



Broxtowe
Borough
COUNCIL

Positive People - Positive Leadership - Positive Partnerships

Greater Nottingham

Aligned Core Strategies

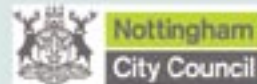
Option for Consultation



This is a summary document and includes all the themes where we are looking for your input. This should be read alongside the full document, which will provide the background to the options we are putting to you. If you have any questions please contact us. Our contact details are given inside.

To find out more on the Option for Consultation or if you would prefer to respond online, the full version of the document can be found on our website at: www.broxtowe.gov.uk

Comments should be received before 5.00pm 12 April 2010.



Introduction

During June and July 2009, the councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe undertook wide ranging public and stakeholder consultation on an 'Issues and Options' Report. This sought comments on a number of alternatives to shape future development within Greater Nottingham. The councils have considered the consultation responses, government guidance and have developed an extensive technical evidence base (including for example flood risk and housing need studies) to draw up a more detailed Option for Consultation on which your views are invited.

Background

The Greater Nottingham councils have been working together to develop aligned Core Strategies with the aim of tackling joint and cross boundary issues. Core Strategies are part of the new Local Development Framework process and replace old style Local Plans. They include an overall spatial vision, strategic policies and link closely with the objectives of Sustainable Community Strategies. Government guidance sets out the scope, stages and consultation requirements of the Core Strategy process and they are based on a consistent evidence base to reduce the likelihood of final Strategies being found unsound by the Planning Inspectorate.

Option for Consultation

The Option for Consultation report sets out an overall spatial vision for Greater Nottingham and 19 strategic policies to bring about the vision. The policies and the themes they fall under can be summarised as follows:

Sustainable Growth

Policy 1 Climate Change – All development proposals will be required to deliver high levels of building sustainability in advance of national standards in order to mitigate against and adapt to climate change.

Policy 2 The Spatial Strategy – This policy sets out the key spatial aspirations of the Councils as to where development in Greater Nottingham will be located. The key diagram on the back page of this document illustrates these aspirations and this Policy can be summarised as follows:

1 The councils must provide land for at least 52,050 new homes up to 2026. It is suggested that the following areas be identified for development, these are also shown on the accompanying map:

- (a) Around 25,320 homes in the existing built up area of Nottingham, including:-
 - Waterside Regeneration Zone, in Nottingham City* (up to 3,000 homes)
 - Gedling Colliery/Chase Farm, in Gedling* (1,120 homes)
 - Severn Trent and Boots site, in Broxtowe (550 homes)
 - Remainder of Boots Site, in Nottingham City, (600 homes)
 - Stanton Tip, Hempshill Vale, in Nottingham City* (500 homes)
- (b) Around 9,880 homes as 'Sustainable Urban Extensions' to the built up area of Nottingham, at:-
 - East of Gamston, in Rushcliffe (4,200 homes)
 - South of Clifton, in Rushcliffe (4,200 homes)
 - One or more sustainable urban extensions yet to be determined, in Broxtowe (1,480 homes)
- (c) Around 4,090 homes in or adjoining Hucknall, including Sustainable Urban Extensions at:
 - Rolls Royce, in Ashfield (800 homes)
 - North of Papplewick Lane, in Gedling (600 homes)
 - Top Wighay Farm, in Gedling* (500 homes)

- (d) Around 4,420 homes in or adjoining Ilkeston, including a Sustainable Urban Extension at Stanton*, in Erewash (more than 2,000 homes)
- (e) Up to 8,340 homes elsewhere throughout Greater Nottingham, including in or adjoining the towns and villages of:-
 - Awsworth, Brinsley, Eastwood, Kimberley and Watnall, in Broxtowe;
 - Breaston, Borrowash, Draycott and West Hallam, in Erewash;
 - Bestwood Village, Calverton and Ravenshead, in Gedling;
 - Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, in Rushcliffe; and
 - development in other towns and villages, solely to meet local needs.

2 Significant new employment development will take place in the following areas:-

- The City Centre, along with the Southside* and Eastside Regeneration Zones*
- The Eastcroft area of the Waterside Regeneration Zone*
- The Boots site
- As part of the Sustainable Urban Extensions at Rolls Royce, south of Clifton, east of Gamston, Stanton*, and Top Wighay Farm*.

3 Further shopping, leisure and cultural development will be encouraged in the City Centre and the Town Centres of Arnold, Beeston, Hucknall, Ilkeston and Long Eaton. Bulwell will be developed so it can also be classed as a Town Centre.

New shopping facilities will be provided to serve development at Gedling Colliery/Chase Farm, Waterside Regeneration Zone, and within the Sustainable Urban Extensions of south of Clifton and east of Gamston.

4 Major new transport infrastructure will be provided to encourage people to use their cars less, to meet the needs of new housing and economic growth, and to meet the local transport priorities, as follows:-

- Nottingham Express Transit Phase 2 (extensions to Clifton and Chilwell)
- Nottingham Midland Station Hub, including capacity improvements
- Nottingham to Lincoln Rail improvements
- A46 improvements - Newark to Widmerpool
- A453 Widening – M1 to Nottingham
- Hucknall Town Centre improvements
- Nottingham Ring Road Improvement Scheme
- Turning Point East (Nottingham City Centre inner ring road improvements)
- Electrification of the Midland Main Line

Other new transport infrastructure will also be provided, with the priority being reducing the need to travel, especially by the private car.

5 The Green Belt around Greater Nottingham will be retained, but its inner boundaries will be redrawn to allow for the Sustainable Urban Extensions.

6 Parks, natural green open spaces, nature reserves etc, together with the linkages between them, will be provided or improved in and around the locations for major residential development identified above; and along the important River Corridors of the Trent, Erewash, Soar and Leen rivers, the canal corridors, the Greenwood Community Forest, and Urban Fringe areas.

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 Note: Locations marked with an asterisk (*) are existing allocations in Local Plans.

Policy 3 The Sustainable Urban Extensions – Aimed at guiding the development of Sustainable Urban Extensions (SUEs) of around 500 new homes or more to ensure development meets the aspirations of the councils.

Policy 4 Employment Provision and Economic Development – Sets out a range of guidance which will help to create sufficient employment opportunities and strengthen economic development.

Policy 5 Nottingham City Centre – The City Centre will be promoted as the region's principal shopping, leisure and cultural destination. The role of the City Centre will be enhanced in the future by adopting the strategy set out in this Policy.

Policy 6 The Role of Town and Local Centres – Develops a network and hierarchy for all centres based on evidence on the retail performance of centres across Greater Nottingham. Identifying centres on this basis will ensure that any 'town centre' related development is of a suitable scale for the centre in which it is proposed and its vitality and viability is not harmed.

Policy 7 Regeneration – Identifies the locations in Greater Nottingham where regeneration will be focused.

Places for People

Policy 8 Housing Size, Mix and Choice - All new residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. An approach is set out to ensure the appropriate mix is achieved.

Policy 9 Gypsies, Travellers and Travelling Showpeople – Sufficient sites for permanent Gypsy and Traveller caravan accommodation will be identified in line with Gypsy and Traveller Accommodation Assessments, or any identified need for Travelling Show People.

Policy 10 Design, the Historic Environment and Enhancing Local Identity – Sets out the need for new buildings to be designed to be accessible, relate well to their surroundings and help create places of a high architectural and urban design quality and also the need to protect existing buildings or areas of high quality.

Policy 11 Local Services and Healthy Lifestyles – The policy requires community facilities to be located in areas served by good public transport and accessible by the majority of the public. It will also create opportunities for linked trips with retail or leisure uses. It requires that new developments contribute to any facility adversely impacted. The policy takes specific note of the importance of health and well being and gives priority to facilities that support this objective.

Policy 12 Culture, Sport and Tourism – Sets out an approach encouraging further provision of culture, tourism and sporting facilities throughout Greater Nottingham.

Policy 13 Managing Travel Demand – Aims to reduce the need to travel, especially by private car, by locating new developments which would be expected to generate significant travel demand on sites already well served by public transport. Sets out a hierarchical approach to ensure the delivery of sustainable transport networks.

Policy 14 Transport Infrastructure Priorities – New development which gives rise to the need for additional transport infrastructure should be in accordance with the priorities of the Local Transport Plans covering Greater Nottingham. This Policy requires development proposals to demonstrate that the integrity of the transport system as a whole is not threatened and lists existing planned major transport improvements.

Our Environment

Policy 15 Green Infrastructure, Parks and Open Space – Requires a strategic approach to the delivery, protection and enhancement of Green Infrastructure through the establishment of a network of regional and sub-regional Green Infrastructure corridors and assets, particularly focussing on links between Greater Nottingham and Derby, together with corridors and assets of a more local level.

Policy 16 Biodiversity – Sets out a strategy to increase biodiversity of Greater Nottingham. Designated national and local sites of biological or geological importance for nature conservation will be protected.

Policy 17 Landscape Character – New development should take account of landscape character. Where appropriate, planning applications should set out how the development responds to landscape features as set out in both the Greater Nottingham Landscape Character Assessment and the Landscape Character of Derbyshire.

Making it Happen

Policy 18 Infrastructure – Requires new development to be supported by the necessary infrastructure at the appropriate stage.

Policy 19 Developer Contributions – Planning obligations will be sought to secure infrastructure necessary to support new development either individually or collectively and to achieve Core Strategy objectives.

Importantly, the report sets out how the councils intend to plan for the housing growth targets required by Government as set out for each council within the East Midlands Regional Plan, adopted in 2009. Whilst these targets are challenging, progressing the Core Strategy will help to ensure that the location of future development is sustainable, plan led by Local Authorities and is accompanied by appropriate physical and social infrastructure - rather than via speculative developer-led proposals.

In the event that Central Government advice on housing targets should change, the councils will be able to look again at the Core Strategy (and revise it if necessary) before it is submitted to Government in September 2010. Councils may also wish to treat any planning applications received for residential or mixed developments on the green field sites identified within the report as premature prior to formal submission to Government.

As only the Hucknall part of Ashfield is included within Greater Nottingham, Ashfield District Council will consult on their own Core Strategy in February 2010 with the Hucknall elements of their 'Preferred Option' closely aligned to the Greater Nottingham document.

Next Steps

Following public consultation on the Option for Consultation, the councils will work to refine their strategies which will be re-published to allow formal 'representations' to be submitted in September 2010. Following this, the Core Strategies will be submitted to the Secretary of State for independent 'examination' (similar to a public inquiry).

How Broxtowe is affected by the Greater Nottingham Aligned Core Strategies - 'Option for Consultation' stage

Views are still needed on the choices of major housing sites that have yet to be made in Broxtowe.

Each district has an allocation for new homes between 2006 and 2026 - Broxtowe's is 6,800. This Broxtowe figure is split between the requirement of 3,600 relating to the Principal Urban Area (PUA) and 3,200 outside the PUA, which would be mainly in the north of the borough. The extent of the Principal Urban Area is shown on the map opposite.

In the borough as a whole, the total number of homes that have been completed since 2006, or already have planning permission, is 1735. This leaves 5065 homes for which land still has to be allocated. About half of these homes can be accommodated on sites in the urban area. The remainder needs to be located in the Sustainable Urban Extensions (SUEs) or on other Green Belt land.

In choosing the best sites it may be helpful to bear in mind the following guidelines that the Council has suggested:

Major new housing areas should -

- be in more than one location
- be well related to built-up areas
- not join together separate built-up areas

The major new housing sites to choose from are shown with a 🏠 symbol on the map opposite, and are named on the labels. They were first identified as 'Sustainable Urban Extensions' (SUEs) by independent consultants Tribal.

The towns and villages in the north of the borough that are identified in the Core Strategy to take more housing growth are highlighted with a 🌳 on the map opposite.

At this stage, using the Response Form in this leaflet or an interactive version on the Council's website, please say whether you object to, or support, any of the following:

- the potential SUEs shown on the map
- the places marked on the map in the north of the borough as being for expansion for new homes
- the large site allocated for new housing at Boots/Severn Trent Water, Lilac Grove, Beeston
- all other planning policies described in this summary document.

The Core Strategy is a 'strategic' plan showing only the main growth areas. More consultation will take place soon on all the details of smaller new housing sites, some of which will need to take land currently in the Green Belt.

To view the Option for Consultation document, visit the Council's website www.broxtowe.gov.uk, or ask at the Council Offices or public libraries.

Objections or comments of support must be made to the Borough Council on the Response Form, either on paper or via the website by Monday 12 April 2010.

If sending by post the address is:

Planning & Building Control
Chief Executive's Department
Broxtowe Borough Council, Council Offices
Foster Avenue, Beeston, Nottingham
NG9 1AB

For further information, contact the Planning Policy Team on (0115) 917 3482, 917 3452 and 917 3468 or e-mail to pabc@broxtowe.gov.uk

