

Report of the Chief Executive

GREATER NOTTINGHAM ALIGNED CORE STRATEGIES: OPTION FOR CONSULTATION1. Purpose of report

To seek approval for the publication for consultation purposes of the Option for the aligned Greater Nottingham Core Strategies. This accords with the Council's corporate objectives of place-shaping and housing.

2. Background

A consideration of this report was deferred by members at the cabinet on 5 January 2010 to allow further time for correcting technical and textual issues in the document. Members also expressed concern about the housing figures arising from the Regional Plan and wished to take more time to reflect on the issues arising. The original report is attached as appendix 3. The updated policy document has been placed in the members' room and has been updated to correct errors and provide greater clarification. The notes attached as appendix 2 summarise the key changes.

3. Details

Since 5 January 2010 cabinet the document has been considered by Rushcliffe Borough Council, Gedling Borough Council, Erewash Borough Council who have all approved the document for consultation. Nottingham City Council and Ashfield District Council will be considering their positions on 19 January 2010 and 15 February 2010 respectively.

4. Conclusion

The preparation of the joint Core Strategy has involved a considerable amount of close co-operation between the six councils forming part of the Greater Nottingham Housing Market Area. Although the Core Strategy raises matters of considerable importance to Broxtowe in the context of potential green belt releases, the Council is not alone in facing up to the challenges arising from the East Midlands Regional Plan. The document covers many other issues of broad strategic relevance to the Greater Nottingham Area and there is considerable benefit to be derived from the current alignment process. The risks of not pursuing publication are shown in appendix 1. As this document is only a consultation draft at this stage, any changes to government policy that might arise from a forthcoming election can be dealt with prior to any formal submission to the government. The policies contained in the document were endorsed for publication by the Joint Planning Advisory Board (JPAB) on 16 December 2009.

Recommendation

The cabinet is asked to RESOLVE that the publication for consultation purposes of the Greater Nottingham Aligned Core Strategies Option document be approved.

Background Papers

Greater Nottingham Aligned Core Strategy Issues and Options 2009 Report of Consultation

APPENDIX 1

Risks of not pursuing publication

Failure to comply with the published timescale and consultation plan could be construed as demonstrating a lack of intention to exercise a statutory duty. The risks associated with such a course of action include:

- The potential for Government intervention to develop the Broxtowe Core Strategy and recover the costs from the Council after removing the Council's plan making powers;
- The potential for planning applications to be received that, if refused and appealed, could not be legitimately defended because of the Council's failure to plan for growth. In such circumstances, the risk of the appellant being awarded costs would be high thus exacerbating the financial risk to the Council ;
- That 'planning by appeal' or Government intervention could be viewed as a lack of democratic and community leadership;
- The potential for negative press and a damaged reputation due to the poor use of public money to defend a failure to exercise a statutory duty;
- The potential loss of significant Growth Point funding, housing and planning delivery grant funding and HCA 'single conversation' money for affordable housing and infrastructure;
- Unplanned development with insufficient associated infrastructure.

APPENDIX 2

**Schedule of changes since version 1.5
(not including minor editing changes, but including
explanation where suggestion not taken on board)**

1) Paragraphs added to blue boxes (the explanations). Each header (in bold) now has a paragraph number flowing on sequentially from the green box above it.

2) Intro to Section A of Delivery Strategy

Sentence changed as follows

Extensions which have been **identified at his stage to meet Regional Plan requirements**, together with the main considerations which development will have to address if the urban extensions are to be as sustainable as possible.

3) Para 3.2.5

Sentence changed as follows

As the Greater Nottingham councils have only recently made the difficult decisions about **suggesting which locations could** accommodate major growth

4) Reference to white land in Justification to Policy 2 is in at request of Gedling, to cover the situation at Top Wighay Farm.

5) Policy 3, section on the Sustainability Appraisal – suggestion that should mention green Belt.

Don't think this is appropriate – GB not mentioned in the SA, since it is a development policy tool, not a factor related directly to sustainability.

6) Sustainability – spelling corrected at title to (new) para 3.4.18

7) Policy 7, section on Sustainability Appraisal

Strategic regeneration sites will also be large enough to support elements of supporting transport infrastructure helping to maximise transport efficiencies and limit the use of the car.

Changed to...

Strategic regeneration sites will also be large enough to **accommodate** supporting transport infrastructure helping to maximise transport efficiencies and limit the use of the car, **where appropriate**.

8) Policy 7, mention of other agencies, County Council transport role.

New para in justification...

3.7.4 Successful regeneration also requires a partnership approach, involving all agencies with an interest in the area. The councils will therefore work with agencies

such as the Housing and Communities Agency, EMDA, Nottingham Regeneration Ltd, other councils where relevant, transport and infrastructure providers, landowners and developers, together with local groups and residents, to ensure the best regeneration outcomes for areas.

9) Policy 8 Missing section on 'Option for Consideration'

As outlined in the Alternative Options section above, the Option for Consultation is considered the most appropriate because it embodies a flexible approach allowing for local circumstances and evidence to be taken into account, whilst providing a general framework within which locally based solutions can be developed.

10) New sentence added to end of para 3.13.3. **This approach will be key to sustainable delivery of Core Strategy objectives, and will require the commitment and close cooperation between the three Highway Authorities, the Highway Agency and other transport providers.**

11) 3.13.11 The Greater Nottingham Transportation Model **will be** used (Changed from **has been**)

12) 3.13.14 (blue box) New piece of evidence added...

Delivering a Sustainable Transport System (2008). Sets out the governments approach to new transport provision, including 5 goals, supporting national economic competitiveness and growth, reducing transport's emissions of carbon dioxide and other greenhouse gases, contributing to better safety, security and health and longer life expectancy, promoting greater equality of opportunity; and improving quality of life and promoting a healthy natural environment.

13) 3.15.12 Evidence section of Policy 15 now shortened to read

6Cs Growth Point – 'Towards a GI Strategy: Sub-regional Strategic Framework' Consultation Draft (2009)
Greenwood Strategic Plan (2000)
Open or Green Space Strategies and Audits for each council
Nottingham City Council – Corridors to the Countryside Project: Strategy for the River Leen (1998)
Nottingham City, Derbyshire and Nottinghamshire Rights of Way Improvement Plans
Trent River Park Vision and Action Plan (2008)

14) 3.16.6 Evidence section of Policy 16 now reads

Nottinghamshire Local Biodiversity Action Plan (1998)
Lowland Derbyshire Biodiversity Action Plan 2008-2010 (2008)
6Cs Growth Point – 'Towards a GI Strategy: Sub-regional Strategic Framework' Consultation Draft (2009)
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Nottingham City, Derbyshire and Nottinghamshire Rights of Way Improvement Plans

Trent River Park Vision and Action Plan (2008)

15) 3.17.7 Evidence section of Policy 17 now reads

Greater Nottingham Landscape Character Assessment (2009)

The Landscape Character of Derbyshire (2003)

Nottinghamshire Local Biodiversity Action Plan (1998)

Lowland Derbyshire Biodiversity Action Plan 2008-2010 (2008)

Schedule of changes between V1.6 and V1.7

- 1) 3.13.11 The Greater Nottingham Transportation Model **will be** used
(Changed from **has been**)
- 2) Paragraphs added to blue boxes (the explanations). Each header (in bold) now has a paragraph number flowing on sequentially from the green box above it.
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9) The following policies have had their letter 'numbering' changed to numerals, to make this more consistent throughout the document (BBC request):

Policy 4 a) – i) replaced by 1) to 9)
Policy 7 a) – k) replaced by 1) to 11)

10) Policy 14, "1)" added before Public transport, "2)" added before Highway improvements and "3)" added before Other schemes.

11) BBC also suggested changing the Strategic Objectives form roman numeral to letters or numbers. I haven't done this, as it might impact on the SA. We can consider for the next version