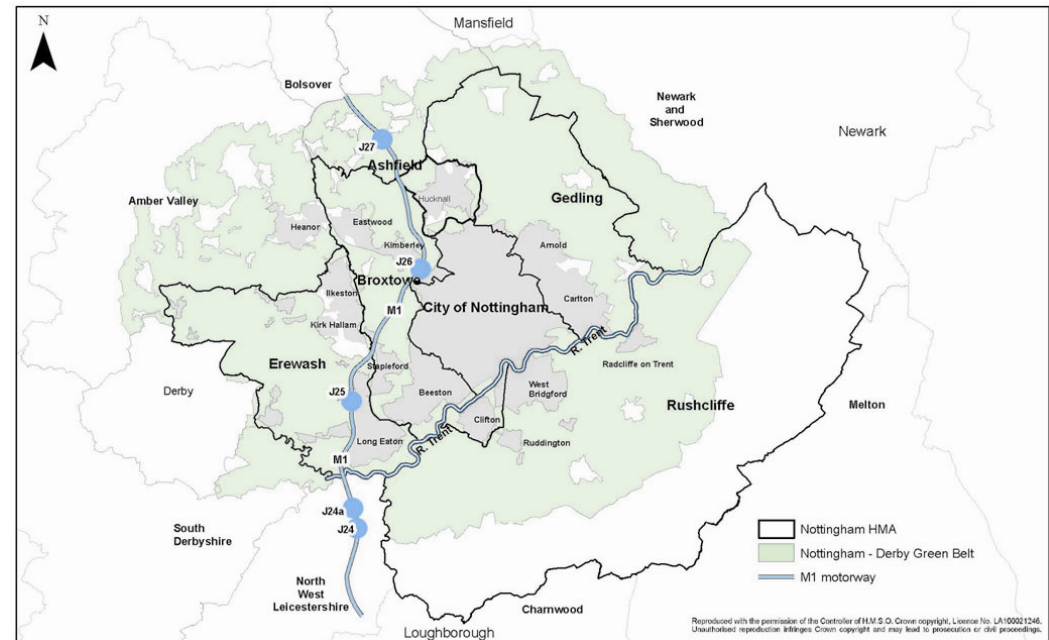


GREATER NOTTINGHAM ALIGNED CORE STRATEGY

NEW INFRASTRUCTURE TO SUPPORT GROWTH



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.



1. Accommodating Growth
2. Green Belt
3. Regeneration
4. Economy and Employment Land
5. The Role of Nottingham and its City and Town Centres
6. Neighbourhoods and Place Shaping
7. Transport and Accessibility
8. New Infrastructure to Support Growth
9. Green Infrastructure and Landscape Character
10. Climate Change
11. Broxtowe local issues
12. Erewash local issues
13. Gedling local issues
14. Nottingham City local issues
15. Rushcliffe local issues

NEW INFRASTRUCTURE TO SUPPORT GROWTH 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.

The Issues and Options document, describing this first stage of the Core Strategy, expands on the topics in this series of leaflets. It is available at local council offices, libraries and on council websites, as well as at www.gngrowthpoint.com.

About New Infrastructure to Support Growth in Greater Nottingham

- In planning for growth across Greater Nottingham, it is essential that the infrastructure needed to support that growth is provided for.

What can we do?

- We need to identify where infrastructure is already adequate to support growth, where it is not and where it needs improvement to allow new development 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 new roads, tram lines, schools, health centres, flood defences, play areas, parks and other green spaces.
- We need to consider how to best make sure necessary infrastructure is delivered alongside or in advance of growth.
- We have to decide in what way developers should contribute financially towards new and improved infrastructure to support their developments.

What else is happening

- The Greater Nottingham Infrastructure Capacity Study is being prepared. In it we have already started to identify if and where there are gaps in infrastructure across Greater Nottingham and to find out what improvements are needed to enable growth to go ahead. What we need to know is what you think.

We need your views: please print and return page 4 with your comments

Things to think about

- There may be locations where existing infrastructure is already able to accommodate new growth without significant improvements being necessary, but there will be others where existing infrastructure can support only limited growth or no growth at all.
- Where existing infrastructure is inadequate, development will either not be able to go ahead in that area or else necessary infrastructure improvements will have to be made as part of the development.
- An important question is how should developers contribute to infrastructure which their developments need to go ahead? The way they currently contribute is through what are known as Planning Obligations (or Section 106 Agreements).
- Planning Obligations make it possible for developers to either provide new infrastructure directly themselves or else to pay money to the local council for them to fund the infrastructure. However, it is a process that has been criticised. One reason is because each Planning Obligation is individually negotiated (between the developer and the council) and, therefore, it may not be transparent enough or consistent with other Planning Obligations.

- As an alternative, the Government is introducing what is called the Community Infrastructure Levy (CIL) which could largely replace the use of Planning Obligations. The aim of CIL is to be a more standardised, consistent and transparent way for developers to help fund infrastructure related to their developments.
- CIL would work using simple formulae, standard to all developments, to decide how much developers should pay towards new infrastructure. CIL should also make it easier to pool funds to pay for bigger infrastructure improvements across a wider area. There are a number of other potential benefits of using CIL instead of Planning Obligations, as well as some potential disadvantages.
- Councils do not necessarily have to introduce a CIL as it is up to them to decide. We, therefore, in the Core Strategy need to decide whether to put a CIL in place, and make the process of developer funding of new infrastructure far more standardised, or to just stick with the use of Planning Obligations.

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 this simple questionnaire and send it to let us know your views - see over.

You can also visit our website at: www.gngrowthpoint.com

Choices to make about New Infrastructure to Support Growth

NI1a Where can existing infrastructure support growth in Greater Nottingham?

(continue on a separate sheet if necessary)

NI1b Where is existing infrastructure not capable of supporting growth and, what improvements are necessary to allow growth to go ahead?

(continue on a separate sheet if necessary)

NI2 How should developers contribute to infrastructure which their developments need to go ahead? - (please tick one)

- Introduce a Community Infrastructure Levy (CIL) to help fund most new infrastructure requirements?
- Continue to use Planning Obligations in the same way as the councils do at present?
- 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.

NI3 Are there any other issues or options to do with New Infrastructure to Support Growth in Greater Nottingham?

Please suggest any other ways you think the Core Strategy can help. (continue on a separate sheet)

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
31st 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.