving both. These commercially operated services are supported by a network of Link Buses which connect communities and important destinations such as the hospitals and provide important services to areas which are not served by commercial bus operations and would otherwise be isolated.
- 3.7.14** Trams, particularly when combined with park and ride facilities, have proved effective in attracting car commuters with NET Line One taking around three million private car trips per year off the road network.
- 3.7.15** There are suburban rail links to some parts of Greater Nottingham, with the Robin Hood Line to the north being particularly popular. Sunday services have recently begun and there may be opportunities to extend it to Bingham. The recently opened parkway station near Junction 24 of the M1 may act as a Park and Ride for Nottingham, and will increase public transport access to the East Midlands Airport.
- 3.7.16** Walking and cycling are important modes for short journeys and can be a real alternative to the private car given appropriate, prioritised, safe and convenient infrastructure. A programme of Primary Pedestrian Routes is being implemented to provide upgraded links between the outlying residential areas (often with low car ownership) and the city centre giving

3. The Issues and Options

access to jobs and services to inner city communities. To complement this, a Strategic Cycle Route Network has been established and a programme of improvements to the routes proposed is being developed and implemented through the joint Greater Nottingham Local Transport Plan. The main radial and orbital routes are particularly important for commuting cyclists and can make an impact on private car usage for such journeys. Similar smaller scale programmes are being introduced within both town and district centres across the area.

Options to address Issue TA2:

Please state whether you agree with options TA2a and TA2b, or whether you prefer TA2c

Option TA2a

Focus on the promotion and development of public transport (especially bus) facilities and priority, look at the feasibility of developing further the NET tram network and rail links, and improve cycling and walking links

This approach, which is consistent with Greater Nottingham Local Transport Plan objectives, would help to constrain peak hour car use and tackle congestion, improve reliability of public transport and make cycling and walking more attractive options, but could reduce road capacity for private cars. This could be highly effective if combined with intensive demand management through travel planning, and if this principle was applied to adjacent existing developments, it could reduce car use demand in some locations.

Option TA2b

Introduce very intensive demand management to encourage the use of public transport

Such demand management would include financial disincentives to private car usage such as the proposed Workplace Parking Levy, extreme controls over levels of parking associated with new development and intensive travel planning including personalised travel plans which are devised on an individual basis and can be very effective in reducing travel demand given provision of the high quality alternative modes.

3. The Issues and Options

Option TA2c

Give less priority to public transport, cycling and walking where this would have an adverse impact on road capacity for private cars

This would reduce the reliability of public transport, but would allow current levels of capacity for private cars. However, the growth of car traffic would be likely to erode any benefits and lead to increased congestion. Whilst congestion can be an effective tool to manage demand it is environmentally and economically damaging and inefficient, and combined with a lack of alternatives, the transport system might fail. This approach would be inconsistent with local, regional and national objectives relating to sustainable transport provision.

Issue TA3:

What should be the priorities for major transport infrastructure?

3.7.17 The priorities for major transport infrastructure in Greater Nottingham are listed below. The planned improvements (which all have funding identified) represent a very significant investment in the transport infrastructure for Greater Nottingham. However, much remains unfunded at present, and given the high proportion of Regional Funding Allocation to be spent in Greater Nottingham over the next 10 years, funding for transport elsewhere in the region may be prioritised after this period.

3.7.18 Existing planned major public transport improvements include:

- Nottingham Express Transit Phase 2 (Extensions to Clifton and Chilwell)
- Nottingham Station Hub
- Nottingham to Lincoln Rail Improvements
- Gamston Park and Ride

3.7.19 Existing planned major highway improvements include:

- A46 Improvements - Newark to Widmerpool
- A453 Widening – M1 to Nottingham
- Hucknall Town Centre Improvements
- Nottingham Ring Road Improvement Scheme
- Turning Point East Phase 1 (Nottingham city centre inner ring road improvements)

3. The Issues and Options

3.7.20 Other schemes identified but not currently funded that may support growth include:

- Further tram extensions
- Potential tram-train routes
- Cross-city bus transit corridors
- West Bridgford bus priority measures
- Ilkeston Station
- Nottingham to Grantham Rail Upgrade
- Robin Hood Line Bingham Extension and Capacity Improvements
- A60 Leapool Park and Ride Site
- Kimberley Town Centre improvements
- Turning Point East future phases
- A52 Radcliffe Bypass
- A52 Grade Separated Junctions (West Bridgford)
- 4th Trent Crossing near Radcliffe
- Gedling Access Road

Options to address Issue TA3:

Please pick between TA3a, TA3b and TA3c

Option TA3a

Should the priorities for investment in major transport schemes focus on public transport

The Greater Nottingham and Derbyshire Local Transport Plans contain long-term Visions which includes public transport and highway major schemes which will help to deliver growth and enhance accessibility within the conurbation. By focusing on public transport, the benefits of behavioural change can be maximised, but road capacity for private vehicles can be reduced. Maintaining or increasing highway capacity may have short term benefits, but increased traffic is likely to erode these benefits, and congestion could increase.

3. The Issues and Options

Option TA3b

Should the priorities for investment in major transport schemes focus on highway capacity

The Greater Nottingham and Derbyshire Local Transport Plans contain long-term Visions which includes public transport and highway major schemes which will help to deliver growth and enhance accessibility within the conurbation. By focusing on public transport, the benefits of behavioural change can be maximised, but road capacity for private vehicles can be reduced. Maintaining or increasing highway capacity may have short term benefits, but increased traffic is likely to erode these benefits, and congestion could increase.

Option TA3c

Should the priorities for investment in major transport schemes focus on both

The Greater Nottingham and Derbyshire Local Transport Plans contain long-term Visions which includes public transport and highway major schemes which will help to deliver growth and enhance accessibility within the conurbation. By focusing on public transport, the benefits of behavioural change can be maximised, but road capacity for private vehicles can be reduced. Maintaining or increasing highway capacity may have short term benefits, but increased traffic is likely to erode these benefits, and congestion could increase.

Issue TA4:

Are there any other issues or options relating to transport and accessibility in Greater Nottingham?

3. The Issues and Options

3.8 NEW INFRASTRUCTURE TO SUPPORT GROWTH



Introduction

3.8.1 In planning for growth, it is essential that the infrastructure needed to support that growth is provided for. The type and scale of new and improved infrastructure that might be needed to support the housing and other growth being planned for is partly looked at already within other sections. Please see:

Accommodating Growth	– Issue AG4:	The link between future development and existing and proposed supporting infrastructure
Neighbourhood and Place-shaping	– Issue NP6:	Provision of, and access to, local community facilities
Transport and Accessibility	– Issue TA3:	Major transport infrastructure
Green Infrastructure and Landscape Character	– Issue GI1:	Protection and enhancement of Green Infrastructure

3.8.2 In addition to this, all the councils across Greater Nottingham need to identify where existing infrastructure may or may not be able to support growth, and what infrastructure improvements may be necessary if development is to go ahead in a particular location; for example, to the south of Nottingham. The types of infrastructure that will need looking at could include, for example, new roads, tram lines, schools, health centres, flood defences, play areas, parks and other green spaces.

3.8.3 What the authorities also have to consider is how to best make sure necessary infrastructure is delivered alongside or in advance of growth. In

3. The Issues and Options

particular, the authorities have to decide in what way developers should contribute financially towards new and improved infrastructure to support their developments.

3.8.4 This section looks at:

- where infrastructure is already adequate to support growth and where it is not
- the ways in which new infrastructure requirements linked to housing and other growth might be delivered and funded
- whether the councils should continue to use Planning Obligations (Section 106 Agreements) to secure new and improved infrastructure or whether a Community Infrastructure Levy (CIL) should be used instead.

The Issues and Options

3.8.5 The main issues and options that the Core Strategy will seek to address are:

Issue NI1:

Where can existing infrastructure support growth in Greater Nottingham?

3.8.6 One of the most critical issues in planning for growth is making sure that there is the necessary infrastructure to support it. There may be locations where existing infrastructure is sufficient to accommodate a certain level of growth without significant improvements being necessary, but there will be other locations where existing infrastructure can support only limited growth or no growth at all. Where existing infrastructure is inadequate, growth will either not be able to go ahead in that area or else necessary infrastructure improvements will have to be made.

3.8.7 Such requirements can consist of:

- on and off site transport provision/enhancements
- the provision or improvement of open space, sport and recreation facilities
- other community facilities
- sustainable development measures (e.g. renewable energy technology)
- education and health facilities
- the provision of affordable housing

3. The Issues and Options

3.8.8 The councils have already started to identify if and where there are deficits in infrastructure provision across Greater Nottingham and to find out what improvements are needed to enable growth to go ahead, through the ongoing preparation of a separate Infrastructure Capacity Study. This study is being prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highways authorities, education authorities and water companies.

3.8.9 What the councils need to know from you is what your views are.

Options to address Issue NI1:

Please consider questions NI1a and NI1b

Option NI1a

Where can existing infrastructure support growth in Greater Nottingham?

Please specify the location (the name of the place or area), the types of infrastructure which are capable of supporting growth, and why existing infrastructure can support growth.

Option NI1b

Where is existing infrastructure not capable of supporting growth and, what improvements are necessary to allow growth to go ahead?

Again please specify the location, what types of infrastructure, why it cannot support growth, and what improvements are necessary to support additional growth (it may be your view that no improvement can be practicably achieved to allow growth to go ahead).

Issue NI2:

How should developers contribute to infrastructure which their developments need to go ahead?

3.8.10 The way in which developers currently contribute towards infrastructure funding is through what are known as Planning Obligations (or Section 106 Agreements). These enable developers to provide directly or make a financial contribution towards the provision of infrastructure made necessary by their development. Planning Obligations are usually

3. The Issues and Options

negotiated on an individual basis for each and every development. It is a process that has been widely criticised. The concerns include:

- that Planning Obligations, especially how they are negotiated, are not transparent enough
- there can be inconsistency between the contributions made towards new infrastructure
- they often only apply to bigger developments, which can mean the impacts of smaller developments can be ignored
- they tend not to be that effective in funding infrastructure improvements across a wider area (for example, the whole of Greater Nottingham) because it can be difficult to pool together the funds paid to different councils
- that for large infrastructure requirements (for example, a major new road), the existing system can unfairly lead to the first developer in an area or the last developer contributing disproportionately to the cost of required infrastructure, because their development is the 'tipping point' for the need for a piece of infrastructure, while others make a low contribution or no contribution at all.

3.8.11 In response to these criticisms, the Government introduced the Community Infrastructure Levy (CIL) which could largely replace Planning Obligations. Although the exact way in which the CIL will operate has yet to be finalised, it will provide a more standardised, consistent and transparent way of ensuring that developers help fund infrastructure that will support their developments. It will not apply to affordable housing provision, which will be secured through a separate process.

3.8.12 There would be a set charge for each development based on simple formulae which would relate the sum charged to the size and character of the development paying it. It would apply to a wider range of developments than is the case with Planning Obligations, which would allow the cumulative impacts of smaller developments to be better addressed.

3.8.13 CIL should enable developer contributions to be more easily pooled, especially across different council areas. This could help in funding bigger infrastructure improvements across Greater Nottingham, particularly where funding from developments in more than one council area is necessary. This ability for a CIL to support new infrastructure over wider areas could help the councils in working together to support growth across the whole of Greater Nottingham.

3.8.14 It may also enable infrastructure to be forward funded, and then be reimbursed from a CIL. This could help to bring forward particular

3. The Issues and Options

development schemes that need significant new infrastructure before they can go ahead.

3.8.15 The councils do not necessarily have to introduce a CIL as it is discretionary to do so. If the councils do decide to introduce a CIL, it will need to be developed following specific procedures to ensure what is proposed is both fair and viable. It will be important to ensure that any charging mechanism does not set the level of contribution too high, thus either preventing development or reducing its quality. The councils will need to be clear about what the infrastructure requirements are likely to be arising from the new development and how these will be funded, taking account of what developers can realistically be expected to pay and what other funding sources are available. This information will help establish what the standard charges would be for different types of development.

3.8.16 Specific issues to consider in responding to Issue 2 include:

- What types of infrastructure should CIL cover, if implemented?
- Do you believe CIL would better enable the delivery of infrastructure that serves more than one council area than is possible with the use of Planning Obligations alone?
- If councils put a CIL in place what mechanism(s) might they use to forward fund infrastructure delivery prior to developments starting and developer contributions then becoming available?

Options to address Issue NI2:

Please pick option NI2a, NI2b or NI2c

Option NI2a

Introduce a Community Infrastructure Levy (CIL) to help fund most new infrastructure requirements?

One of the key questions that the councils need to ask you is whether or not they should introduce a CIL to cover the whole of Greater Nottingham and its surrounding area. If it is decided that this is a good idea, then detailed issues such as exactly how much it would cost developers would be decided later on.

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Option NI2b

Continue to use Planning Obligations in the same way as the councils do at present?

This option would see the operation of the Planning Obligation process in much the same way as happens now. This option would provide councils and developers with more freedom to negotiate what infrastructure related contributions are made, on a development by development basis, than would be possible with a CIL.

Option NI2c

Continue to use Planning Obligations but make more use of standard formulae, with greater ability for financial contributions to be pooled for use across Greater Nottingham and its surrounding area.

Even if a CIL is introduced, and Planning Obligations continue to be used, the councils could still try to make them more consistent by making greater use of standard formulae when calculating the financial contributions. This approach could also potentially allow for wider pooling of contributions across council areas to take place than happens at the moment.

Issue NI3:

Are there any other issues or options relating to new infrastructure to support growth in Greater Nottingham?

3. The Issues and Options

3.9 GREEN INFRASTRUCTURE AND LANDSCAPE CHARACTER



Introduction

- 3.9.1** This section looks at the provision of Green Infrastructure and character of the landscape in Greater Nottingham. Green Infrastructure is a network of multi-functional green spaces, which helps to provide a natural life support system for people and wildlife. This network of both public and privately owned land and water supports native species, maintains natural and ecological processes, sustains air and water resources, and contributes to the health and quality of life of people and communities.
- 3.9.2** In addition, Green Infrastructure can add to an area's uniqueness, making it a place that is distinctive, stimulating and an exceptional place to live and work. Ongoing work to produce an up to date and comprehensive assessment of the landscape character of the Greater Nottingham area will help provide an evidence base on which informed decisions can be made about future development proposals.
- 3.9.3** Landscape provides the setting for our day-to-day lives. The term does not just mean special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as it does an expanse of lowland plain. It results from the way that different environments - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, and enclosure) interact together and are perceived by us. People value landscape for many different reasons, not all of them related to traditional concepts of aesthetics and beauty. It can provide habitats for wildlife and of how people have lived on the land and harnessed its resources. Landscape has social and community value, as an important part of people's day-to-day lives. It has economic value, providing the context for economic activity and often being a central factor in attracting business and tourism.

3. The Issues and Options

3.9.4 Landscape Character Assessment has emerged as an appropriate way to look at landscape because it provides a structured approach to identifying character and distinctiveness as well as value. It helps to ensure development contributes to and respects landscape character when it happens, and as such will inform all development decisions, and is therefore not raised here as an issue in its own right.

3.9.5 This section focuses on the following key issues:-

- The principle of providing for green infrastructure and allow consideration as to how the aligned Core Strategy can support and enhance Green Infrastructure.
- What the future priorities for providing for new and/or improved Green Infrastructure should be.
- How to best protect and enhance biodiversity in Greater Nottingham.
- How to best improve access to countryside.

The Issues and Options

3.9.6 The main issues and options that the Core Strategy will seek to address are:

Issue GI1:

Green Infrastructure needs to be protected and enhanced. In doing so, what is the most appropriate way to provide open spaces to meet the recreational, amenity and environmental needs of local people? What should the priorities be?

3.9.7 The Regional Spatial Strategy (RSS) recognises that the environmental impact of development should be considered from the outset, and a co-ordinated approach should be taken to providing new and enhanced existing green infrastructure across local authority boundaries. The recommended approach is to integrate the growth proposals with the broader objective of achieving linked, enhanced green networks, integrated with other strategies. This approach can more easily be achieved in major new development, where it can assist in delivering and enhancing Green Infrastructure initiatives such as the proposed Trent River Park through Nottingham and a possible Sherwood Forest Regional Park in the north of Greater Nottingham. (The 2008 Sustainable Urban Extension Study looked at possible locations for such new urban extensions and the issue of Green Infrastructure was a key element of the assessment of sites).

3. The Issues and Options

- 3.9.8** One of the key themes of the New Growth Point programme is Green Infrastructure, with work initially focusing on the mapping and identification of gaps in provision/quality of green infrastructure followed by an action plan of projects at both strategic and local level.
- 3.9.9** As such, a Green Infrastructure Strategy and Action Plan is now being prepared. The overarching aim of the Strategy will be to achieve a step change in the quality and connectivity of Green Infrastructure across the area to match the scale of growth proposed and to provide a focus for attracting and retaining new development and investment.
- 3.9.10** In terms of existing open spaces, these can vary significantly in quality and diversity throughout the Greater Nottingham area. Some can suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance and poor location. In some areas, there may not be enough appropriate open space to meet local recreational need or to provide amenity.

Options to address Issue GI1:

Please consider GI1a or GI1b and say whether you agree with GI1c and GI1d

Option GI1a

Require new developments to provide for enhanced green networks?

By incorporating Green Infrastructure within the newly built up areas, this will increase the 'footprint' of the built up area (thereby encroaching further into the green belt or open countryside), but will increase accessibility to local open spaces.

Option GI1b

Where are the existing deficiencies in Green Infrastructure provision?

Needs and deficiencies in open space and facilities will be identified through district wide assessments. Based on these assessments, open space strategies will be developed setting out standards for quantity, quality and accessibility.

3. The Issues and Options

Option GI1c

Should equal priority be given to the protection and enhancement of open space in both the urban area and in rural towns and villages?

Historically, a greater emphasis has been given to urban open spaces on the basis that the rural towns and villages have the benefit of easier access to the surrounding open countryside. However, the rights of way network is sometimes limited in reality, with little readily accessible open space.

Option GI1d

Require all existing open spaces be protected from loss, even where they are poorly located and managed, or only where they have a clear function and value to the community (in meeting local need for formal and informal recreation and 'natural' open spaces)?

Protecting all open spaces may result in investment in open space and management being spread too thinly, less targeted and effective. Allowing development on poorly located or problematic areas of open space could help to reduce problems for instance by creating natural surveillance and allow the creation of enhanced open spaces that would more appropriately meet local need.

Issue GI2:

How should biodiversity in Greater Nottingham be protected and enhanced?

3.9.11 Biodiversity describes the variety of life in a specified region or area. Conserving biodiversity has numerous wider benefits, with a key role to play in meeting quality of life, well being and sustainability objectives in issues such as housing, health, education, tourism, and economic development.

3.9.12 Government policy outlines that an indication should be given to the location of designated sites of importance for biological and geological interest, with policies making clear distinctions between the hierarchy of such sites; and any areas or sites for the restoration or creation of new priority habitats should be identified and supported through appropriate policies.

3. The Issues and Options

3.9.13 The Regional Spatial Strategy identifies priorities for enhancing the region's biodiversity and recognises the need to deliver a major step change increase in the level of biodiversity across the East Midlands.

3.9.14 The biodiversity value of Green Infrastructure can be threatened by a variety of activities. These include pressure from development, problems such as poor management and design, and the loss of key features such as urban gardens. The distribution of habitats and species may also be affected by climate change.

Options to address Issue GI2:

Please choose either GI2a, GI2b or GI2c

Option GI2a

Identify specific sites and corridors within which development will not be permitted where it causes loss or damage to acknowledged biodiversity interests.

This would protect specific corridors and sites but may not protect a range of important species or habitats that could be damaged or lost outside of identified areas. It could prevent development which might be desirable for other reasons.

Option GI2b

Identify specific sites and corridors of acknowledged biodiversity importance and ensure that all development proposals, wherever they are, identify positive measures to protect and enhance biodiversity. This would also include an explicit objective of protecting and promoting specific features for biodiversity which may be declining or threatened, such as private gardens in urban areas.

This would help to ensure a more comprehensive assessment of biodiversity impacts and opportunities through development proposals and enable a core ecological framework to be recognised and delivered. This is reliant on all the specific sites and corridors being correctly identified.

3. The Issues and Options

Option GI2c

Do not identify specific sites and corridors of biodiversity importance and use a criteria based policy approach to encourage the protection and enhancement of biodiversity in all developments where appropriate.

A criteria based approach will ensure that all sites can be assessed against this policy. However, this may not result in a strong, core ecological framework being identified, conserved and enhanced and may lead to more piecemeal activities which do not maximise their biodiversity potential.

Issue GI3:

How should access to the countryside in Greater Nottingham be improved to benefit local residents and visitors?

- 3.9.15** Access to the countryside and the natural environment is poorer in some parts of Greater Nottingham than others, in particular for communities with poor health and economic disadvantage.
- 3.9.16** There is presently little opportunity for the Councils within Greater Nottingham to secure new areas of open space unless the land is being re developed for residential use. A key issue for the Core Strategy to contend with is how best this issue can be resolved to ensure that a fair and equitable supply of green open areas can be delivered through the planning system and one way of doing this is by improving access to the open countryside that surrounds the built up areas within Greater Nottingham. Linking the urban area to the countryside can be improved by making use of existing corridors such as rivers, canals and also the National cycle network.

3. The Issues and Options

Options to address Issue GI3:

Please choose either GI3a or GI3b

Option GI3a

Target opportunities for improvements on identified routes and routeways from urban areas where access is currently poor and set out a clear and sustainable approach to creating and enhancing access to the countryside, recreational management areas, river valleys and facilities to serve towns and villages and to support local tourism opportunities.

This would enable a more targeted approach to improving access to the countryside for local communities where it is poor, investing in appropriate countryside management and visitor facilities across Greater Nottingham and managing visitor pressure at key 'honey pot' sites. However this approach may miss more general improvements of enhancing access to the countryside.

Option GI3b

Do not focus on specific sites or areas but support a general approach of improving access to the countryside from urban areas.

This option could help to improve access to the countryside across Greater Nottingham but may result in patchy or more limited improvements due to a less targeted approach and would not necessarily help to manage visitor pressure in existing highly visited areas without specified facilities and routeways as a focus for investment and enhancement.

Issue GI4:

Are there any other issues or options relating to Green Infrastructure and landscape in Greater Nottingham?

3. The Issues and Options

3.10 CLIMATE CHANGE



Introduction

3.10.1 This section considers the issue of climate change in Greater Nottingham and will look at options for tackling climate change (mitigation) and making new development more resilient to it (adaption). Any potential policy arising from these issues can only apply to new developments as the planning system has no control over existing buildings.

3.10.2 Climate change affects us all, and addressing it is one of the Government's main concerns, and the Planning Act 2008 requires Core Strategies to contribute to climate change policy.

3.10.3 This section will consider:

- Whether an approach requiring a percentage of energy in new developments to be derived from renewable or low carbon sources is appropriate (following pioneering work by the London Boroughs of Merton and Croydon, more commonly known as the 'Merton Rule').
- Whether it is appropriate to consider addressing sustainability in building construction and whether to require new residential development to comply with a high level of the Code for Sustainable Homes.
- The need to avoid flood risk and accommodate the impacts of climate change.

The Issues and Options

3.10.4 The main issues and options that the Core Strategy will seek to address are:

3. The Issues and Options

Issue CC1:

To what extent should the Core Strategy take account of the need to reduce carbon dioxide (CO₂) emissions in new developments and what approach should be taken towards reducing energy use, reducing emissions and promoting the development of renewable energy?

- 3.10.5** Climate change is recognised as being one of the most significant issues for the future of the area cutting across all land use sectors as such many policy options. The UK has a binding target under the Kyoto Protocol to reduce emissions of six greenhouse gases by 12.5% from 1990 levels in the period 2008-2012 and the Government also has an additional goal of reaching zero carbon in new housing developments by 2016. It has set a target of 10% of UK electricity from renewable sources by 2010 and 20% by 2020.
- 3.10.6** The Regional Spatial Strategy promotes the Government's ambition of zero carbon development. It identifies the need to reduce the causes of climate change and to reduce its impacts. It encourages the development policies to reduce the need for energy and promotes a proportion of energy supply to be derived from decentralised and renewable or low-carbon sources.
- 3.10.7** To ensure the sustainable future growth of Greater Nottingham, that contributes to the regional and national carbon reduction targets, it will be necessary to ensure new development is both highly efficient and generates as much of its own energy needs as possible. At present renewable energy sources make only a small contribution to the area's energy use. To achieve the renewable energy targets set out in the RSS, more renewable and low carbon energy generation schemes will need to be developed. The scale of the growth needed offers the opportunity for local distribution networks for electricity and heat.

3. The Issues and Options

Options to address Issue CC1:

Please say whether you agree with options CC1a to CC1d

Option CC1a

Require a percentage of energy in new developments to be derived from renewable sources. Do you have any evidence to suggest that these targets are either too high or too low?

This option would seek to reduce annual Carbon Dioxide (CO₂) emissions in new developments, and would ensure that Greater Nottingham is contributing towards the national targets. Work has already been undertaken within Nottinghamshire which would support a percentage reduction of CO₂ in new developments above current building regulations Erewash Borough Council is not included in this work, but are currently working towards a similar approach. The actual amount of carbon to be saved annually through the use of low or zero carbon energy sources could be calculated by applying specific percentages to expected building carbon footprints (see glossary). The Nottinghamshire work is geared to provide different targets for domestic and non-domestic as a twin track approach to the overall percentage target as follows:

		Current - 2010	2010- 2013	2013- 2016	2016 onward
DOMESTIC	% Low/Zero Carbon Contribution	20%	23.5%	27%	100%
	Benchmark CO ₂ emissions to be used in setting target (kgCO ₂ /m ² /year)	36.7	31.2	27	N/A
		Current - 2011	2011- 2015	2015- 2019	2019 onward
NON- DOMESTIC	% Low/Zero Carbon Contribution	10%	10%	10%	N/A
	2005 static Benchmark CO ₂ emissions to be used in setting target (kgCO ₂ /m ² /year)	100t	100t	100t	N/A

3. The Issues and Options

Option CC1b

Require all new housing development to comply with a high level of the Code for Sustainable Homes standards as a minimum.

This option could only apply to residential development. All Registered Social Housing and housing provided through the Homes and Communities Agency already has to meet Level 3 of the Code for Sustainable Homes. Applying this level to privately developed housing would lead to a reduction in carbon dioxide (CO₂) emissions, but this reduction would remain constant and would not make a 'step change in the percentage of carbon reduction required in line with the national targets. It would be overtaken by building regulations in time.

Option CC1c

Adopt an approach which requires large scale development and/or sustainable urban extensions to meet enhanced levels (higher than options 1a and 1b above) of reduction in Carbon Dioxide (CO₂) emissions.

This option would seek to reduce annual carbon dioxide (CO₂) emissions at greater levels in large scale developments, and would ensure that Greater Nottingham is contributing towards the national targets at a higher level.

Option CC1d

Do not apply any additional reductions in Carbon Dioxide (CO₂) emissions

The Building Regulation and national/regional targets would set the levels of carbon reduction required in new developments.

Issue CC2:

What approach should be taken towards ensuring that new developments do not increase the risk of flooding?

3.10.8 The impact of climate change and the extensive flooding which occurred during the summer of 2007 have heightened the importance of flooding as an issue. Greater Nottingham has extensive areas of fluvial flood plains. Flood risk assessments have already been carried out for the study area and, where appropriate, flood risk mitigation measures have been

3. The Issues and Options

identified as part of these assessments, including the Left Bank Flood Alleviation Scheme on the River Trent. Minor works are proposed in Gedling and Nottingham City with more substantial works proposed in Broxtowe and Erewash.

3.10.9 In the past new development has often increased flood risk and therefore in the future any new development should help to reduce flood risk, for instance through the use of Sustainable Drainage Systems (SuDS).

Options to address Issue CC2:

Please pick either CC2a or CC2b

Option CC2a

Aim to minimise the risk of flooding by refusing any new development on Flood Risk Zones 2 and 3 unless exceptional circumstances can be justified

This approach would ensure no new development is at risk of flooding or contribute to increased flood risk, however, it could prevent some development within flood risk areas which are required in order to meet wider sustainability objectives, for instance, on previously developed land.

Option CC2b

Allow development on Flood Risk Zones 2 and 3 on previously developed land where it is shown to be adequately defended or the sequential test has been applied

Some development within flood plains may be required in order to meet the regional housing requirement, for instance, on previously developed land in and around the city centre. In this instance, new developments will need to demonstrate that they have assessed other locations for new development before those which are liable to flood which would ensure that the risk of flooding is not exacerbated to the satisfaction of the Environment Agency. This option would still allow development if acceptable mitigation measures were in place where necessary.

3. The Issues and Options

Issue CC3:

Are there any other issues or options relating to climate change in Greater Nottingham?

4. Locally Distinct Issues and Options for Broxtowe Borough Council

4.1 BROXTOWE BOROUGH COUNCIL

4.1.1 This section looks at further issues and options that are of specific local relevance to Broxtowe Borough Council. In particular, it considers the following key topics:

- Which of the sites identified in the Sustainable Urban Extension study (SUE study) are most appropriate parts of the green belt to consider for development.
- As some of the SUE sites are large, for more of a realistic consideration, should any SUE sites be subdivided into more logical sections for consideration?
- Accommodating growth outside the Principal Urban Area.
- Would a mixed use development including employment be a better reason to justify building in the green belt than a solely residential development?
- How should the proposed tram route influence the choice of sites for development?
- How can more brownfield land be released for housing to save green belt?
- What choices exist to ensure an appropriate distribution of new employment sites in the borough?
- Should the Toton Sidings area site still be considered a potential site for a strategic rail freight depot?

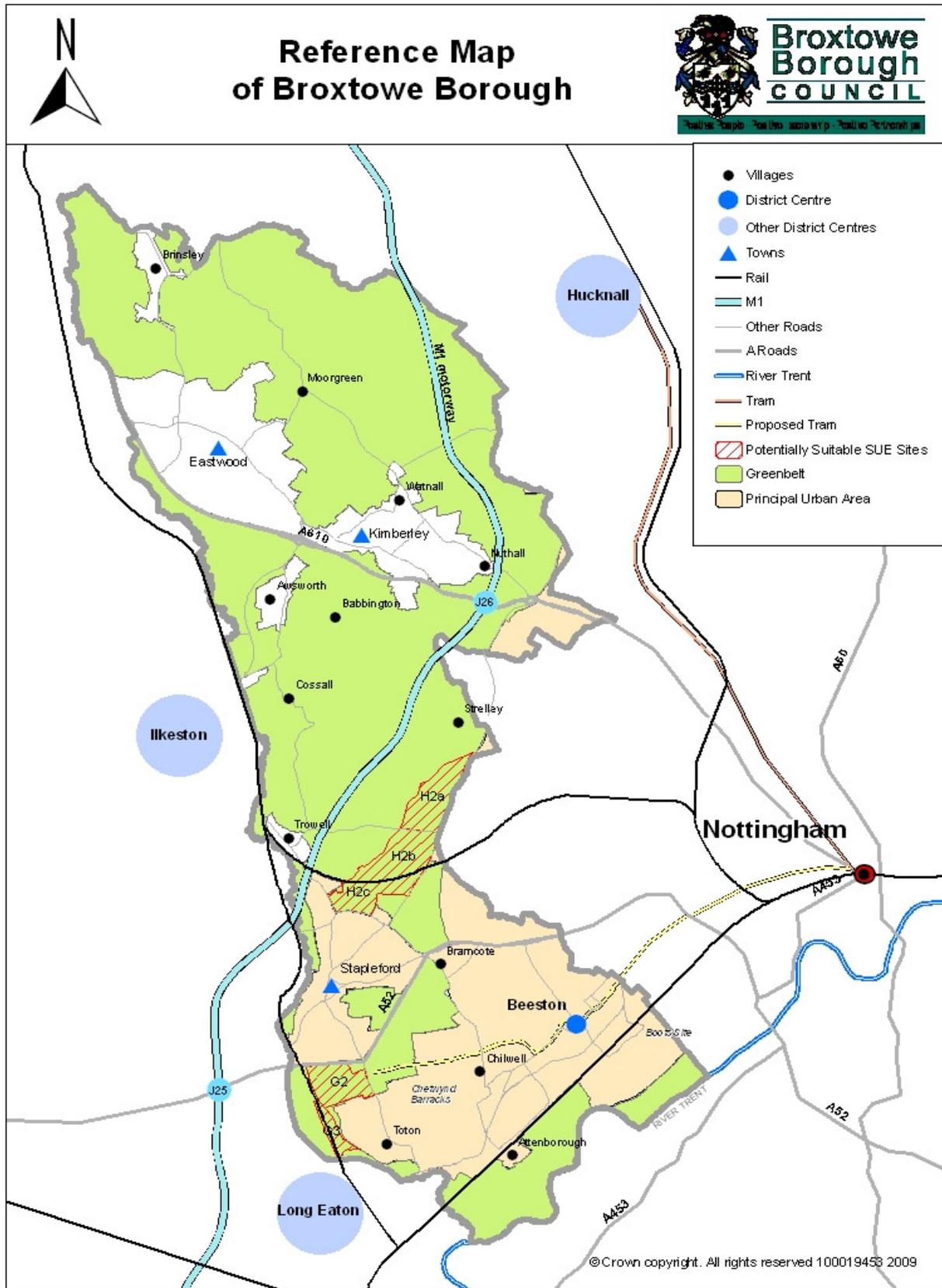
4.2 Issues relating to accommodating growth

4.2.1 It is inevitable that the green belt will need to be reviewed in Broxtowe in order to accommodate the scale of growth proposed in the Regional Spatial Strategy (RSS), which is 6,800 dwellings in the twenty year period 2006-26.

4.2.2 In terms of very broad figures, taking account of existing development land opportunities, land still has to be found for 4,500 dwellings to satisfy the requirement up to 2026. At least 2,000 of these are likely to require land that is currently in the Green Belt.

4.2.3 The RSS figures make a distinction between the Principal Urban Area (PUA) where at least 3,600 dwellings (i.e. 53% of the 6,800 total) should be located, and the “non-PUA” part of the borough. The PUA covers all of South Broxtowe as far north as to include the part of Trowell to the south of the M1 motorway. It also covers the edge of Nottingham in the Nuthall and Strelley areas, and any future expansion of that edge. The “non-PUA” refers to the remainder of the borough, which may have to accommodate a maximum of 3,200 dwellings over the period.

4. Locally Distinct Issues and Options for Broxtowe Borough Council



4. Locally Distinct Issues and Options for Broxtowe Borough Council

Issue BBC1:

Which of the sites in Broxtowe identified in the Sustainable Urban Extension study (SUE study) and shown on the map are the most appropriate parts of the green belt to consider for development?

G2 – “Between Stapleford and Toton”

G3 – “Toton Sidings, Toton”

H2 – “North of Stapleford”

4.2.4 The SUE Study is referred to in the Greater Nottingham part of this document (Section 3), in particular in the “Accommodating Growth” section, see that section’s “Issue 3”. The sites in Broxtowe it identifies as potentially suitable are Sites G2, G3, and H2. Site G2 is the area between the edge of Toton and the southern edge of Stapleford. Site G3 is primarily the area covered by the former railway marshalling yards at Toton Sidings. Site H2 covers land to the north of Stapleford and the west of Coventry Lane and its continuation as the Western Outer Loop Road. Please refer to the map for further details. Any decisions about Sites G2 and G3 are also affected by Issues 7 & 8 later in this section and site H2 is also considered in Issue 2 below.

Options to address Issue BBC1:

Please state whether you agree with any of the site options listed, or state an alternative site in the green belt that you consider to be most appropriate for development and state the reason. You may wish to consider a combination of sites.

BBC1a Choose site G2

BBC1b Choose site G3

BBC1c choose site H2

BBC1d Choose another site

Issue BBC2:

As some of the SUE sites in Broxtowe are large, for more of a realistic consideration, should any SUE sites be subdivided into logical sections?

4.2.5 The reasoning behind subdividing large SUE sites is that as whole sites they would have major impact on their local areas and may be best

4. Locally Distinct Issues and Options for Broxtowe Borough Council

considered in logical smaller parts which could be more sensitively limited to avoid the scale of impact.

- 4.2.6** However, the north of Stapleford SUE is exceptionally large and could be subdivided into three separate zones:
H2a Bilborough Road
H2b Coventry Lane/Nottingham Canal
H2c Field Farm, Stapleford/Trowell

Options to address Issue BBC2:

Please state whether you have a view about suitability about parts of Site H2 (please see map).

- BBC2a** **Bilborough Road**
- BBC2b** **Coventry Lane/Nottingham Canal**
- BBC2c** **Field Farm Stapleford/Trowell**

Issue BBC3:

In order to accommodate Broxtowe's growth outside the Principal Urban Area development will need to take place in the northern half of the borough. This growth could concentrate on:

- **Eastwood**
- **Kimberley**
- **Other settlements such as Awsworth, Brinsley, Cossall, Moorgreen, Nuthall, Trowell and Watnall.**

- 4.2.7** These options need to be read within the context of the Regional Spatial Strategy wording for growth outside the Principal Urban Area, which says it should be "located mainly at Eastwood and Kimberley". The maximum number of new dwellings involved here would be 3,200 over the twenty year period 2006-26. Eastwood and Kimberley are towns with sufficient facilities and have therefore been identified within the RSS. Because Eastwood and Kimberley may not be able to take all the growth needed outside of the Principal Urban Area, there may be a case to extend particular smaller settlements which have spare capacity in their facilities, or which have facilities (eg primary schools) which might become less viable if population growth does not take place within the catchment.

4. Locally Distinct Issues and Options for Broxtowe Borough Council

Options to address Issue BBC3:

Please state which settlements outside of the Principal Urban Area you think should receive growth and give your main reason.

BBC3a **Eastwood**
BBC3b **Kimberley**

Other settlements

BBC3c **Awsworth**
BBC3d **Brinsley**
BBC3e **Cossall**
BBC3f **Moorgreen**
BBC3g **Nuthall**
BBC3h **Trowell**
BBC3j **Watnall**

Issue BBC4:

Would a combination of housing and employment uses be a better option to justify taking part of the green belt in Broxtowe than a solely residential development?

4.2.8 If it is accepted that employment land could be redesignated as housing land in many cases, it is important to establish whether the Core Strategy, at least within Broxtowe, should attempt to redress the balance by proposing that the larger new areas for major housing development should in fact be designated as “mixed use”. This means they would accommodate a mixture of housing and employment, the latter replacing, in whole or in part, urban employment sites used for housing. This would give the opportunity for new jobs and new homes to be located close to one another. It may be the case that green belt release is considered to be more justifiable for mixed development than for purely housing.

Options to address Issue 4:

Please state whether or not you agree with option 4a or 4b.

BBC4a **Green belt release in the borough should, where possible, include employment use as well as residential in order to maximise the opportunity for new jobs and new homes to be located close to one another. Therefore new allocations should generally be “mixed use” rather than purely residential or purely employment**

4. Locally Distinct Issues and Options for Broxtowe Borough Council

BBC4b Development in the green belt should be single-use type development.

Issue BBC5:

How can more brownfield urban land be released for housing to save Green Belt?

4.2.9 In order to accommodate housing growth, a strategic decision could be made that the Core Strategy, at least within Broxtowe, could include a policy that underused and unused employment land should be allocated for housing. The Nottingham City Region Employment Land Study (NCRELS) has identified some employment sites which could be released for housing because they are no longer considered essential to be retained for employment development. However, this is not a definitive list of sites and further survey work would be needed to refine the choice of sites. The effect of part-development of an existing employment site with new housing would have the same advantages as the “mixed use” development referred to in Issue 4 above.

Options to address Issue BBC5:

Please state whether you agree with options 5a and 5b, and state any further sites which could be identified in option 5c.

BBC5a Designate underused employment land for housing

This option could help to reduce the amount of green belt land taken for new housing. It would draw on the work of NCRELS, which included a survey of the merits of retaining employment sites in that use. Amongst the large employment sites which potentially have some spare capacity for housing growth, the most significant is the Boots headquarters site, Beeston Rylands. This site continues across the city border and contains a large amount of derelict and underused land that could be allocated for housing as well as further employment development. The overriding issue here is, given how long the site has had spare capacity and the need to address contamination problems, whether it is realistic to expect the delivery of much development within the plan period.

4. Locally Distinct Issues and Options for Broxtowe Borough Council

BBC5b Designate other “brownfield” urban land such as at Chetwynd Barracks Chilwell for new development.

This option refers specifically to land not in standard employment use as defined by national planning law and guidance. The most apparent single user of this type of “brownfield” land in the borough is the Defence Estates land at Chilwell which has been progressively redeveloped for housing and employment over recent decades. If the pattern of release of this land were to continue in future years more new development could be accommodated here which might otherwise involve release of green belt. However at present there is no announcement of intention to release any further land at the barracks and there would need to be a more pro-active approach to ensure that development can be guaranteed to be delivered during the plan period.

BBC5c Identify further individual brownfield sites which can be designated for some new development.

Issue BBC6:

What choices exist to ensure an appropriate distribution of new employment sites in the borough?

4.2.10 With any pattern of new development sites, there is a choice of spreading a large number of small sites over a wide area, allocating a small number of large sites, or a combination of both these approaches. Within Broxtowe, it is considered that this is a strategic policy choice which should be tested during this stage of seeking opinions on issues and options. The need to create job opportunities is recognised and locations for new employment sites will be heavily influenced by practical factors about accessibility and physical constraints, and any attempt to create a fixed pattern of sites would be limited by these factors.

4. Locally Distinct Issues and Options for Broxtowe Borough Council

Options to address Issue BBC6:

Please state whether you agree with option 6a 6b or 6c

BBC6a Concentrate new employment development in larger sites

Large sites can be an advantage in that they can encourage the clustering of specialised industries and businesses such as those concerned with technology, which have benefits in locating together in one area. An example of a concentrated pattern would be to create one or two more large business parks of the type seen at Phoenix Park, Nuthall, or at the Nottingham Business Park, just outside Broxtowe's boundary with the City at Strelley.

BBC6b Disperse new employment development to many smaller sites

A dispersed pattern of new employment should generally reduce the journey to work by locating in as many communities as possible, rather than concentrating larger allocations in a few selected areas. It would help create local job opportunities, but may restrict the choice of location for a major business needing a larger site. An example of a dispersed pattern would be to allow a series of smaller new employment sites, typically each occupied by up to two or three businesses, such as seen along the A610 Eastwood by-pass.

BBC6c Pursue a policy which is a mixture of concentration and dispersal

Issue BBC7:

Should the proposed tram route in Broxtowe influence the choice of sites for development?

4.2.11 Phase 2 of the Nottingham tram system (NET) includes a line through Beeston from Nottingham, terminating at a park-and-ride site in the green belt gap near Bardills Garden Centre between Stapleford and Toton, just off the A52. It would be possible to take account of this new infrastructure and allow residential growth close to the site of the park-and-ride although this would involve land in green belt (see Issue 1 at the start of this section for the references to Site G2 for housing).

4. Locally Distinct Issues and Options for Broxtowe Borough Council

Options to address Issue BBC7:

Please state whether or not you agree with options 7a, 7b and 7c and why.

BBC7a The NET Phase 2 Tramline through Beeston and Chilwell to a park-and-ride terminus north of Toton, should influence the choice of growth area.

BBC7b Choice of growth area should not be influenced by the NET Phase 2 Tramline.

BBC7c If no tram is built a bus park and ride scheme should be proposed to take advantage of the A52 corridor into Nottingham.

Issue BBC8:

The Toton Sidings area has been considered a potential site for a strategic rail freight depot for almost thirty years but has not been delivered due to access difficulties. Should this proposed use now be abandoned and other options pursued?

4.2.12 A strategic rail freight depot, where goods can be transferred between road and rail, has been a possibility anticipated for the former Toton Sidings for many years. The site is in the green belt and has never been designated positively in a plan document, but it has been consistently referred to as an example of an employment-related proposal which would have specific location requirements justifying a green belt release. The Broxtowe Local Plan has included what amounts to an “enabling” policy to cover the eventuality of a commercial operator pursuing this site for this purpose. This would involve overcoming serious road access constraints, which are further complicated by green belt designation.

4.2.13 The last planning application for such a proposal was withdrawn in 1997 before determination. In recent years a number of other operations of this type have gone ahead within the region, making a similar future facility at Toton Sidings less likely to be viable. At present there is a prospect of a similar facility of this type near to Junction 24 of the M1. The Strategic Urban Extension (SUE) Study has identified the Toton Sidings site as having good potential for housing, and this in particular has prompted the options below to be presented for discussion at this stage. (Issue 1 at the start of this section refers to Site G3 as an option for housing)

Options to address Issue BBC8

4. Locally Distinct Issues and Options for Broxtowe Borough Council

Please state whether you agree with either Option 8a or 8b

BBC8a Continue to safeguard the Toton Sidings site for a future strategic road/rail freight facility.

BBC8b Accept that a strategic road/rail freight facility is no longer a suitable proposal for this site and explore other possible uses for the site.

Issue BBC9:

Are there any other local issues or options relating to Broxtowe that are not identified in this section and which you would like to raise?

5. Appendix A – Summary of Key Evidence

- A.1** This section lists the main pieces of evidence and guidance that have been used to prepare the Issues and Options report, together with a brief commentary highlighting why each is relevant.
- A.2** The first part includes a selection of Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs) and the Regional Spatial Strategy. These are regional or national guidance which the Core strategy will have to be in general conformity with. The PPGs and PPSs provide government policy and guidance on different topic areas. Summaries are not included for every PPG or PPS, however, all are available on the Department for Communities and Local Government website:-
<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/>
- A.3** The Regional Spatial Strategy (also known as the East Midlands Regional Plan) is available on the Government Office for the East Midlands website:-
http://www.gos.gov.uk/497296/docs/229865/East_Midlands_Regional_Plan2.pdf
- A.4** The second part groups evidence and guidance under the topic areas covered in the Issues and Options report. It includes the most important elements of evidence and guidance, but is not meant to be comprehensive.

NATIONAL POLICY AND GUIDANCE

Planning Policy Statement 1 (PPS1), Delivering Sustainable Development, 2005

Sets out the overarching planning policies on the delivery of sustainable development through the planning system. The objectives of the document are that development plans should facilitate and promote sustainable and inclusive patterns of urban and rural development, and that development plans should promote outcomes in which environmental, economic and social objectives are achieved together over time. It also sets out that development plans should contribute to global sustainability by addressing the causes and potential impacts of climate change. It states that the spatial planning approach should be at the heart of planning for sustainable development by, among other things:

- Ensuring high quality development through good and inclusive design, and the efficient use of resources
- Ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community

5. Appendix A – Summary of Key Evidence

Supplement to Planning Policy Statement 1: Planning and Climate Change, 2007

This document sets out how spatial planning, in providing for the new homes, jobs and infrastructure needed by communities, should contribute to reducing emissions and stabilising climate change and take into account the unavoidable consequences. Its objectives are to shape sustainable communities where people live, work and travel in ways that have the minimum impact on climate change through greenhouse gas emissions; deliver patterns of urban growth making the fullest possible use of sustainable transport for moving freight, public transport, cycling and walking; and, overall, reduce the need to travel, especially by car; ensure that new development is resilient to the effects of climate change in ways consistent with social cohesion and inclusion; sustain biodiversity and protect habitats from the effects of climate change and give local communities real opportunities to influence, and take, action on climate change. **NOTE:** This document should be read alongside the national PPS/G series and takes precedence over other policies relating to climate change.

Planning Policy Guidance Note 2 (PPG2), Green Belts, 1995

This Note states that the Government attaches great importance to Green Belts and says that the fundamental aim of Green Belt policy is to prevent “urban sprawl”. It sets out five purposes of including land in Green Belts (as listed in paragraph 3.2.3 of this document). It also contains guidance on the designation of Green Belts and the control over development in Green Belts, including a presumption against “inappropriate development”.

Planning Policy Statement 3 (PPS3), Housing, 2006

PPS3 sets the national planning policy framework for delivering the Governments’ housing objectives, particularly in ensuring that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. It underpins the Governments response to the Barker Review of Housing Supply. It includes commitments to improving affordability and the supply of housing for all communities, including rural communities, in line with the principles of sustainable development and making effective and efficient use of land. It requires that Local Authorities, through the Local Development Framework process, should:

- Set out the strategy for the planned location of new housing
- Set the criteria for the identification of broad locations or specific sites

In addition to this, PPS12: Local Spatial Planning (paragraph 46) allows for Core Strategies to include “strategic sites”. PPS3 also requires Local Authorities to be flexible and responsive to the housing land supply situation by adopting the principles “Plan, Monitor, Manage” and having in place an effective annual monitoring process.

The guidance states that local planning authorities should set out the likely proportions of households that require market or affordable housing and the likely

5. Appendix A – Summary of Key Evidence

profile of household types requiring different types of market housing. It also states that an overall target for the amount of affordable housing should be specified, along with separate targets for social-rented and intermediate affordable housing, the size and type of affordable housing that is likely to be needed in particular locations, and the circumstances (e.g. site size thresholds) in which affordable housing will be required.

Planning Policy Guidance Note 4 (PPG4), Industrial, Commercial Development and Small Firms, 1992

National guidance on how new employment should be planned for through the development plan and the development control process.

Planning Policy Statement 9 (PPS9), Biodiversity and Geological Conservation, 2005

PPS9 sets out the Government's planning policies in relation to the protection of biodiversity and geological conservation. Its key principles are that policies should be based on up to date evidence and aim to maintain, enhance, restore or add to biodiversity or geological conservation interests. In taking decisions about the form and location of development, local authorities should take a strategic approach and recognise the effects of areas, sites and features both individually and in combination.

PPS9 requires that local development documents adopt an integrated approach and ensure that policies are consistent with national, regional and local biodiversity priorities and objectives. The PPS also sets out how sites of biodiversity and geological conservation value (ranging from internationally important sites to biodiversity within developments) should be provided and protected.

Planning Policy Statement 22 (PPS22), Renewable Energy, 2004

This document sets out the Government's policy on renewable energy. 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. Its objectives are to reduce carbon dioxide emissions; to facilitate the delivery of the Government's commitment on climate change and renewable energy; and to contribute to the Government's sustainable development strategy. It ensures that local development documents contain policies to encourage the development of renewable energy sources.

Planning Policy Statement 23 (PPS23), Planning and Pollution Control, 2004

This document seeks to reduce the impacts of pollution from development by giving appropriate consideration to pollution issues throughout the planning process. Its objectives are to prevent development that is harmful to the environment, human health and well being, and mitigate the impact of potentially polluting developments; assess the proximity of existing potential sources of

5. Appendix A – Summary of Key Evidence

pollution when considering the location of new development; and seek opportunities to take remedial action on contaminated land.

Planning Policy Statement 25 (PPS25), Development and Flood Risk 2006

This document sets out Government policy on development and flood risk. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such areas, policy aims to make it safe, without increasing flood risk elsewhere, and, where possible, reducing flood risk overall. Its objectives are to appraise the risk of flooding and the preparation of Regional Flood Risk Appraisals (RFRAs) or Strategic Flood Risk Assessments (SFRAs); manage risk by developing policies that avoid flood risk to people and property where possible; reduce the risk of flooding by safeguarding land used to manage flood water; incorporating appropriate measures to minimise the risk into new developments and the implementation of Sustainable Drainage Systems where appropriate.

REGIONAL SPATIAL STRATEGY

The East Midlands Regional Plan (Regional Spatial Strategy), March 2009

The East Midlands Regional Plan replaces RSS8 and sets the planning policy context within which local authorities planning documents and Local Transport Plans can be prepared. It provides a broad development strategy for the East Midlands up to 2026 and identifies the scale and distribution of provision of new housing. It also includes a sub-regional strategy for the Three Cities (Derby, Leicester and Nottingham and their hinterlands) which contains policies and proposals to create more sustainable patterns of development and movement and to promote overall economic competitiveness.

The Regional Spatial Strategy (including the Sub-Regional Strategy) set out the total number of dwellings and the annual figure, which the local authorities are expected to plan for and provide. It breaks down this figure into housing that should be provided within or adjacent to the Principal Urban Area (i.e. the built up area of Greater Nottingham) and that which should be provided elsewhere in each district. The Regional Spatial Strategy focuses growth onto the existing Principal Urban Area as these areas have the potential to deliver a large number of sustainability benefits in terms of affordable housing, working environments, transport networks and access to services and facilities. It also supports appropriate levels of growth for areas outside the Principal Urban Area to support the role and function of settlements.

A fuller description of the main contents of the Regional Spatial Strategy can be found at section 2.1.

5. Appendix A – Summary of Key Evidence

1 ACCOMMODATING GROWTH

Homes for the Future: more affordable, more sustainable, Housing Green Paper, July 2007

<http://www.communities.gov.uk/documents/housing/pdf/439986.pdf>

The Housing Green Paper outlines the Governments' plans to deliver 2 million new homes by 2016 and a further 1 million by 2020 to meet the aim of having decent homes at an affordable price. The document addresses how this will be delivered through Regional Spatial Strategies, Growth Areas, New Growth Points and Eco-towns. It also looks at the standard of the homes and looks to ensure that these are in places that people want to live in by investing in infrastructure (transport, schools, healthcare and open spaces) and ensuring that the homes are built to the highest standards in terms of design and sustainability. One of the main aims of the document is to lay out the ways in which the Government is seeking to increase the supply of affordable homes.

Appraisal of Sustainable Urban Extensions Study, 2008

<http://www.nottinghamshire.gov.uk/appraisalofsustainableurbanexts.pdf>

The Sustainable Urban Extensions Study provides advice on the most suitable locations for the development of Sustainable Urban Extensions adjacent to the Nottingham Principal Urban Area as well as to the sub-regional centres of Hucknall and Ilkeston. It took a two stage approach with the first stage assessing broad 'directions for growth' concentrating on strategic issues that cut across and go beyond individual site boundaries. Each 'direction for growth' was then assessed against a number of criteria indicating suitability for development.

The second stage was to narrow the assessment down by concentrating on individual sites within the directions for growth identified as suitable through the first stage. This stage examined the constraints on sites and how these could be overcome. It used different information from the first stage and included site visits. Information submitted by developers was not referred to. The study concluded that there are 12 sites suitable for development as sustainable urban extensions and also identified a number of other unsuitable sites.

Greater Nottingham Strategic Housing Land Availability Assessment, 2009

<http://www.nottinghamshire.gov.uk/home/environment/planningmatters/regionalspatialstrategy/strategichousinglandavailabilityassessments.htm>

The Strategic Housing Land Availability Assessment is an ongoing process for managing a continuous supply of deliverable housing land. PPS3 requires local authorities to demonstrate and maintain a continuous 5-year land supply of deliverable (suitable for housing and available now) sites, a supply of developable (suitable for housing and achievable at a future point in time) sites for years 6-10 and a supply of developable sites or broad locations for future growth for years 11-15. While a separate piece of work the Sustainable Urban Extension Study forms an integral part of the Strategic Housing Land Availability

5. Appendix A – Summary of Key Evidence

Assessment as together the two provide a detailed understanding of the housing supply situation in Greater Nottingham

The following approach to undertaking a Strategic Housing Land Availability Assessment is laid out in the guidance issued by Government

(<http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267.pdf>):

- **Site Identification.** Identify all sites from the full range of sources of housing potential across the full geographical area of the Housing Market Area.
- **Estimating Potential.** Undertake a robust analysis of the housing potential of each site identified using an approach consistent between partnering authorities as well as specific to local development conditions and housing needs.
- **Assessment of Deliverability and Developability.** Assess each site identified against a range of criteria contained within a shared database to determine when and whether sites are likely to be developed.
- **Identify and Overcome Barriers to Deliverability.** Set out in the reporting process key actions necessary to maintain the rolling five-year supply of deliverable sites and the approach to overcoming specific barriers to the deliverability of developable sites.

The findings of the Strategic Housing Land Availability Assessment will be used to guide decisions taken through the Local Development Framework process in relation to housing. It will inform decision on how much housing land will need to be allocated and which sites could be allocated (mainly through the Site Specific Allocations document). It will also identify shortfalls in available housing land and where additional land may be needed.

Appraisal of the Sustainability of Settlements, ongoing

This work is designed to assess the sustainability of the various settlements that make up the Nottingham Core Housing Market Area and Ashfield, and establish a settlement hierarchy. At present the work is at an early stage and a methodology is being prepared but it is likely to cover the following:

- The presence of services and facilities
- The accessibility of services and facilities
- The accessibility of employment opportunities
- Public Transport

While the main focus of the work is on rural settlements, it will also be used to identify areas in the urban area where work is needed to improve sustainability. Its conclusions will be used to inform the location of housing sites in line with the approach adopted by the Local Authorities through the Core Strategy.

5. Appendix A – Summary of Key Evidence

Nottingham City Region Employment Land Study (NCRELS), 2007

<http://www.nottinghamshire.gov.uk/home/environment/planningmatters/regionalspatialstrategy/employmentlandstudy.htm>

The Nottingham City Region Employment Land Study (covering the Core Housing Market Area and the Hucknall part of Ashfield) provides information about the condition of existing employment sites and the commercial appeal of undeveloped sites. These assessments help demonstrate how such sites will assist in meeting future employment needs across Greater Nottingham.

The study also establishes these needs, using the latest population projections and housing requirements to calculate the additional number of people who will require jobs (working age population) in Greater Nottingham and also how much floorspace/land is needed to support this. An addendum was produced in May 2009, updating the report to take account of the housing requirement set by the finalised Regional Spatial Strategy.

The Nottingham City Region Employment Land Study Report aimed to achieve the following objectives:

- To assess whether the employment land identified in the study area meets current and future employment requirements.
- To assess if additional land is required.
- If appropriate, to identify potential new employment sites and existing sites which could be transferred to other uses.

The Study also discusses the possible broad locations of different types of employment land across the City Region.

Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire, 2007

<http://www.nottinghamcity.gov.uk/index.aspx?articleid=3058>

Section 225 of the Housing Act 2004 introduced a specific requirement for local authorities to assess the accommodation needs of gypsies and travellers within their area. In response to this, the authorities across Nottinghamshire (excluding Bassetlaw) jointly commissioned this work with the aim of understanding the accommodation and support needs of the gypsy and traveller community in order to properly plan for the provision of sufficient and decent accommodation. It is intended to inform the preparation of the Local Development Documents. It recommended that there was a need for the following additional pitches (a pitch refers to an area large enough to accommodate 1 or 2 caravans or one family unit) in the Nottingham Core Housing Market Area:

- Broxtowe Borough – 2
- Gedling Borough – 4
- Nottingham City – 11
- Rushcliffe Borough – 9

No additional pitches were recommended for Ashfield District. The Derbyshire Gypsy and Traveller Accommodation Assessment covers Erewash Borough.

5. Appendix A – Summary of Key Evidence

Derbyshire Gypsy and Traveller Accommodation Assessment, 2008

http://www.erewash.gov.uk/Images/2008_04_29_Executive_Summary_11_tcm20-82764.pdf

2 GREEN BELT

Nottingham - Derby Green Belt Review, 2006

<http://www.emra.gov.uk/what-we-do/housing-planning-transport/regional-spatial-strategy-rss/rss-review-2006/documents/studies-and-initiatives/nottingham-derby-green-belt-review-august-2006>

This strategic review was undertaken as part of the evidence base for the preparation of the Regional Plan review. It is referred to in paragraph 4.2.16 of the Plan. It highlighted that the area between Nottingham and Derby is overall the most important area of Green Belt, whilst areas north of Nottingham and Derby are also important and areas to the south and east of Nottingham are of lesser importance.

Appraisal of Sustainable Urban Extensions, Tribal Urban Studio, 2008.

See Accommodating Growth above.

Nottingham Core Housing Market Area Strategic Housing Land Availability Assessment, March 2009.

See Accommodating Growth above.

3 REGENERATION

Strategic Regeneration Framework: North-West Nottingham

<http://open.nottinghamcity.gov.uk/comm/download3.asp?dltype=inline&filename=37622/SRF.pdf>

The Strategic Regeneration Framework for the North-West of Nottingham City is now nearing completion, and identifies key areas within which neighbourhood transformation is needed to improve the living conditions and general environment. These include the western estates in the areas of Broxtowe, Bilborough and Aspley, where redevelopment of existing housing may be necessary to regenerate the estates and establish a greater choice of housing within the locality.

Nottingham Local Plan, 2005

<http://www.nottinghamcity.gov.uk/index.aspx?articleid=650>

The current Nottingham Local Plan identifies three specific Regeneration Zones (Southside, Eastside and Waterside) within the vicinity of the city centre. These areas are currently characterised by an under use of land and a generally poor environment with poor linkages to adjoining areas. They provide opportunities for regeneration schemes which can bring new investment for employment and housing, as well as improvements to the environment and community facilities. The Plan identifies a series of specific sites within the Regeneration Zones for the redevelopment of a mix of different land uses.

5. Appendix A – Summary of Key Evidence

4 ECONOMY AND EMPLOYMENT LAND

Nottingham City Region Employment Land Study 2006-2016, (NCRELS), 2007 (updated 2009)

See Accommodating Growth above.

A Flourishing Region, Regional Economic Strategy 2006-2020 (RES), emda 2006

<http://www.emda.org.uk/res/>

The Regional Economic Strategy outlines an overall strategy supporting economic development across the East Midlands. It presents a snapshot of the region's economy, identifying areas of recognised weakness and strengths and outlines the steps needed to maximise the economic potential of the region and bring it in line with national indicators.

Nottingham: The Science City (Science City Prospectus), NDE, 2006

<http://www.gnpartnership.org.uk/documents>

Sets out how the Science City designation made in the March 2005 budget will assist in re-positioning the local economy to have a greater emphasis on science and technology activity. Makes links to Core City status in transforming urban areas and driving productivity and competitiveness. Highlights skills and education as key to this.

5 THE ROLE OF NOTTINGHAM AND ITS CITY AND TOWN CENTRES

Nottingham – Developing a New Vision: 2003 Urban Renaissance and Competitiveness Prospectus (Nottingham's Core City Prospectus)

Nottingham is designated as one of England's eight 'Core Cities'. The Core Cities are recognised by the Government for their current status within the national economy and as important catalysts in the development of the English regions. The Core City Prospectus sets out a vision to consolidate Nottingham's position as the leading city in the East Midlands, the region's most important economic driver and a great European city.

Nottingham: The Science City (Science City Prospectus), NDE, 2006

See economy and employment land above.

Experian Retail Data, annual

Experian data placed Nottingham as the 5th best retail centre in Britain in terms of comparison shopping expenditure in 2007. The 2008 ranking places it 6th meaning that the city centre has lost its top five position for the first time since 1998.

5. Appendix A – Summary of Key Evidence

The Greater Nottingham Retail Study, 2007

<http://www.nottinghamcity.gov.uk/index.aspx?articleid=702>

The study recommends that Nottingham City Centre should be designated as a Major Regional Centre and that Long Eaton, Arnold, Ilkeston and Beeston should be designated as Major District Centres. Bulwell, Hyson Green, Eastwood, Kimberley, Stapleford, Carlton Square, West Bridgford, Hucknall, Kirkby in Ashfield, Sherwood and Clifton should be designated as District Centres. Concludes that Nottingham city centre is performing well in terms of viability and vitality. It notes, however, that the successful delivery of the new Broadmarsh centre is vital to Nottingham's retailing future and in maintaining its position in terms of retail rankings.

It also concludes that:

- Retail development in the smaller centres will require the encouragement of non-traditional forms of development. Either mixed use schemes or low cost developments such as simple free-standing stores
- It will be important to resist the continued pressure for more out-of-centre development of retail warehouses; and pressure to relax bulky goods conditions on existing retail warehouses as this will result in the slower and more difficult town centre options not being possible or being deferred
- Food retailers should be pressed to open non-food only stores in the town centres, perhaps to help anchor new town centre developments, rather than allowing more space for comparison goods sales in existing out-of-centre superstores or larger superstores

It recommends that there is currently capacity for one new food superstore in Gedling, together with enhancement of existing centres. Suggests that a new District Centre could potentially be developed in the area between Mapperley Plain and Carlton Square, and that this would need to be anchored by a food superstore. Recommends that there will be capacity for a new food superstore in the event that there is substantial growth on the south-east side of the City. If this is the case, existing hierarchy provision needs to be critically examined to consider whether existing centres could be enhanced – although a new District Centre may be required if this is not possible. Concludes that there is a locational need for a substantial new foodstore to serve the western estates of Nottingham.

Ashfield Retail Study, 2006

<http://www.ashfield-dc.gov.uk/ccm/content/planning-policy/retail-studies-and-surveys.en>

The Ashfield Retail study contains a number of conclusions in relation to Hucknall. The data contained within the study suggests that at the time of the study there was a slight oversupply in convenience floorspace and an undersupply of comparison floorspace within Hucknall.

The conclusions in the study states that at the time retailer demand is average for a centre of its size, although it has declined recently and there was a high

5. Appendix A – Summary of Key Evidence

number of vacant units. It further states that Hucknall has a pleasant shopping environment, enhanced by the market, and it considers that the centre is performing adequately but is perhaps vulnerable to decline at the present time a consequence of the new Tesco store being some distance from the core shopping area, and the closure of Safeway within the core shopping area.

Erewash Borough Council Retail Needs Study, 2007

http://www.erewash.gov.uk/planning_buildings/planning_policy/local_development_framework/retail_needs_study/default.asp

The Retail study recommends that the any future retail hierarchy identifies Long Eaton and Ilkeston as town centres, Borrowash and Sandiacre as District Centres and Breaston, Draycott, Little Eaton, Kirk Hallam, West Hallam and Sawley as Local Centres.

6 NEIGHBOURHOODS AND PLACE SHAPING

Nottingham Core Strategic Housing Market Assessment (SHMA), 2007

<http://www.nottinghamcity.gov.uk/index.aspx?articleid=3059>

Covers the whole of Greater Nottingham. The report outlines current conditions, identifies and defines distinct sub-market areas, and highlights key housing issues for Greater Nottingham. Overall, the main issues identified are:

- The increasing impact of affluence and choice – but not for all – on the housing market
- Problems of affordability in the suburbs and some parts of the City
- The household and tenure projections, and the implication that more private and social renting will be required in some areas
- Issues of under occupation and utilisation of stock
- Stock renewal in the City, and improving neighbourhoods and environments
- Prevention and reversal of polarisation in the housing market

The SHMA also estimates that the overall need for affordable housing at the HMA level is around 47% - although this varies considerably across the HMA (from around 21% of planned supply in Nottingham City to approximately 85% of planned supply in Erewash). For this reason, the SHMA recommends that affordable housing policy targets should be developed by each local authority.

Nottingham Core Affordable Housing Viability Study, 2009

Examines the extent to which affordable housing is likely to be achievable in economic terms across Greater Nottingham (including the whole of Ashfield). It suggests that the viability of delivering affordable housing varies across Greater Nottingham, and in some localised areas, particularly parts of the City, affordable housing provision may not be viable.

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Nottinghamshire Gypsy and Traveller Accommodation Assessment, 2008

<http://www.newark-sherwooddc.gov.uk/pp/gold/viewgold.asp?idtype=page&id=16819>

Examines the need for new permanent pitches for gypsies and travelers. It concludes that there is a need for 26 new pitches across Greater Nottingham, not including Erewash.

Derbyshire Gypsy & Traveller Accommodation Assessment (DGTAA), 2008

http://www.erewash.gov.uk/housing_and_homeless/housing_needs_and_research/default.asp

This assessment strategically plans for future needs of Gypsy and Travellers across all Derbyshire authorities. It provides good localised evidence on current G&T accommodation and future needs, and makes recommendations based on the findings. Derbyshire authorities will now take forward these findings and formulate policy which will feature in their Local Development Frameworks.

Audit of Housing Design Quality in the East Midlands, West Midlands and the South East – Commission for Architecture and the Built Environment (CABE)

<http://www.cabe.org.uk/publications/housing-audit-2006>

This report showed the East Midlands overall has poor design quality for new housing when compared with other regions

Building for Life Standards – Commission for Architecture and the Built Environment (CABE)

<http://www.cabe.org.uk/publications/building-for-life-standard>

These standards aim to improve the architectural treatment of new homes and create high quality neighbourhoods in which communities can flourish.

Life Time Homes Standards – Joseph Rowntree Foundation (out of print)

These standards set guidelines for providing accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment.

7 TRANSPORT AND ACCESSIBILITY

Greater Nottingham Local Transport Plan 2006/7-2010/11

<http://www.nottinghamcity.gov.uk/CHttpHandler.ashx?id=1773&p=0>

Covers all of Greater Nottingham except Erewash, which is covered by the Derbyshire Local Transport Plan. It is a strategic five-year planning document for transport. It provides a framework to co-ordinate the local delivery of integrated transport and seeks to improve the transport system and the quality of people's lives. The plan identifies the likely level of available funds, and establishes a set of targets against which progress can be measured.

The main functions are to:

- Draw links with wider land use planning, housing, economic, social, health and sustainability agendas,

5. Appendix A – Summary of Key Evidence

- Set out how the Government's Shared Priorities for transport will be delivered in the Greater Nottingham area,
- Detail local objectives, indicators and trajectories that will form the basis of the Local Authorities' investment in transport over the five-year period, and
- Demonstrate best value solutions in meeting local targets.

Derbyshire Local Transport Plan 2006-2011

http://www.derbyshire.gov.uk/transport_roads/transport_planning/
Similar, but covering Derbyshire, including Erewash.

6Cs Congestion Management Study – Journey Times and Delays, 2008

<http://www.6cscongestionmanagement.co.uk/Traffic%20congestion%20-%20in%20the%20area.htm>

Study highlighting levels of congestion on key roads, including those in Greater Nottingham.

Regional Transport Strategy

http://www.gos.gov.uk/497296/docs/229865/East_Midlands_Regional_Plan2.pdf
Part of the Regional Spatial Strategy that sets regional transport priorities.

East Midlands Regional Funding Allocation (Period 2) 2009/10-2018/19

Funding allocation by Government to transport schemes in the East Midlands. Includes the following schemes affecting Greater Nottingham:

- Hucknall town centre improvements - due to start construction in 2010
- Nottingham to Lincoln line speed rail improvements - due to start construction in 2013
- A46 Newark to Widmerpool - due to start construction in 2009
- A453 widening (M1 to A52) - due to start construction in 2010
- Ilkeston-Awsorth link road - construction underway
- NET lines 2 and 3 preparation costs.

Greater Nottingham Infrastructure Capacity Study, June 2009

See Infrastructure to Support New Growth below.

Appraisal of Sustainable Urban extensions, 2008

See Accommodating Growth above.

Transport Modelling of Key Sustainable Urban Extensions, ongoing

The existing transport models covering Nottingham is being expanded to cover Greater Nottingham. The expanded model will be used to help to appraise the growth options, and to justify the preferred option.

5. Appendix A – Summary of Key Evidence

8 INFRASTRUCTURE TO SUPPORT NEW GROWTH

Greater Nottingham Infrastructure Capacity Study (June 2009)

<http://www.ashfield-dc.gov.uk/ccm/navigation/environment/planning-policies-and-projects/local-development-framework/ldf-background-documents/;jsessionid=8FB3834F5CA4B12B106955E3930E92B8>

The study aims to identify if and where there are deficits in infrastructure provision within the Nottingham Core Housing Market Area and Ashfield District and ascertain what additional infrastructure is needed to support the level of growth. It is intended that the study will be updated and refined as the preparation of the Core Strategy progresses.

The study's approach will result in the following outputs:

- the provision of an understanding of the levels of population growth that can be served by capacity in existing infrastructure;
- the consideration of any geographical variations in the existing provision of infrastructure;
- a measure of the additional infrastructure required to accommodate the projected growth in Greater Nottingham to 2026, including that required to fulfill current shortfalls;
- the provision of indicative costs and an outline of potential external funding sources to meet the shortfalls; and
- the provision of information to support and inform any future development of a Community Infrastructure Levy (CIL) across Greater Nottingham.

'Community Infrastructure Levy' publication, CLG (August 2008)

www.communities.gov.uk/documents/planningandbuilding/pdf/communityinfrastructurelevy.pdf

This document sets out the background to the Government's introduction of the Community Infrastructure Levy (CIL). It includes an explanation of what CIL is, what it aims to achieve, why it is different to the existing system of planning obligations and how it will operate. There is specific explanation of the legislative basis for CIL; how CIL revenues will be spent; which authorities may charge CIL, and how CIL will be set at the local level; the way in which CIL will be levied in the case of individual developments; how planning obligations could be reformed following the introduction of CIL; and how CIL will be implemented in practice, taking account of skill and capacity issues.

Infrastructure Delivery – Spatial Plans in Practice: Supporting the reform of local planning (June 2008)

www.communities.gov.uk/documents/planningandbuilding/pdf/spatialplaninfrastructure.pdf

This report shows the role of spatial plans in the delivery of infrastructure requirements. It provides critical analysis of how infrastructure delivery has been addressed in spatial plans, drawing on specific case studies. It concludes by making a number of recommendations as to how infrastructure requirements should be addressed in Local Development Framework documents and how local authorities should work with delivery partners in relation to plan preparation.

5. Appendix A – Summary of Key Evidence

Nottinghamshire County Council Planning Contributions Strategy (2007)

www.nottinghamshire.gov.uk/home/environment/planningmatters/planningcontributionsstrategy.htm

The aim of the Strategy is to provide a fair, consistent and transparent basis for the negotiation of planning contributions for those matters that affect the services and advice provided by the County Council. The Strategy sets out the context for seeking planning contributions and includes a series of tables that indicate: current guidance

- types of facilities for which provision may be required
- types of development which may trigger need
- forms in which contributions may be sought
- thresholds for the size of development for which contributions would be sought
- details of geographic areas within the County where there is no spare capacity.

9 GREEN INFRASTRUCTURE AND LANDSCAPE CHARACTER

3 Cities Green Infrastructure Strategy and Action Plan, forthcoming

<http://www.rivneneregionalpark.org/default.asp?PageID=192>

As part of the 3 Cities New Growth Point status 10% of the associated funds are used for enhancement of 'green infrastructure'. A Green Infrastructure board is in place to co-ordinate delivery of a Green Infrastructure Strategy that will set the criteria for the funding of specific projects. The focus will be on delivery of projects that have the maximum public benefit especially around the urban fringe. The strategy will be delivered in three stages.

Stage One is a baseline audit to review the policy context and assess the functionality, needs and opportunities in terms of:

- Biodiversity
- Access
- Environmental character and local distinctiveness
- Environmental systems and natural resources

Stage Two is the drafting of a Green Infrastructure Planning Framework/Action Plan to set the long-term vision, principles, targets and delivery mechanism.

Stage Three is the production of Green Infrastructure master plans for each Principal Urban Areas and the preparation of city scale visions.

Good practice obtained from work in the region, including those in the River Nene Regional Park; the New National Forest; Greenwood Community Forest; Stepping Stones; On Trent and other Strategic River Corridors Initiative work; as well as other more local schemes.

As part of the general background evidence those involved in drafting the Green Infrastructure section have looked at schemes in the region that have proved

5. Appendix A – Summary of Key Evidence

successful in delivering the aims and objectives of this theme. The River Nene Regional Park is an especially successful green infrastructure scheme and is recommended in the RSS as an example of good practice.

Appraisal of Sustainable Urban Extensions, July 2008

See Accommodating Growth above.

Landscape Character Assessment for Greater Nottingham, forthcoming

A requirement of the Regional Spatial Strategy is that Local Authorities prepare Landscape Character Assessments to inform the preparation of their Local Development Frameworks. The Landscape Character Assessment for Greater Nottingham updates work carried out in 1997 that identified Mature Landscape Areas within the County. Changes in Government legislation continue to support the process of Landscape Character Assessment but are moving away from the designation of Local Landscape Designations as a result of the PPS7 statement to “rigorously consider the justification for retaining existing Local Landscape Designations.”

The County Council Landscape and Reclamation Team have commenced work on producing a more detailed Landscape Character Assessment replacing the existing Mature Landscape Areas designations and guidelines. The methodology of this process has been designed to be more transparent and objective than the previous approach. It is derived from a process of sifting physical and cultural characteristics using GIS, to define units of uniform landscape character. This is verified by site survey. The character units are then further assessed in terms of their condition and sensitivity, and finally policies or strategies are developed for future management and development of the landscape.

Derbyshire Landscape Character Assessment (LCA):

<http://www.derbyshire.gov.uk/environment/conservation/landscapecharacter/default.asp>

The Landscape Character Assessment, carried out in partnership with all Borough and District Councils, further develops the understanding of the County's landscape which was assessed as part of the then-Countryside Commissions 'Character Map of England'. The LCA sub-divides the Character Areas in the County into more distinctive landscape character types and help to demonstrate the diversity of the Derbyshire landscape. This information will assist in the development of Planning Policy through LDF's.

10 CLIMATE CHANGE

Code for Sustainable Homes - A step-change in sustainable home building practice: CLG (2006)

http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf

This Code seeks to ensure that homes are built in a way that minimises the use of energy and reduces emissions that contribute to climate change. It is a standard for key elements of design and construction that affect the sustainability

5. Appendix A – Summary of Key Evidence

of a new home from construction and throughout the lifetime of the home. Its objectives are to reduce the impact on the environment and in particular reduced greenhouse gas emissions; to ensure that new homes are more able to cope with the effects of climate change and provides a regulatory structure in which to build quality homes without stifling innovation. It also ensures that new homes are built with a reduced environmental footprint, that are pleasant and healthy places to live, and that have reduced running costs.

Ecohomes 2006 – The Environmental Rating for Homes: BREEAM (2006)

<http://www.breeam.org/page.jsp?id=21>

Ecohomes is a version of BREEAM for homes. It provides an authoritative rating for new, converted or renovated homes, and covers houses, flats and apartments. Ecohomes balances environmental performance with the need for a high quality of life and a safe and healthy internal environment. Many of the issues are optional, ensuring Ecohomes is flexible enough to be tailored to a particular development or market. Ecohomes Assessments can be carried out at both the design stage or post construction for new build and major refurbishment projects. In April 2007 the Code for Sustainable Homes replaced Ecohomes for the assessment of new housing in England. EcoHomes 2006 will continue to be used for refurbished housing in England and for all housing in Scotland and Wales.

Towards a Countywide Sustainable Energy Policy for Nottinghamshire (Draft) - January 2009

<http://www.nottinghamshire.gov.uk/home/environment/greenissues/energy.htm>

This report recognises the need to both mitigate for and adapt to climate change. It draws upon national policy emerging from Energy and Climate Change legislation, Planning Policy Statements 1 and 22, best practice developed in local authorities elsewhere, and the modelling of different policy scenarios on typical development types from across the county. It is a robust evidence base to support a policy that can deliver planning-led standards higher than those normally applied to development proposals through the Building Regulations. It includes an assessment of the effects that adoption of such a policy will have both in terms of environmental impact (ie. CO2 reduction) and economic impact (i.e. cost to the developer).

Greater Nottingham Strategic Flood Risk Assessment, 2008

<http://www.nottinghamcity.gov.uk/index.aspx?articleid=3450>

This is a study carried out by consultants into flood risk from the River Trent and its key tributaries through the Nottingham Housing Market Area on behalf of the Greater Nottingham Strategic Flood Risk Assessment Partnership. The SFRA draws upon updated river modelling and survey data to predict how the River Trent and its key tributaries will react during various storm events.

Ashfield Strategic Flood Risk Assessment – Level 1(Final, 2009)

<http://www.ashfield-dc.gov.uk/ccm/navigation/council--government-and-democracy/about-ashfield-district-council/strategies/flood-risk-assessment/>

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This document provides an overview of the flood risk for Ashfield District. Its purpose is to refine information on areas of the District that may flood and to provide an approach that steers development away from areas of high flood risk. The SFRA comprises four sections:

- Part One sets out background information on the nature of flooding.
- Part Two undertakes an analysis of the data derived from various sources to identify areas of the District that have flooded or are potentially at risk of flooding. This will be regularly reviewed.
- Part Three examines the nature of sustainable drainage systems (SUDS), their applicability to developments in Ashfield and the issues for the Council arising from the use of SUDS.
- Part Four sets out proposals to manage/reduce flood risk, which should be reflected in planning policies and decisions.

5. Appendix B – Summary of Sustainable Community Strategies

B.1 The matrix below presents the identified issues and themes which most recent CS or SCS's for each council prioritise. Where ticks (✓) are shown, this indicates that the issue is, or could, with minor alterations, be complemented in delivery by emerging Core Strategy policy. This could either be within an aligned strategic issue in Section 3 where conurbation-wide matters are identified, or within Section 4 where an issue is deemed to be of a more local authority specific nature.

Sustainable Community Strategies and Community Strategy Identified Priority	Emerging Part A Core Strategy Issues									
	Acc. Growth	Green Belt	Regeneration	Economy & Emp. Land	Role of City & Town Centres	Neighbourhoods & Place Shaping	Trans. & Access	Prior. & Fund New Infrastructure	Green Infra. & L'scape Char.	Climate Change
Ashfield District Council – Sustainable Community and Neighbourhood Renewal Strategy 2006-2021										
Enterprising Communities				✓						
Confident Communities	✓							✓		
Green and Sustainable Communities			✓		✓		✓			✓
Broxtowe Borough Council – Broxtowe Partnership – A Better Broxtowe 2006-2012										
A Safe Borough										
A Clean and Green Borough							✓		✓	✓
A Healthy Borough								✓		
A Growing Borough	✓			✓						
A Fair and Inclusive Borough							✓			
Erewash Borough Council – Draft Erewash Sustainable Community Strategy 2009-2014										
Employment, Skills and Housing	✓		✓	✓	✓	✓		✓		
Crime – Clean and Green						✓				✓
Communities – Healthy, Active and Involved						✓	✓			
Gedling Borough Council – Draft Gedling Community Strategy 2009-2026										
Safer & Stronger Communities Living Together in Gedling										
A fairer and more involved Gedling Borough							✓			
A well looked after environment that meets the present and future needs of Gedling						✓	✓			✓
The place for a healthy and active lifestyle				✓					✓	
Being part of a prosperous Greater Nottingham	✓		✓	✓	✓					
Nottingham City Council										
'Big City' Nottingham	✓		✓	✓	✓		✓	✓		✓
'Neighbourhood Nottingham' - Neighbourhood Transformation			✓			✓				
'Family Nottingham' - Children and Young People			✓	✓				✓		

5. Appendix B – Summary of Sustainable Community Strategies

'Safer Nottingham' - Reducing Crime, Fear of Crime and Anti-Social Behaviour			✓			✓				
'Working Nottingham' - Tackling Poverty and Deprivation			✓	✓				✓		
'Healthy Nottingham' – Improve Health and Wellbeing			✓	✓		✓			✓	
'Green Nottingham' - Environmental Sustainability									✓	✓
'Fair Nottingham' - Equality and Cohesion			✓			✓		✓		
Rushcliffe Borough Council										
Protecting and improving our environment									✓	
Supporting the local economy			✓	✓	✓		✓			
Building strong communities	✓		✓	✓						
Making communities safer										
Helping people to live healthy lives									✓	
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			✓				✓		✓	✓
Derbyshire County Council – Draft Sustainable Community Strategy 2009-2014										
Safer Communities										
Children and Young People										
Health and Wellbeing										
Culture									✓	
Sustainable Communities			✓	✓	✓	✓	✓		✓	

5. Appendix C – Glossary

Affordable Housing - Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

Allocation - Land identified as appropriate for a specific land use.

Annual Monitoring Report (AMR) - Part of the Local Development Framework. A report submitted to the government by local planning authorities or regional planning bodies assessing progress with and the effectiveness of a Local Development Framework.

Behavioural Change - See Demand Management.

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.

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).

Building Schools for the Future (BSF) - National school buildings investment programme. The aim is to rebuild or renew nearly every secondary school in England. Implemented by the education authorities; Derbyshire County Council, Nottingham City Council and Nottinghamshire County Council.

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

Civic Space - A subset of open space consisting of urban squares, markets and other paved or hard landscaped areas with a civic function.

Community Infrastructure Levy (CIL) - A standard financial payment by developers to councils towards the cost of local and sub-regional infrastructure to support development (including transport, social and environmental

5. Appendix C – Glossary

infrastructure, schools and parks). The ability to implement a CIL is not due until April 2010. Use of a CIL would substantially replace the use of S106 agreements (see definition below).

Comparison Goods - Non-food retail items including clothing, footwear, household goods, furniture and electrical goods, which purchasers compare on the basis of price.

Conservation Area - An area designated by 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.

Convenience Goods - Retail goods bought for consumption on a regular basis (eg food, drink, newspapers etc).

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 Principal Urban 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.

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 (CLG) - The Government Department responsible for planning and local government.

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Development Plan - An authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework.

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

East Midlands Regional Plan - See Regional Spatial Strategy.

Eco Town - The Eco-towns programme is a Government initiative to develop a number of new settlements in England. Eco-towns will be new towns of between 5 to 20,000 homes. Intended to achieve exemplary sustainability/environmental standards, in particular through the use of the latest low and zero carbon technologies.

Employment-Generating Development - New development which will create additional job opportunities.

Environmental Assets - Physical features and conditions of notable value occurring within the District.

Greater Nottingham - Area covered by the aligned Core Strategies. Includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield. The partnership also includes both Derbyshire and Nottinghamshire County Councils.

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 from 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 PPG2 'Green Belts', ODPM, January 1995.

Green Infrastructure - The network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value.

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

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Green Wedge - Green wedges comprise the open areas around and between parts of settlements, which maintain the distinction between the countryside and built up areas, prevent the coalescence (merging) of adjacent places and can also provide recreational opportunities.

Growth Point - See New Growth Point.

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.

Housing and Planning Delivery Grant - Annual grant paid by government to councils, based on their performance against housing and planning criteria.

Intermediate Affordable Housing - Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

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.

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.

Labour Pool - Economically active part of the general population potentially available for jobs.

Local Improvement Finance Trust (LIFT) - LIFT is a NHS vehicle for improving and developing frontline primary and community care facilities. It is allowing Primary Care Trusts to invest in new premises in new locations, with the aim of providing patients with modern integrated health services in high quality, fit for

5. Appendix C – Glossary

purpose primary care premises. May also be integrated with other service providers, such as council services.

Listed Buildings - 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 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 Scheme - Sets out the programme for preparing Development Plan Documents.

Local Area Agreements (LAA) - Agreement setting out the priorities for a local area agreed between central government and a local area (the local authority and Local Strategic Partnership) and other key partners at the local level.

Local Development Framework (LDF) - A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area.

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

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

Local Plan - Part of the previous development plan system, some policies of which are saved until superseded by Local Development Frameworks. Comprises a Written Statement and a Proposals Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

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) - 5 year strategy prepared by Derbyshire County Council covering Erewash, and Nottingham City and Nottinghamshire County

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Councils jointly, covering the rest of Greater Nottingham. Sets out the development of local, integrated transport, supported by a programme of transport improvements. Used to bid for Government funding towards transport improvements.

Mature Landscape Areas - Areas identified by Nottinghamshire County Council as being of landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc. (Do not exist in Derbyshire).

New Growth Point - An agreement between councils and the Government whereby the Government agrees to provide funding for new infrastructure to deliver an agreed amount of new homes. The amount of new homes to be delivered is established through the Regional Spatial Strategy. Greater Nottingham is part of the Three Cities Growth Point, which also includes Derby/Derbyshire and Leicester/Leicestershire.

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

Open Space - Any unbuilt land within the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.

Planning and Compulsory Purchase Act 2004 - Government legislation which sets out the changes to the planning system.

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.

Planning Policy Guidance/Statement (PPG/PPS) - Published by the Department for Communities and Local Government to provide concise and practical guidance. These are produced for a variety of specific topics and can be found at www.communities.gov.uk.

Preferred Option - Informal stage of Core Strategy preparation, where the councils consult on what they consider to be the preferred option to address the issues flowing from the Issues and Options.

Previously Developed Land (PDL) - Land which has is or was occupied by a permanent structure, including the cartilage of the development land (often described as Brownfield Land).

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Principal Urban Area (PUA) - The contiguous built up area of Nottingham. Includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton.

Proposed Submission Draft - First full draft of the aligned Core Strategies, prepared for formal representations to be made. Also known as Publication Draft.

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 planning guidance 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, and is undergoing a Partial Review.

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 Energy - The term 'renewable energy' covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.

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

Rural Area - 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.

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

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

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 are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of s106 agreements would be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

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

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

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

Site of Special Scientific Interest (SSSI) - The designation under Section 28 of the Wildlife and Countryside Act, 1981, of an area of land of special interest by reason of its flora, fauna, geological or physiological features.

Small and Medium Enterprises (SMEs) - Businesses and companies who employ a maximum of 50 employees (Small) and 250 employees (Medium).

Smarter Choices - See Demand Management.

Soundness (tests) - Criteria which each 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.

Social Rented Housing - Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

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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 Vision - A brief description of how the area will be changed at the end of a plan period.

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 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 Flood Risk Assessments (SFRAs) - 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.

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 a binding Inspectors report.

Sub Regional Centres - Towns which are large enough to contain a critical mass of services and employment, which for Greater Nottingham the Regional Spatial Strategy defines as Hucknall and Ilkeston.

Supplementary Planning Document (SPD) - A document providing supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

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.

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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 - A guiding principle for all activities in their relationship with the environment. One of the most popular definitions is that “sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs”. (Source: DCLG)

Sustainable Urban Extension - 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.

White Land - See safeguarded land.

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.

Work Place Parking Levy - 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). If implemented, would apply only in Nottingham City Council area.

Worklessness - Refers to people who are unemployed or economically inactive, and who are in receipt of working age benefits. (Social Exclusion Unit, 2004).

Working-age Population - The population of Greater Nottingham aged between 16-64 for men and 16-59 for women.

Core Strategy: Issues and Options: Response Form

For extra comments on any options, please attach extra sheets. If you do not wish to supply views on everything, it would still be very helpful to receive your views on as much as you can.

Thank you

Section 2 in the Core Strategy document contains the following general questions:

QUESTION GN1	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
QUESTION GN2	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
QUESTION GN3	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

Section 3.1 Accommodating Growth

ISSUE AG1 Please consider questions 1 and 1b

Question 1a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Question 1b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE AG2 Please choose either 2a or 2b

Option 2a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 2b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE AG3 Please consider questions 3a and 3b

Question 3a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Any discounted sites better? (if so which)	
Question 3b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE AG4 Please consider questions 4a and 4b

Question 4a Comments _____

Question 4b important is not important

ISSUE AG5 Please consider question 5a

Question 5a Comments _____

ISSUE AG6 Please consider questions 6a, 6b and 6c

Question 6a Yes No Comment _____

Question 6b Yes No Comment _____

Question 6c Yes No Comment _____

ISSUE AG7

Any other issues/options _____

Section 3.2 Green Belt

ISSUE GB1 Please pick either option 1a or 1b, and consider question 1c

Option 1a Agree Disagree Comment _____

Option 1b Yes No Comment _____

Option 1c Yes No Comments (inc. if yes, say where) _____

ISSUE GB2 Please pick either option 2a or 2b, if you have a preference

Option 2a Agree Disagree Comment _____

Option 2b Agree Disagree Comment _____

ISSUE GB3 Please pick either option 3a or 3b

Option 3a Yes No Comment _____

Option 3b Yes No Comment _____

ISSUE GB4 Please state yes or no

Option 4a Yes No Comment _____

ISSUE GB5 Any other Issues/options _____

Section 3.3 Regeneration

ISSUE RG1 Please consider Option 1a

Option 1a Yes No Any other priorities? Please comment: _____

ISSUE RG2 Please choose either option 2a or 2b

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

ISSUE RG3 Any other issues or priorities? Please comment: _____

Section 3.4 Economy and employment land

ISSUE EE1 Please choose either option 1a, 1b or 1c

Option 1a Yes No Comment _____

Option 1b Yes No Comment _____

Option 1c Yes No Comment _____

ISSUE EE2 Please choose either 2a, 2b or 2c

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

Option 2c Yes No Comment _____

ISSUE EE3 Please choose between Option 3a or 3b and state whether you agree with 3c

Option 3a Yes No Comment _____

Option 3b Yes No Comment _____

Option 3c Yes No Comments _____

ISSUE EE4 Please choose between Option 4a or 4b

Option 4a Yes No Comment _____

Option 4b Yes No Comment _____

ISSUE EE5 Please consider option 5a

Option 5a Yes No Any comment (if yes, which town centres?) _____

ISSUE EE6 Please state whether you agree with 6a, 6b, 6c and 6d

Option 6a Yes No Comment _____

Option 6b Yes No Comment _____

Option 6c Yes No Comment _____

Option 6d Yes No Comment _____

Any comment (if yes to 6c, where?) _____

ISSUE EE7 Any other issues or options? Please comment. _____

ISSUE 3.5 Role of Nottingham and its city and town centres

ISSUE TC1 Comments _____

ISSUE TC2 Please pick either option 2a or 2b

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

ISSUE TC3 Please state whether you agree with Option 3a, pick either option 3b or 3c and state the methods of revival under Options 3d

Option 3a Agree Disagree

Option 3b Agree Disagree

Option 3c Agree Disagree

If agree, where? _____

Option 3d Methods of revival _____

ISSUE TC4 Any other ISSUES or options on this? _____

Section 3.6 Neighbourhoods and Place Shaping

ISSUE NP1 Please pick either option 1a, 1b, 1c or 1d

Option 1a Yes No Comment _____

Option 1b Yes No Comment _____

Option 1c Yes No Comment _____

Option 1d Yes No Comment _____

ISSUE NP2 Please state whether you agree with Option 2a

Option 2a Yes No

If yes, where? (any other comment) _____

ISSUE NP3 Please pick either option 3a or 3b, and state whether you agree with option 3c

Option 3a Yes No Comment _____

Option 3b Yes No Comment _____

Option 3c Yes No Comment _____

ISSUE NP4 Please state whether you agree with options 4a and 4b

Option 4a Yes No Comment _____

Option 4b Yes No Comment _____

ISSUE NP5 Please state whether you agree with options 5a or 5b and then pick either option 5c or 5d

Option 5a Yes No Comment _____

Option 5b Yes No Comment _____

Option 5c Yes No Comment _____

Option 5d Yes No Comment _____

Any comment (for example, if yes to 5d, what proportion favoured) _____

ISSUE NP6 Please state whether you agree with options 6a, 6b and 6c

Option 6a Yes No Comment _____

Option 6b Yes No Comment _____

Option 6c Yes No Comment _____

ISSUE NP7 Options Comments _____

ISSUE NP8 Any other issues or options? _____

Section 3.7 Transport and Accessibility

ISSUE TA1 Please state whether you agree with options 1a and 1b

Option 1a Yes No Comment _____

Option 1b Yes No Comment _____

ISSUE TA2 Please state whether you agree with options 2a and 2b, or whether you prefer 2c

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

Option 2c Yes No Comment _____

ISSUE NI2 Please pick option 2a, 2b or 2c

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

Option 2c Yes No Comment _____

ISSUE NI3 Any other issues or options? _____

Section 3.9 Green Infrastructure and Landscape Character

ISSUE GI1 Please consider 1a or 1b and say whether you agree with 1c and 1d

Option 1a Yes No Comment

Option 1b Comment _____

Option 1c Yes No Comment _____

Option 1d Yes No Comment _____

ISSUE GI2 Please choose either 2a, 2b or 2c

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

Option 2c Yes No Comment _____

ISSUE GI3 Please choose either 3a or 3b

Option 3a Yes No Comment _____

Option 3b Yes No Comment _____

ISSUE GI4 Any other issues or options? _____

Section 3.10 Climate Change

ISSUE CC1 Please say whether you agree with options 1a to 1d

Option 1a Yes No Comment _____

Option 1b Yes No Comment _____

Option 1c Yes No Comment _____

Option 1d Yes No Comment _____

ISSUE CC2 Please pick either 2a or 2b

Option 2a Yes No Comment _____

Option 2b Yes No Comment _____

ISSUE CC3 Any other issues or options? _____

Section 4 Locally Distinct Issues for Greater Nottingham Councils

Section BBC4.1 Broxtowe Borough Council

ISSUE BBC1 Please pick BBC1a, 1b, 1c or 1d

Option BBC1a Yes No Comment _____

Option BBC1 b Yes No Comment _____

Option BBC1c Yes No Comment _____

Option BBC1d Yes No Comment _____

ISSUE BBC2 Please pick either option BBC2a, 2b or 2c

Option BBC2a Agree Disagree Comment _____

Option BBC2b Agree Disagree Comment _____

Option BBC2b Agree Disagree Comment _____

ISSUE BBC3 Please pick from list

Option BBC3a Yes No Comment _____

Option BBC3b Yes No Comment _____

Option BBC3c Yes No Comment _____

Option BBC3d Yes No Comment _____

Option BBC3e Yes No Comment _____

Option BBC3f Yes No Comment _____

Option BBC3g Yes No Comment _____

Option BBC3h Yes No Comment _____

Option BBC3j Yes No Comment _____

ISSUE BBC4 Please state whether you agree with options BBC4a or 4b

Option BBC4a Yes No Comment _____

Option BBC4b Yes No Comment _____

ISSUE BBC5 Please state whether you agree with options BBC5a and 5b, and add any further sites to 5c

Option BBC5a Yes No Comment _____

Option BBC5b Yes No Comment _____

Option BBC5c Yes No Comment _____

ISSUE BBC6 Please state whether you agree with options BBC6a, 6b, or 6c

Option BBC6a Yes No Comment _____

Option BBC6b Yes No Comment _____

Option BBC6c Yes No Comment _____

ISSUE BBC7 Please state whether you agree with options BBC7a, 7b or 7c

Option BBC7a Yes No Comment _____

Option BBC7b Yes No Comment _____

Option BBC7c Yes No Comment _____

ISSUE BBC8 Please state whether you agree with options BBC8a or 8b

Option BBC8a Yes No Comment _____

Option BBC8b Yes No Comment _____

ISSUE BBC9 Any other local issues or options _____

Section EBC4.1 Erewash Borough Council

Section GBC4.1 Gedling Borough Council

Section GBC4.2 Accommodating Growth

ISSUE GBC/AG1 Please choose either GBC/AG1a, GBC/AG1b or GBC/AG1c

Option GBC/AG1a Yes No Comment _____

Option GBC/AG1b Yes No Comment _____

Option GBC/AG1c Yes No Comment _____

Please consider GBC/AG1d, GBC/AG1e and GBC/AG1f.

Option GBC/AG1d Yes No Comment _____

Option GBC/AG1e Yes No Comment _____

Option GBC/AG1f Yes No Comment _____

ISSUE GBC/AG2 Please choose either GBC/AG2a or GBC/AG2b.

Option GBC/AG2a Yes No Comment _____

Option GBC/AG2b Yes No Comment _____

ISSUE GBC/AG3 Any other issues or options? _____

Section GBC4.3 The Nottingham Derby Green Belt

ISSUE GBC/GB1 Please consider option GBC/GB1a

Option GBC/GB1a Yes No Comment _____

ISSUE GBC/GB2 Any other issues or options? _____

Section GBC4.4 Regeneration

It is felt that the issues and options in section 3.3 deal with all the reasonable options for this theme. Please state whether you agree.

ISSUE GBC/RG1 Yes No Comment _____

Section GBC4.5 The Economy and Employment Land

ISSUE GBC/EE1 Please consider option GBC/EE1a

Option GBC/EE1a Yes No Comment _____

ISSUE GBC/EE2 Please consider options GBC/EE2a

Option GBC/EE2a Yes No Comment _____

Please pick either GBC/EE2b or GBC/EE2c

Option GBC/EE2b Yes No Comment _____

Option GBC/EE2c Yes No Comment _____

Please consider GBC/EE2d and GBC/EE2e

Option GBC/EE2d Yes No Comment _____

Option GBC/EE2e Yes No Comment _____

ISSUE GBC/EE3 Any other issues or options? _____

Section GBC4.6 The Role of Nottingham and its City and Town Centres

ISSUE GBC/TC1 Please consider options GBC/TC1a and GBC/TC1b

Option GBC/TC1a Yes No Comment _____

Option GBC/TC1b Yes No Comment _____

ISSUE GBC/TC2 Please choose either GBC/TC2a or GBC/TC2b.

Option GBC/TC2a Yes No Comment _____

Option GBC/TC2b Yes No Comment _____

ISSUE GBC/TC3 Any other issues or options? _____

Section GBC4.7 Neighbourhoods and Place Shaping

ISSUE GBC/NP1 Please choose either GBC/NP1a or GBC/NP1b.

Option GBC/NP1a Yes No Comment _____

Option GBC/NP1b Yes No Comment _____

ISSUE GBC/NP2 Please consider options GBC/NP2a and GBC/NP2b.

Option GBC/NP2a Yes No Comment _____

Option GBC/NP2b Yes No Comment _____

ISSUE GBC/NP3 Please consider GBC/NP3a, GBC/NP3b and GBC/NP3c.

Option GBC/NP3a Yes No Comment _____

Option GBC/NP3b Yes No Comment _____

Option GBC/NP3c Yes No Comment _____

ISSUE GBC/NP4 Please choose either GBC/NP4a, GBC/NP4b, GBC/NP4c or GBC/NP4d

Option GBC/NP4a Yes No Comment _____

Option GBC/NP4b Yes No Comment _____

Option GBC/NP4c Yes No Comment _____

Option GBC/NP4d Yes No Comment _____

ISSUE GBC/NP5 Any other issues or options? _____

Section GBC4.8 Transport and Accessibility

ISSUE GBC/TA1 Please consider option GBC/TA1a.

Option GBC/TA1a Yes No Comment _____

ISSUE GBC/TA2 Any other issues or options? _____

Section GBC4.9 New Infrastructure to Support Growth

It is felt that the issues and options in section 3.8 deal with all the reasonable options for this theme. Please state whether you agree.

ISSUE GBC/NI1 Yes No Comment _____

Section GBC4.10 Green Infrastructure and Landscape Character

ISSUE GBC/GI1 Please consider option GBC/GI1a.

Option GBC/GI1a Yes No Comment _____

ISSUE GBC/GI2 Please consider option GBC/GI2a

Option GBC/GI2a Yes No Comment _____

Section GBC4.11 Climate Change

It is felt that the issues and options in section 3.8 deal with all the reasonable options for this theme. Please state whether you agree.

ISSUE GBC/CC1 Yes No Comment _____

Section NCC4.1 Nottingham City Council

ISSUE NCC1 Please consider questions 1a, 1b and 1c

Question 1a Yes No Comment _____

Question 1b Yes No Comment _____

Question 1c Comment _____

ISSUE NCC2 Please consider questions 2a and 2b

Question 2a Comment _____

Question 2b Yes No Comment _____

ISSUE NCC3 Please consider questions 3a and 3b

Question 3a Yes No Comment _____

Question 3b Yes No Comment _____

ISSUE NCC4 Please pick either option 4a or 4b

Option 4a Yes No Comment _____

Option 4b Yes No Comment _____

ISSUE NCC5 Please pick either option 5a or 5b and consider question 5c

Option 5a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 5b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Question 5c	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE NCC6 Please pick either option 6a or 6b

Option 6a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 6b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE NCC7 Please pick either option 7a or 7b

Option 7a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 7b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE NCC8 Please pick either option 8a or 8b

Option 8a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 8b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE NCC9 Please consider question 9a

Question 9a Comment _____

ISSUE NCC10 Please pick either option 10a, 10b, 10c or 10d

Option 10a	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 10b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 10c	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 10d	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE NCC11 Please consider question 11a and pick either option 11b, 11c or 11d

Question 11a Comment _____

Option 11b	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 11c	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____
Option 11d	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Comment	_____

ISSUE NCC12 Any other local issues or options _____

Section RBC4.1 Rushcliffe Borough Council