

# GREATER NOTTINGHAM ALIGNED CORE STRATEGY

## NEIGHBOURHOODS AND PLACE SHAPING ISSUES AND OPTIONS



The Councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working closely together to prepare the Core Strategy and this is the first stage. No decisions have yet been made, and this is the opportunity for you to influence the shape of Greater Nottingham in the future.

### What else is happening?

- The Government's 'Building Schools for the Future' programme is helping to improve school provision
- The Local Improvement Finance Trust is helping to modernise health and social care premises

### How to get involved

We are now looking for your views on these issues. Your input at this stage will help us to prepare the Core Strategy and ensure that the final document includes the most appropriate policies for the future development of Greater Nottingham. Please complete the attached questionnaire to let us know your views.

You can also visit our website at [www.gngrowthpoint.com](http://www.gngrowthpoint.com)

### Other topics in this series

1. Accommodating Growth
2. Green Belt
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5. The Role of Nottingham and its City and Town Centres
6. Neighbourhoods and Place Shaping
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**NEIGHBOURHOODS AND PLACE SHAPING** is one of the themes that will be covered in the Greater Nottingham Core Strategy.

The Core Strategy will be a set of policies that discuss the key issues facing the area and guide its development up to 2026. It will be a key part of the Local Development Frameworks for Greater Nottingham, the new set of planning policies that will replace each Council's Local Plans.

### **About the Neighbourhoods of Greater Nottingham**

- Housing supply varies significantly across Greater Nottingham. 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 (50%)
- The housing needs of particular groups, including older people, people with disabilities, students and gypsies and travellers need to be met
- There are pressures to intensify housing development in some areas. This can impact on the overall housing mix and have a negative effect on the character of areas
- The need for affordable housing is around 47% of planned new housing supply in Greater Nottingham (this varies from 21% in Nottingham City to 85% in Erewash)
- There is a particular need for affordable housing in rural areas
- The East Midlands has poor design quality for new housing when compared with other regions
- All members of the community need to be able to access jobs, health, housing, education, shops, leisure and community facilities (e.g. community halls, doctors surgeries, etc)
- Good quality health services and the need to create a safer environment are particularly important

### **What can we do?**

The Core Strategy could require new developments to meet recognised standards such as:

- Building for Life Standards, which are guidelines to improve the design of new developments
- Manual for Streets guidance, which aims to make sure streets are places where people want to live and spend time in
- Lifetime Homes standards, which are guidelines for adaptable homes for everyone

The Core Strategy could also:

- Include targets and requirements for the provision of affordable housing, and consider options for providing affordable housing within rural areas
- Ensure adequate community, sports and recreational facilities are provided
- Encourage accessibility for pedestrians and cyclists in new developments

### **Things to think about**

- A shortage of suitable and affordable homes can have a negative effect on communities
- Are the houses being built now good enough to meet the expectations of future communities?
- Applying a large number of standards may be seen as being too prescriptive and imposing unreasonable costs on house builders
- Encouraging community facilities to be located close together could help improve their accessibility

## We need your views: please print and return pages 3-4 with your comments

### Neighbourhoods and Place Shaping

#### NP1 Should the Core Strategy try to influence housing type and mix? (Tick 1)

Don't try to influence housing mix	
Look for a balanced mix of housing types and sizes within all new developments	
Look for a balanced mix of housing types and sizes within Greater Nottingham as a whole	
Look for a balanced mix of housing types and sizes within housing sub-markets (small areas of housing with similar characteristics)	

#### NP2 Should the Core Strategy protect any existing areas from more intensive development in the future?

Say whether you agree	Y	N
Include a policy to protect existing areas from more intensive development.		

If so, where?

#### NP3 How should targets for affordable housing provision be set? (Tick 1)

Include a target for the total number of affordable houses to be developed in Greater Nottingham as a whole	
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Include a target for the number of affordable houses to be developed in each local authority or housing sub-market	
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Say whether you agree	Y	N
Whatever option you chose above, do you think we should set targets for different types of affordable housing (e.g. rented, shared ownership etc)		

#### NP4 How should affordable housing be provided in rural areas?

Say whether you agree	Y	N
Make sure that affordable housing is provided in rural areas to meet local needs		
Identify specific sites for affordable housing development in rural areas in a later document		

#### NP5 How can we make sure new developments are well designed and that new houses are adaptable for the people who will live there? (Tick any you agree with)

Include general policies to require high-quality design across Greater Nottingham	
Require new developments to meet a high Building for Life standard and the guidance in Manual for Streets (see earlier section on 'What can we do?' for explanation of the standards)	
Require <b>all housing</b> in new developments to meet Lifetime Homes standards (see earlier section on 'What can we do?' for explanation)	
Require <b>a proportion of the housing</b> in new developments to meet Lifetime Homes Standards (see earlier section on 'What can we do?' for explanation)	

**NP6 How can we make sure people have easy access to the community facilities they need? (Tick any you agree with)**

Protect existing local community facilities	
Support new community facilities in areas that people can get to easily and provide facilities in large new development sites	
Encourage community facilities to be used for more than one purpose (e.g. making school playing fields available for public use outside school hours etc.) and for them to be located close together	

**NP7 How can the Core Strategy help to reduce crime and improve people's health?**

Please suggest any ways you think the Core Strategy can help (e.g. providing facilities for young people, providing facilities for sport and recreation etc.)

**NP8 Are there any other issues or options relating to Neighbourhoods and Place Shaping in Greater Nottingham?**

Please fill in your contact details in order that we can register your comments and provide you with a written response. Please note, your comments cannot be kept confidential and will be made available for public inspection.

Name:

Address/  
Email:

Completed questionnaires should be returned by  
**31<sup>st</sup> July 2009** to:

M Gregory,  
Growth Point Planning Manager,  
Exchange Buildings North, Smithy Row,  
Nottingham, NG1 2BS



Your personal information will be handled by the Councils in accordance with the Data Protection Act 1998. Your information will not be disclosed to third parties and will not be used for any other purpose.