

Report of the Director of Legal and Planning Services

REPORT ON ADOPTION OF THE BROXTOWE ALIGNED CORE STRATEGY**1. Purpose of Report**

To request that Council adopt the Greater Nottingham; Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (hereafter referred to as the Broxtowe Aligned Core Strategy) and the amended policies map as part of the statutory development plan for Broxtowe Borough. This is supported by the findings of the independent examination into the submission version of the Broxtowe Aligned Core Strategy and is in accordance with the housing, jobs and environment priorities of the Council.

2. Background

Broxtowe Borough Council along with Gedling Borough Council and Nottingham City Council have been jointly preparing Aligned Core Strategies which cover our combined administrative areas and which set out a spatial strategy and key planning policies for sustainable development. This fully meets our duty to cooperate. The Broxtowe Aligned Core Strategy sets out, along with other matters, a vision, strategic objectives, delivery strategy and spatial policies for future development. The plan covers the period up to 2028.

The Broxtowe Aligned Core Strategy sets out the broad policy direction for Broxtowe Borough and allocates strategic sites for development. It is not the purpose of the document to identify non-strategic sites for development. This will be dealt with in a subsequent part 2 Local Plan and any neighbourhood plans. The appendices to this report which are listed below provide further details. These and all supporting information to be published with the Core Strategy is available on the website at www.broxtowe.gov.uk/corestrategy

Appendix 1 – Further details including the implications of adopting the plan, and a summary of the main modifications required to make the Core Strategy sound.

Appendix 2 – A summary of the Inspector's report relating to the key issues affecting Broxtowe

Appendix 3 – The Inspector's full report dated 24 July 2014

Appendix 4 – Appendix to the Inspector's report – Schedule of Main Modifications

Appendix 5 – The final version of the Broxtowe Aligned Core Strategy

Appendix 6 – Amendments to the Policies Map

Recommendation**That Council:**

- 1. Adopts the Greater Nottingham; Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy as attached at appendix 5 (including appendix E of the Aligned Core Strategy which confirms which of the Broxtowe Borough Local Plan policies would be deleted);**
- 2. Adopts the changes to the Policies Map as attached at appendix 6**
- 3. Delegates authority to the Chief Executive in consultation with the Leader of the Council to make minor changes necessary prior to publication of the Core Strategy (such changes will not alter the content of appendix 5 or 6)**
- 4. Notes that the adopted documents and an adoption statement will be published in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012**

Further details

The submission of the Aligned Core Strategies to the Secretary of State comprised the start of the examination process by the appointed Planning Inspector. This examination initially included hearing sessions held between 15 and 17 October, 5 and 7, 12 and 13 November 2013. Following these hearing sessions, the Inspector requested that the Council give further consideration to providing greater clarity and certainty regarding the details of development proposed at the Toton Strategic Location for Growth and the implications of this for development elsewhere. As a result of this Council resolved in January 2014 to approve modifications to the Core Strategy that development at Toton will include a minimum of 500 dwellings, the main built up area of Nottingham will have an increase of proposed new homes of 200 to 3,800, Brinsley will have a reduction of proposed new homes of 50 to 150 and Eastwood will have a reduction of proposed homes of 150 to 1,250. In light of this (and other) additional information, a further series of hearing sessions took place in between 11 and 13 February 2014.

Since the start of the examination process, a number of modifications have been made to the Aligned Core Strategies to respond to comments received, issues raised by the Inspector and to ensure that the Aligned Core Strategies are both sound and legally compliant. Consultation took place on the Main Modifications between 17 March 2014 and 30 April 2014 and the responses received were forwarded to the Inspector.

The Inspector issued her final report on 24 July 2014 and this is summarised in **appendix 2** with her full report in **appendix 3**. The report concludes that, subject to the Main Modifications previously consulted on, the Aligned Core Strategies meet the criteria for soundness in the National Planning Policy Framework and are fit for adoption by Broxtowe Borough Council (and also by Gedling Borough Council and Nottingham City Council).

Thirty five modifications have been made to the submission version of the Aligned Core Strategies in accordance with the Inspector's report. The modifications are attached as **appendix 4**. Most of these are minor changes of wording, however significant changes which affect Broxtowe Borough Council include:

- ☐ a new Policy A to confirm the presumption in favour of sustainable development;
- ☐ a modification to Policy 1: Climate Change to clarify what is expected from developers to move towards a low carbon future, and to provide reassurance that the viability and feasibility of so doing will be taken into consideration when development is proposed;
- ☐ a modification to Policy 2: Spatial Strategy and its supporting text so that the housing delivery figures reflect the most up-to-date housing trajectory to meet the objectively assessed housing need for the area and are not presented as phased stages which will constrain the provision of new housing, and so that the calculation of 5 year land supply is explained in accordance with the NPPF;
- ☐ as proposed by the Councils, development in the vicinity of the proposed HS2 station at Toton should accommodate at least 500 homes. The numbers of new homes planned in or adjoining named key settlement should be modified so that the strategy of urban concentration in or adjoining the main built up area of Nottingham and regeneration is given due emphasis.

- ☐ a modification to Policy 2: Spatial Strategy and its supporting text to indicate that measures will be taken to review the ACS if new Government household projections show that they no longer reflect the objective assessment of housing need. Add a new Section 20 to strengthen monitoring arrangements.
- ☐ a modification to Policy 3: The Green Belt to ensure that a sequential approach is followed when Green Belt boundaries are reviewed in the Part 2 Local Plans and sites for development selected, giving maximum protection to Green Belt land.
- ☐ a modification to Policy 7: Regeneration to assert that a proactive approach will be taken to encourage the regeneration of previously developed land including the use of Compulsory Purchase powers for land assembly.

The final version of Broxtowe Borough's Aligned Core Strategy (incorporating the above changes) is attached as **appendix 5**. Minor changes will need to be made to the document so that it is provided in a format that can be formally published, although these changes will not affect the content of the document and will be presentational only.

The Aligned Core Strategy policies supersede a number of the saved Adopted Local Plan policies which consequently should be deleted. Appendix E of the Broxtowe Aligned Core Strategy lists out the saved Local Plan policies and identifies which of the policies are now deleted by the adoption of the Aligned Core Strategy.

The remainder of the Adopted Local Plan policies will be deleted following adoption of the Part 2 Local Plan, which is anticipated at the end of 2015. The Part 2 Local Plan will provide more detailed policies and deal with those issues not considered to be 'strategic'.

In accordance with regulation 22(1)(b) of the Town and Country Planning (Local Development) (England) Regulations 2012, **appendix 6** outlines what amendments are required to be made to the proposals map (now renamed the policies map) if the Aligned Core Strategy is adopted. This provides details of the allocation of Field Farm and the removal of this strategic site from the Green Belt.

Implications of adoption of the Core Strategy

The production of the Broxtowe Aligned Core Strategy is a statutory requirement for the Borough Council. It is the result of 6 years work which has included all Greater Nottingham Councils which in addition to Broxtowe, Gedling and Nottingham are Ashfield, Erewash and Rushcliffe. Despite our minor disagreements (particularly with Rushcliffe in our case and Ashfield in Gedling's) our group of Councils have worked together very effectively during this period and have made substantial savings on the commissioning of joint pieces of evidence and drawing down Growth Point funds which can only be done through joint working. The adoption of this key strategic document is the culmination of this work and will assist in the delivery of both our Sustainable Community Strategy and the key themes of the Corporate Plan, and will provide the Borough Council with up-to-date strategic planning policies in accordance with the National Planning Policy Framework (NPPF).

The adoption of the Broxtowe Aligned Core Strategy will enable the Borough Council to provide certainty for investors, co-ordinate the delivery of infrastructure, and will assist efforts to seek funding to support infrastructure and growth. This would help the Borough Council to deliver on its strategic objectives of the delivery of high quality new housing, economic prosperity for all, and regeneration including at the Boots/ Severn Trent site. With the allocation of Field Farm and the identification of Toton as a strategic location for growth this will enable the Borough Council to identify a five year supply of deliverable housing sites for the first time since the effects of the recession caused a marked slow down in housing development.

Members will also be aware that there is an outstanding planning application for 450 homes at Field Farm which Development Control Committee resolved to support in April 2013. This application was 'called in' by the Secretary of State for his own determination in July 2013 but since this time the application has been held in abeyance pending the outcome of the Core Strategy examination. In his call in letter it is specified that the matters on which the Secretary of State particularly wishes to be informed are the conformity of the Field Farm application with the NPPF on delivering a choice of high quality housing and on protecting Green Belt land.

The adoption of the Core Strategy will result in Field Farm being removed from the Green Belt and allocated in Policy 2 of the Core Strategy as a sustainable urban extension for 450 homes. Given the findings of the Core Strategy Inspector in particular between paragraphs 62 and 67 of her report, where she considers and endorses Field Farm as an allocation for housing, it is considered highly likely that following the adoption of the Core Strategy the Secretary of State will withdraw his call in direction. This will enable the Head of Planning and Building Control to issue the decision to grant planning permission given that the S106 agreement has already been signed. The adoption of the Core Strategy will also result in a positive planning framework to deliver other strategic developments at Boots/ Severn Trent and on land in the vicinity of the proposed HS2 station at Toton.

Implications of not adopting of the Core Strategy

This would result in there being a policy vacuum as the adopted Local Plan (2004) policies become increasingly out of date. In this case, the general policy of the National Planning Policy Framework that permission should be granted if relevant policies are out-of-date would apply. In addition, there would also be no improvement in the Council's Five Year Land Supply as additional sites would not be allocated for housing development to meet the Council's objectively assessed housing need as set out in the Broxtowe Aligned Core Strategy. Without the Broxtowe Aligned Core Strategy in place the Borough Council would be unable to provide certainty for investors, co-ordinate the delivery of infrastructure, and would be hampered in efforts to seek funding to support infrastructure and growth. This would harm the Borough Council's ability to deliver on its strategic objectives by delaying the delivery of new homes, holding back economic growth, and stalling regeneration.

Field Farm would remain in the Green Belt, the Secretary of States call in direction would not be withdrawn and it would be necessary for the Planning Inspectorate to hold a Public Inquiry. The outcome of this cannot be certain and it is the case that since the Core Strategy was submitted in June 2013, ministers have stressed the point made in the NPPF that the only time Green Belt boundaries can be amended is in a Local Plan (such as the Core Strategy) and in the absence of Council's making their own decisions

to amend Green Belt boundaries having demonstrated the exceptional circumstances to do so (as we have done in the Core Strategy) then the issue of unmet housing need is unlikely on its own to outweigh Green Belt protection. The National Planning Practice Guidance (NPPG) was also finalised during the examination which re-iterates this point and there was an exchange of correspondence in the early part of 2014 between the then Planning Minister Nick Boles MP and the Chief Executive of the Planning Inspectorate regarding the examination into the Reigate and Banstead Core Strategy, and specifically the issues of housing need and Green Belt protection. The conclusion of this exchange was that the minister confirmed that his letter did not signal a change of policy or approach.

What has changed since June 2013 when the Core Strategy was submitted is the ministerial tone on Green Belts, which is more concessionary in the face of opposition to their erosion. As made clear by the Minister the NPPG does not alter the NPPF and the NPPF has not changed. It remains for Local Councils in cooperation with their neighbours to consider the benefits of meeting objectively assessed housing need and protecting Green Belt land. The shared approach in the Nottingham Core Housing Market Area is for the five Councils of Broxtowe, Erewash, Gedling, Nottingham and Rushcliffe to meet our objectively assessed housing need in full over our whole plan period to 2028 as this is assessed as the most sustainable strategy when compared to alternatives. We collectively seek to minimise Green Belt boundary changes by a strategy of urban concentration with re-generation giving priority to previously developed urban sites and for all except Erewash, proposing lower minimum housing targets in the early years of the Core Strategy (less than objectively assessed need) with delivery to increase later to enable a number of sites, many of which are difficult to develop urban sites, to deliver housing. This approach is endorsed by the Inspector, and non adoption of the Broxtowe Aligned Core Strategy would result in no strategy of urban concentration and no development plan support for lower housing targets early on in the plan period. This would, in the view of officers, result in significant construction taking place in the Green Belt early in the plan period.

It is possible, but in the opinion of officers unlikely, that as part of a Field Farm call in Inquiry an Inspector having heard the same arguments as those made at the Core Strategy examination would reach a different conclusion to the Core Strategy Inspector. Even allowing for this the Secretary of State may decline to follow a recommendation from his Inspector to grant planning permission. The ministerial stance on development in the Green Belt through an appeal process gives some protection here. However in the absence of an up to date Local Plan there will be very scant protection for schemes the Council would seek to resist in urban areas. These include 'protected' open spaces including areas of separation, golf courses, allotments and other urban amenity spaces. Two recent allowed appeals one in Broxtowe at Hempshill Hall (on a Protected Open Area) and one at Radford Bridge in Nottingham City (on protected allotment land) give a very clear indication of likely appeal decisions with no up to date plan and even more so with no five year housing land supply.

The implications for the other proposed strategic developments, especially Toton, are also serious if the Core Strategy is not adopted. Officers and members have worked hard since the announcement on HS2 was made in January 2013, to ensure that Broxtowe remains in a position though a strategic policy framework to ensure that development in the vicinity of the station is of the highest quality, respecting the local environment and amenity of existing residents and maximising opportunities for economic growth. Our means of achieving this is via the HS2/ Toton Advisory

Committee (previously called the Toton Working Group) which is recognised in Policy 2 of the Core Strategy. If the Core Strategy is not adopted there will be no strategic development plan framework in place to achieve the sound planning of this important location. What will remain is a planning application for 650 homes which will need determining, and an Inspectors report which makes clear her view that the exceptional circumstances test for removal of the site to the west of Toton Lane from the Green Belt is met. The potential appeal implications including, time, cost and likely outcome are considered to be similar to Field Farm.

The Boots / Severn Trent site being an urban site in need of regeneration is not so reliant on the Core Strategy to facilitate it's delivery in principle. However, non adoption will still have implications. Existing and emerging funding schemes stress the importance of having an adopted plan in place to secure such funding. Viability on this site remains fragile, and without a Core Strategy the Council's ability to compete for scare funding opportunities to assist in the delivery of this site are likely to be compromised.

Financial implications

The cost of adopting and publishing the Broxtowe Aligned Core Strategy and Policies Map in paper and electronic form is contained within the existing budget.

The cost of not adopting the Core Strategy would in the long term cost several hundreds of thousands of pounds, given the that we would still need to prepare a Core Strategy/ Local Plan and the costs of this would be unlikely to be mitigated by the same joint working described above, given that the other Councils would have their Core Strategies in place.

Equalities Issues

The adoption of the Broxtowe Aligned Core Strategy will be fully consistent with equalities issues. The Core Strategy was subject to an equality impact assessment and the Inspector concluded that the Core Strategy complies with the public sector equality duty.

Summary of the Inspector's report**Introduction**

The Inspector to the Greater Nottingham, Broxtowe Borough, Gedling Borough, and Nottingham City Aligned Core Strategies, Jill Kingaby, issued her report on 24 July 2014.

She has found the Councils' local plans to be sound subject to the modifications discussed and put forward following the examination hearings and consulted on during March and April 2014 (with one exception in respect of Bestwood village in Gedling Borough)

Summary

In respect of Broxtowe the Inspector has fully endorsed the Council's approach to the strategic planning for the Borough including supporting development allocations at Boots and Field Farm, Stapleford. She has also supported the Toton area as a strategic location for growth and endorsed the housing numbers and distribution for the remaining parts of the Borough.

The Full Council will now consider the recommendations of the inspector with a view to formal adoption of the plan on 17 September 2014.

A copy of the report, covering letter and list of modifications relating to the Core Strategy can be viewed on line, please see the documents section.

<http://www.broxtowe.gov.uk/index.aspx?articleid=13742>

The full Inspectors report and schedule of modifications are also included in the further appendices to this report.

Key issues in the report**Duty to Co-operate (paragraphs 5 -13)**

The Councils have worked closely with neighbouring planning authorities, the County Council and other relevant agencies in a constructive, active and on-going fashion in the preparation of the Core Strategy. The legal requirements of the duty to co-operate have been met.

Legal requirements and Local Development Scheme (paragraphs 14 and 158)

The Core Strategy meets these requirements.

Consultation (paragraphs 15 – 21)

There is no evidence that the process of public consultation has departed from the core principles surrounding transparency. The volume of responses indicates a very healthy level of response and interest. Criticisms that residents of Toton were excluded from taking part in the examination process were not supported by evidence, and an additional hearing session was arranged to ensure nothing of significance was overlooked. The main stages of consultation were Issues and Options in 2009; Options for Consultation in 2010; Housing Provision position paper, Climate Change Policy and local housing issues in 2011; the Publication Core Strategy in 2012 and HS2/ Toton consultation in 2013.

Sustainability Appraisal and Appropriate Assessment (paragraphs 22 – 25)

Both were carried out adequately with no unresolved objections from English Heritage, Natural England and the Environment Agency.

Housing Provision (paragraphs 28 – 49)

The Inspector considered evidence including:

- demographic change,
- household projections based on 2008 and 2011 data,
- the achievement of economic potential,
- the results from the census,
- household formation rates,
- migration rates,
- the approach to students,
- the use of various models including the 'what homes/ how many homes where toolkit',
- expert reports including that by Alan Holmans,
- ministerial statements regarding the commitment to encouraging house building,
- government initiatives to assist including FirstBuy, NewBuy and Get Britain Building fund,
- evidence of affordable housing need,
- the 'Hunston' court of appeal judgment,
- government policy in the National Planning Policy Framework and guidance to support it in the national Planning Practice Guidance,
- the definition of the Housing Market Area (HMA),
- the role of other councils within the HMA,
- comparisons with Milton Keynes,
- the revoked regional plan and the approach to windfall sites.

She also makes reference to other aspects of her considerations including the Green Belt, the environment and infrastructure. Having considered this she concludes that the overall level of housing provision across the three Council areas in the Core Strategy is justified and consistent with national policy.

Housing distribution (paragraphs 50 -55)

The strategy of urban concentration with regeneration and the strategic significance of the Green Belt between Nottingham and Derby, results in Nottingham having the highest housing target followed by Gedling then Broxtowe. She considers this approach to the proposed distribution of growth between the three Authorities to be justified and consistent with sustainable development.

Field Farm (paragraphs 62 – 67, 115 and 135)

The Inspector notes that the early release of the site from the Green Belt would help to address a difficulty for Broxtowe in identifying sufficient deliverable sites for the first five years of the plan, the site has defensible boundaries, is visually contained and will not lead to the coalescence of Trowell/ Stapleford or Nottingham/ Derby. She notes objectors concerns on a number of matters and concludes that the decision to allocate this site meets the exceptional circumstances test in the NPPF.

Toton (paragraphs 68-76, 126 and 135)

The Inspector supports the identification of land at Toton as a strategic location for growth. She notes the submission of the planning application on part of the land, the objections to development, the findings of the Volterra report, the potential for HS2 to support new jobs and whether part of the location should be removed from the Green Belt in the Core Strategy process. She notes that land to the west of Toton Lane has defensible green belt boundaries and amounts to sustainable development. However, she concludes that a holistic approach seems sensible to maximise the potential benefits to the wider area as these become better understood.

Awsworth, Brinsley, Eastwood and Kimberley (paragraphs 77-80)

The Inspector supports the housing numbers for all four settlements. In reaching this view she notes the connection with DH Lawrence is an aspect of local distinctiveness which is addressed in Policy 11 of the Core Strategy. She is satisfied that the modifications to reduce housing numbers in Eastwood and Brinsley should help allay fears that these small settlements would be overwhelmed by development and part 2 Local Plans should ensure that areas will not lose their individual identities.

The timing of housing delivery (paragraphs 96 -101)

The proposed modifications to Policy 2 and the trajectories retain the lower housing delivery in the early years of the plan with delivery building up later. The Inspector is satisfied that the prospective build rates for each five year tranche do not represent an attempt to suppress housebuilding in the early years or rely on past poor economic conditions to justify low housing targets. She is satisfied that the Strategic Housing Land Availability Assessment provides sufficient evidence to indicate that the housing figures in Policy 2 for the first five years and later are justified and should be effective.

Housing Mix/ Affordable Housing/ Gypsy and Travellers (Paragraph 102- 109)

The Inspector refers to consideration of students, families and the elderly and does not consider that a separate policy to promote care homes is needed in the Core Strategy. Regarding affordable housing she supports the target of 30% in Broxtowe, and although she also supports the deferral of the detail to the part 2 Local Plan, ideally the Core Strategy would have been more specific. Regarding Gypsy and traveller policy she notes that there is greater consistency with Erewash as a result of modifications and although the relevant evidence is out of date she notes this is being updated.

The Green Belt (Paragraph 110 -118)

The Inspector agrees that the exceptional circumstances required for alteration to Green Belt boundaries exist. In terms of the risk of coalescence for a number of locations the Inspector considers it appropriate that the Part 2 Local Plan should assess the impact of any new development at a local level. With a two stage review process, the modifications proposed to make clear that non-Green Belt sites have first preference for development and that sites to be released from the Green Belt must have good sustainability credentials are strongly supported by the Inspector. She considers the various sites and locations for development, and considers it appropriate to identify safeguarded land in Part 2 Local Plans to achieve a degree of flexibility and postpone the need for further Green Belt reviews.

Economic issues and town centres (paragraphs 119-136)

There are weaknesses in the evidence in that the Nottingham City Region Employment Land Study (NCRELS) predates the recession and there were criticisms of the accuracy of its assessment of some sites. However the figures in the Core Strategy appear

comparable with the aspirations of the Local Enterprise Partnership and the Inspector supports proposed modifications to ensure that the scope for economic development associated with HS2 is not compromised by other elements of the proposed mixed use development, and separately to stress the importance of the universities. For town centres strict application of the sequential test should assist in the vitality and viability of exiting centres

The protection and enhancement of the natural, built and historic environment and climate change issues (paragraphs 137 – 145)

The Inspector supports changes to Policy 1, which give a steer to developers over what is expected from new developments to help meet demanding targets for tackling climate change and reducing carbon dioxide emissions. She supports changes to Policy 10 (Design) to ensure ground conditions are properly assessed and also that Policy 12 (Local Services and Healthy Lifestyles) is clear that new or improved community facilities to support new residential development should be supported by evidence of need. The Historic Environment has been properly considered in general terms and also the Historic Environment associated with DH Lawrence at Eastwood and Brinsley is adequately addressed. She is satisfied with the strategic framework to Green Infrastructure and that biological or geological sites of importance for nature conservation will be protected in line with their position in the hierarchy (international, national or local).

Transport (paragraphs 146 – 151)

The re-distribution of growth away from towns and villages in the north to the main built up area is consistent with securing a sustainable transport system. Transport modelling was carried out and this is reflected in the Infrastructure Delivery Plan (IDP). The proposed HS2 station is unlikely to be operational before the end of the plan period but it is consistent with positive and pro-active planning for the Core Strategy to anticipate its provision. The Core Strategy approach to transport is consistent with the NPPF.

Delivery/ viability and monitoring (paragraphs 152 – 157)

The IDP reflects full engagement with stakeholders and provides a good evidential basis for the Core Strategy. Delivery challenges are understood and the Core Strategy will be complemented by part 2 Local Plans which will include site specific and Development Management policies to take forward the strategic policies in the Core Strategy.

The following appendices are provided separately to all members with this agenda and are available on the Council's website at www.broxtowe.gov.uk/corestrategy

APPENDIX 3 – Full Inspector's report

APPENDIX 4 – Schedule of Main Modifications

APPENDIX 5 – Final Core Strategy

APPENDIX 6 – Policies Map

Report to Broxtowe Borough, Gedling Borough and Nottingham City Councils

by Jill Kingaby BSc(Econ) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 24th July 2014

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

REPORT ON THE EXAMINATION OF THE GREATER NOTTINGHAM – BROXTOWE BOROUGH, GEDLING BOROUGH AND NOTTINGHAM CITY – ALIGNED CORE STRATEGIES

PART 1 OF THE LOCAL PLAN

Document submitted for examination on 7 June 2013

Examination hearings held between 15 and 17 October, 5 and 7, 12 and 13 November 2013, and 11th and 13th February 2014.

File Ref: PINS/Q3060/429/5

Abbreviations Used in this Report

| | |
|--------|---|
| AA | Appropriate Assessment |
| ACS | Aligned Core Strategies |
| CS | Core Strategy |
| CIL | Community Infrastructure Levy |
| DCLG | Department for Communities and Local Government |
| HMA | Housing Market Area |
| HRA | Habitats Regulations Assessment |
| HS2 | High Speed Two (high speed rail line) |
| LDS | Local Development Scheme |
| Mod | Main Modification |
| NCRELS | Nottingham City Region Employment Land Study |
| NET | Nottingham Express Transit (tram) |
| NPPF | National Planning Policy Framework |
| PPG | National Planning Practice Guidance |
| RS | Regional Strategy |
| SA | Sustainability Appraisal |
| SCI | Statement of Community Involvement |
| SCS | Sustainable Community Strategy |

Non-Technical Summary

This report concludes that the Greater Nottingham – Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies (ACS) provides an appropriate basis for the planning of the Area over the next 14 years and is sound, providing a number of modifications are made to the Plan. The Councils have specifically requested that I recommend any modifications necessary to enable the Plan to be adopted.

All of the modifications shown in the Appendix to this report were proposed by the Councils, and I have recommended the inclusion of all but one of the modifications after considering the representations from other parties on them.

The principal modifications can be summarised as follows:

- Insert a new Policy A to confirm the presumption in favour of sustainable development.
- Modify Policy 1: Climate Change to clarify what is expected from developers to move towards a low carbon future, and to provide reassurance that the viability and feasibility of so doing will be taken into consideration when development is proposed.
- Modify Policy 2 and its supporting text so that the housing delivery figures reflect the most up-to-date housing trajectory to meet the objectively assessed housing need for the Area and are not presented as phased stages which will constrain the provision of new housing, and so that the calculation of 5 year land supply is explained in accordance with the NPPF.
- As proposed by the Councils, modify Policy 2 to state that development in the vicinity of the proposed HS2 station at Toton should accommodate at least 500 homes, Teal Close, Netherfield should provide 830 homes and the Gedling Colliery/Chase Farm site at least 600 homes. The numbers of new homes planned in or adjoining named key settlements should be modified so that the strategy of urban concentration in or adjoining the main built up area of Nottingham and regeneration is given due emphasis. The proposed modification to reduce the number of new homes at Bestwood should not be made.
- Modify Policy 2 and its supporting text to indicate that measures will be taken to review the ACS if new Government household projections show that they no longer reflect the objective assessment of housing need. Add a new Section 20 to strengthen monitoring arrangements.
- Modify Policy 3: The Green Belt to ensure that a sequential approach is followed when Green Belt boundaries are reviewed in the Part 2 Local Plans and sites for development selected, giving maximum protection to Green Belt land.
- Modify Policy 7 to assert that a proactive approach will be taken to encourage the regeneration of previously developed land including the use of Compulsory Purchase powers for land assembly.

Introduction

1. This report contains my assessment of the Greater Nottingham- Broxtowe Borough, Gedling Borough and Nottingham City - Aligned Core Strategies (ACS or Local Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Local Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Local Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (NPPF), paragraph 182, makes clear that to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authorities have submitted what they consider to be a sound plan. The basis for my examination is the Publication Version June 2012 of the ACS [CD/REG/01]. A Schedule of Proposed Changes and Modifications June 2013 [CD/REG/02] was also submitted. The Proposed Changes and Modifications June 2013 are repeated in the Tracked Change version of the ACS [CD/REG/03]¹.
3. My report deals with the main modifications that are needed to make the Plan sound and legally compliant, and they are identified in bold in the report **(Mod)**. In accordance with section 20(7C) of the 2004 Act, the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.
4. The main modifications that go to soundness have all been put forward by the Councils. They have been subject to public consultation and, where necessary, Sustainability Appraisal (SA), and I have taken the consultation responses into account in writing this report.

Assessment of Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires me to consider whether the Councils have complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation. The Aligned Core Strategies (ACS) was the product of joint working by the three local planning authorities.
6. A local partnership was formed to guide the Growth Point initiative for Greater Nottingham following the recognition of Derby, Leicester, Nottingham, Leicestershire, Derbyshire and Nottinghamshire as the 6Cs Growth Point in 2005². A new governance structure was established to guide growth proposals, with senior political representatives on the Greater Nottingham Joint Planning Advisory Board meeting approximately every two months. At officer level, an Executive Steering Group chaired by Nottinghamshire County

¹ Except for Appendices A and B

² The Statement of Compliance with the Duty to Co-operate, June 2013 [CD/REG/04]

Council also met on a regular basis and the Greater Nottingham Planning Officers Group met weekly.

7. The Statement of Compliance records joint working and co-operation between the Council, other Councils and key stakeholders within and adjoining Greater Nottingham over the preparation of Core Strategies since 2008. Although Core Strategies for Erewash and Rushcliffe, which are neighbouring planning authorities within Greater Nottingham, have been submitted separately from the ACS, there is a shared evidence base and a common Infrastructure Delivery Plan was prepared. Earlier disagreement with Rushcliffe Borough Council has been overcome, it is stated, by that Council carrying out additional work to increase its planned housing provision and extend its plan period.
8. Ashfield District Council had been part of the Joint Planning Advisory Board and officer working groups. It accepted that there had been a process for active and ongoing engagement between the neighbouring authorities during the preparation of the ACS, but contended that the outcome had been unsatisfactory. Ashfield District is part of the Nottingham (Outer) housing market area rather than the Nottingham Core housing market area, but the Hucknall part of the District is functionally part of Greater Nottingham. The ACS proposes strategic site allocations in Gedling Borough close to the boundary of Hucknall. Ashfield considered that the impacts of the proposed developments on Ashfield's infrastructure and services had not been properly assessed before the ACS was published, and necessary mitigation measures had not been put forward.
9. Gedling Borough pointed out that arrangements to co-ordinate strategic planning had been in place for at least 5 years, and regular meetings held to discuss impacts relating to transport, education, health facilities, employment, site viability, the Habitats Regulations Assessment (HRA), section 106 and the Community Infrastructure Levy (CIL). Gedling had prepared a draft protocol setting out a process for the delivery of infrastructure with arrangements for making offsite contributions to meet the costs for mitigation measures in the neighbouring District [BD/TRA/10]. However, Ashfield District Council was not reassured that the impact of development in Gedling on its infrastructure and services would be fully addressed.
10. Gedling Borough Council undertook additional work after the hearings in November to assess the likely impact of its policies on Hucknall, and put forward changes to its growth strategy to reduce the amount of development proposed in the vicinity of Hucknall (**Mod3**). The proposed changes are discussed below (see paragraph 82). Although the outcome of the process of engagement has still not led to full agreement with Ashfield, there have been no objections from infrastructure providers, notably the highway authority, NHS or education authority. Gedling and the other Councils have given due consideration to the likely impact of development in Gedling on Hucknall.
11. Newark and Sherwood District Council queried whether Gedling Borough had co-operated sufficiently over the proposals for housing growth at Ravenshead, close to its border. However, no specific, significant issues regarding cross-boundary impacts were cited, and the evidence for the ACS, notably the Infrastructure Delivery Plan, did not identify any. Gedling Borough's assertion

that it is now working closely with Newark and Sherwood District Council [CD/REG/04] was not challenged at the examination.

12. The Councils have worked closely with Nottinghamshire County Council in developing the transport evidence base, and in establishing requirements relating to education and waste management. There has also been active engagement with Derbyshire County Council. CD/REG/04 confirms that there has been ongoing collaboration with all the relevant prescribed bodies in the Town and Country Planning Regulations 2012. This includes the Local Enterprise Partnership, D2N2. Issues raised at the Publication stage of the ACS by the Environment Agency, English Heritage, Primary Care Trusts and successors, and Highways Agency were all considered by the ACS Councils and resolved by way of modifications to the ACS, notably **Modes 2, 20, 26 & 29-31**.
13. Overall, I am satisfied that the Councils have worked closely with neighbouring planning authorities, the County Council and the other relevant agencies in a constructive, active and ongoing fashion in the preparation of this Local Plan. The legal requirements of the duty to co-operate have been met.

Assessment of Soundness

Preamble

14. The individual Local Development Schemes (LDSs) for the three Councils were updated in May and June 2013 [BD/BBC/04, BD/GBC/04, and BD/NCC/06]. Although the earlier absence of an up-to-date set of LDSs was said to have inconvenienced planning consultants advising local people as to the right time to make representations, the Councils pointed out that changes to the national planning system during the previous 2 years had required a number of adjustments to their plan-making programme. The annual monitoring reports available for each of the local authorities provided information on progress with plan preparation. The ACS broadly complies with the current LDSs in timing and content and the legal requirement is met.
15. There was considerable dissatisfaction expressed by interested persons, especially residents, Parish Councils and local amenity groups over the public consultation process. Residents living in and around Hucknall in Ashfield District complained that they had not been consulted, and there had been limited political involvement, with Gedling Councillors not attending a key public meeting. More widely, people complained that information from the Councils had been mixed with "junk mail" and so had been discarded by households. The forms for consultation were criticised for not being written in plain English, and the Limehouse database system was said to be too complex. The evidence base on housing was said to be too large with insufficient information as to what had been superseded. Drop-in events were perceived by some as a "fait accompli" announcing what would happen rather than inviting alternative opinion. Library drop-in sessions had not been well publicised and the wrong local newspaper had been chosen for advertising.
16. Gedling Borough Council conceded that its publication material and consultation leaflets were directed at Gedling Borough rather than Ashfield District residents. Notwithstanding this, it pointed out that a substantial

number of responses were received (some 14,000 altogether), with many commenting on the land at Top Wighay Farm and land North of Papplewick Lane. A sizeable number came from addresses in Hucknall or elsewhere in Ashfield District. Broxtowe Borough Council advised that it had gone beyond minimum requirements for consultation and had employed a reputable firm to deliver leaflets to increase awareness. It had worked proactively with parish councils, mainly but not entirely at officer level.

17. The Councils have carried out consultation with the public and all stakeholders at key points of plan preparation for the ACS, beginning with the Issues and Options Paper in 2009. Further consultation took place as follows: Options for Consultation in 2010, a Housing Provision Position Paper and Climate Change Policy in 2011 (which for Broxtowe and Gedling included locally distinct housing issues), the Publication Core Strategy in 2012, and HS2 Consultation in 2013. All these exercises were carried out using a variety of methodologies in line with relevant Statements of Community Involvement and the Town and Country Planning Regulations 2012.³
18. The complexity of the Limehouse system was acknowledged though it is widely used by English planning authorities, and the Broxtowe website was praised by some for its accessibility. The forms for public consultation are similar to those used by other local planning authorities. Unsolicited advertising or marketing material arrives regularly with important and personal post, in my experience. The expansion of "junk mail" and need to separate it from wanted items cannot, in my view, be blamed on this public consultation exercise. The evidence in support of the Councils' housing policy is complex and technical as a matter of fact, and it has to be amended when national planning policy changes and new demographic data become available.
19. My attention was drawn to the Aarhus Convention on access to information, public participation in decision making and access to justice in environmental matters. The Councils' examination library and website include all the relevant documents and correspondence. I have seen no evidence that the process of public consultation has departed from the core principles surrounding transparency. In spite of all the criticism, the Councils received more than 19,000 representations on the Publication ACS, from more than 3,000 people and parties. Compared with other Core Strategies and Local Plans, this indicates a very healthy level of response and interest.
20. Criticism that residents of Toton were excluded from taking part in the examination process was not supported by the evidence. Nevertheless, representatives were invited to a special hearing session to articulate their objections to the submitted plan, to ensure that no important evidence pertaining to the proposed strategic location for growth was overlooked.
21. The NPPF states that planning should be a collective enterprise that includes rather than excludes people and communities. Neighbourhood planning has been introduced to enable this. However, the presumption in favour of sustainable development has implications for how communities engage in

³ Statements of Community Involvement – BD/BBC/06, BD/GBC/06, BD/NCC/07 and Regulation 22 Statements CD/REG/17, CD/REG/24, CD/REG/29; CD/REG/19 & CD/REG/26

neighbourhood planning. Critically, it means that neighbourhood plans should support the strategic development needs set out in Local Plans. Therefore, neighbourhood plans which resist sustainable growth in suitable locations or depart from the Local Plan are not supported by national policy. It is for local communities and not the City or Borough Councils to initiate neighbourhood plans. The Councils advised that, in the ACS area, three neighbourhoods have expressed an interest in promoting neighbourhood plans, indicating that this new element of national policy is being embraced locally. Paragraph 1.3.8 of the ACS clarifies the appropriate approach.

22. Sustainability appraisal (SA) was criticised for amounting to post-hoc justification for policy and proposals rather than being an integral part of the plan-preparation process. The Councils advised that SA was based on Government guidance in the Plan Making Manual and Practical Guide to Strategic Environmental Assessment 2005, related to the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment (SEA) Directive⁴. The SA documents confirm that SA has been an ongoing process, begun in 2009 with other Greater Nottingham local authorities. Scoping Reports were published alongside the Issues and Options ACS and were consulted on. The most recent work was undertaken when changes were proposed to the ACS in 2013, including those made to add Toton as a strategic location for growth, and when the distribution of growth in Gedling was re-visited in November 2013.
23. The assessment criteria, it was suggested, had insufficient regard for environmental factors or the loss of greenfield land. Alternatives to the policies and proposals in the ACS had not been objectively appraised. However, English Heritage, Natural England and the Environment Agency raised no concerns about SA for the ACS. The SA framework, set out in the Sustainability Appraisal Publication Version 2012 [CD/REG/06], included 14 objectives which cover physical, social and environmental factors. The SA for the Milton Keynes Core Strategy may have covered environmental factors more comprehensively than the Greater Nottingham ACS, but in view of the differences between the two areas, I see no reason why the SAs should be the same. Although more detailed assessment of landscape value and loss of high quality agricultural land might have featured, there are no nationally designated landscapes in this area. More detailed and localised impacts can be fully assessed when specific sites are proposed in the Part 2 Local Plans.
24. A suitable methodology was used to predict and identify significant effects, to consider scope for the mitigation of adverse effects and maximisation of beneficial effects, and to assist the development and refinement of options. Options were appraised and it is clear that some sites and key settlements were rejected as unsuitable for growth following SA. The merits of using external consultants or in-house policy officers to achieve an informed but objective appraisal are debateable. The Councils advised that an inhouse but separate team from those drafting the ACS had followed a robust process of appraisal. Independent advice from Levett-Therivel had been given on the process and legal compliance of SA. SA requires judgment, for example to

⁴ Sustainability Appraisal - CD/REG/06, 07, 08, 09, 10

decide whether impacts would be negligible, minor or moderate, and to compare sites which each have a mix of positive and negative impacts. Hence, different people may reach different conclusions on the ranking of some proposals. However, overall I am satisfied that the SA has been conducted adequately.

25. Regarding the requirements of the Habitats Regulations, discussions with Natural England have taken place to ensure that the ACS would be consistent with the prospective designation of Sherwood Forest Special Protection Area. Screening began in 2010, with further assessments of proposed development at Top Wighay Farm, around Bestwood Village, Calverton and Ravenshead in 2011 and 2012, and at Toton. A further assessment was undertaken in 2013 which proposed a mitigation package related to development at Calverton and was agreed with Natural England. The requirements for appropriate assessment of the Habitats Regulations have been met.
26. Local Plans must be consistent with national planning policy, and the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development. The Councils proposed the insertion of a new model policy to demonstrate this presumption in **Mod1**. I support this main modification to secure consistency with the NPPF.

Main Issues

27. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified six main issues upon which the soundness of the Plan depends.

Issue 1 – Whether the level, distribution, timing and mix of housing provision proposed by the ACS are justified, consistent with national planning policy and deliverable.

Overall Housing Provision

28. Policy 2 of the ACS states that a minimum of 30,550 new homes will be provided in the plan area between 2011 and 2028. The NPPF aims to boost significantly the supply of housing, and expects local planning authorities to address the housing needs of their housing market area (HMA). There is little dispute that the relevant HMA in this case is Greater Nottingham, as defined in evidence for the now revoked East Midlands Regional Plan⁵. This is broadly consistent with Nottingham's travel to work area identified from the 2001 Census. Although it was argued that the area may have grown as commuting distances may have lengthened in recent years, there are good sustainable development reasons to meet housing needs within the existing HMA. It would be inappropriate and inconsistent with the NPPF to focus separately and solely on the perceived needs of individual Boroughs, suburbs or settlements within Greater Nottingham, as some representors asserted.

⁵ Greater Nottingham includes Erewash, Rushcliffe and the Hucknall part of Ashfield as well as Gedling, Broxtowe and Nottingham City

29. Local Plans should meet the full, objectively assessed needs for market and affordable housing in their HMA, as far as is consistent with other policies set out in the NPPF. This requires an initial assessment of 'need' based on likely demographic change over the plan period, starting with the latest household projections from the Department for Communities and Local Government (DCLG). The achievement of economic potential and how the population will change over time also need to be considered. This initial assessment must be independent of the study of supply, policy or constraints.⁶ Past building rates may reflect achievable delivery, covering both high and low points in the housing market, but they do not give an objective assessment of future need.
30. The Home Builders Federation applied the "How Many Homes?/ What Homes Where?" toolkit launched by Lord Taylor which provides independent household and population projections for all local authorities in England. Their assessment indicates household growth of some 49,000 between 2011 and 2028 for the ACS authorities, and provision of some 51,000 rather than 30,550 new homes, with an allowance for existing constrained demand, second homes and vacancies in new supply. Other representors calculated need based on the latest national household projections (the interim 2011-based projections). These estimates gave an overall requirement for some 41,000 new homes from 2011-31, or about 35,000 for 2011-2028.⁷
31. The Councils' approach to the assessment of housing need is summarised in section 2 of its Housing Background Addendum Paper May 2013.⁸ The East Midlands Regional Plan or Regional Strategy (RS) adopted in 2009 was the starting-point with housing figures for Greater Nottingham and the individual authorities for 2006-26. When revocation of the RS seemed likely, Edge Analytics were commissioned to examine the implications of the Department for Communities and Local Government (DCLG) 2008-based household projections.
32. That the RS was the starting-point for calculating housing requirements is unsurprising, as it was not revoked until April 2013; indeed, the NPPF was not in place until March 2012 shortly before publication of the ACS in June 2012. The RS figures for Greater Nottingham were under-pinned by assessments of demographic and economic evidence as well as other considerations of capacity. DCLG's 2008-based household projections indicated that a very significant uplift in housing requirements for the Greater Nottingham HMA would be needed, from 52,050 to 71,700 households for the period 2009-26. It is clear that the Councils were reluctant to plan for such an elevated figure because they had doubts about capacity relating to land availability, infrastructure and the housing market's ability to respond. There are other demographic and economic reasons, however, why the 2008-based projections may not best reflect the overall need for Greater Nottingham.
33. The National Planning Practice Guidance (PPG) was finalised in March 2014 so

⁶ BD/HOU/43 – Ten key principles for owning your housing number- finding your objectively assessed housing needs – Local Government Association, Peter Brett Associates and Planning Advisory Service

⁷ Statement on behalf of St Modwen – Matter 2 hearing session, No 585229

⁸ CD/BACK/01 – Housing Background Paper Addendum May 2013

was only available as emerging guidance for most of the duration of the Examination. The Parliamentary Under Secretary of State (Planning), Nick Boles MP, has made clear that it represents a useful tool to aid the practical application of the NPPF, but is not new national policy. The Assessment of housing and economic development in the PPG is a material consideration in the examination of the ACS housing policy. It is clear that household projections published by DCLG should provide the starting point for estimates of overall housing need. The new Guidance cautions, however, that the projections are trend based and make no attempt to predict the impact on demographic behaviour of other factors such as future Government policies or changing economic circumstances. Hence, the 2008-based projections may need adjustment to reflect local factors affecting demography and household formation rates.

34. The Councils instigated further analysis of the relationship of housing provision to economic/job aspirations, the effect of projecting local rather than national household headship rates, and the implications of migration locally. The DCLG produced interim 2011- based household projections in 2013. Early data from the 2011 Census started to be released in 2012. These have all been examined by the Councils to consider whether the housing requirements promoted in the ACS are compatible with demographic trends and economic prospects, and are up-to-date⁹.
35. The Councils' Housing Background Paper Addendum suggested that the net immigration figures in the ONS 2008-based population and DCLG household projections were not realistic as they were based on trends of high growth in university students and international migration 2003-8. Nottingham has substantial student and immigrant populations, but it seems reasonable to assume changed growth trends in future in view of shifts in Government policy on student fees and controls on immigration from overseas. In addition, the early Census data support the Councils' view that household headship rates in Broxtowe and Nottingham City have grown more slowly than assumed in the 2008-based household projections.
36. The Holmans Report addressed the question of household formation rates¹⁰, and attributed lower household formation rates at national level 2001-11 partly to higher inward migration than previously experienced (new immigrants typically had lower household formation rates than the population as a whole), and partly to the economic recession and housing market pressures (the high cost of housing led to people living longer with parents or sharing accommodation). Some representations on the ACS opposed the re-scaling of headship rates given the extent of economic and housing market volatility in the past decade. Whilst improvements in the economy and housing markets should result in a return to higher household formation rates in the future, however, Holmans observed that the impact of inward migrants' formation rates will be a more permanent feature. Holmans referred to a slow recovery in the housing market from the effects of the financial crisis, which is

⁹ CD/BACK/02 & 03 – Housing Background Paper and Household Projections Background Paper, June 2012

¹⁰ New estimates of housing demand and need in England, 2011 to 2031, Alan Holmans, Town and Country Planning Association – [BD/HOU/46 and BD/HOU/52]

supported by specific evidence for Greater Nottingham.¹¹

37. The Councils also considered that the 2008-based household projections were unrealistically high for Greater Nottingham because they would not align with the area's economic prospects and aspirations. A review of economic prospects and likely scale of employment growth was undertaken by the Councils in 2012.¹² This indicated that about half the expected 37,000 additional jobs could be taken up by improvements in economic activity in the existing population, including more people working beyond 65 years of age. Doubt has been cast as to whether it is realistic to plan for some 37,000 new jobs in Greater Nottingham or 27,900 in the ACS area; these are seen by some as being too high. The job numbers are derived from estimates of the likely workforce available from a projected population figure rather than jobs needed to deliver likely economic growth. I accept that the reasoning is circular. Figures from the ONS for persons in full-time and part-time jobs in the Nottingham Core 2004-2012 indicate that the achievement of 27,900 new jobs could be ambitious. This provides some support for taking a precautionary approach towards the 2008-based household projections. Employment is discussed more fully in issue 3.
38. It was suggested that the past slow growth in jobs was likely to continue in the future and, combined with other factors, mean that housing need would be significantly less than envisaged in the ACS. Affordable housing was one of the other factors cited in reasons to reduce the overall housing figure. It was argued that 63% of new homes would not be provided for the affordable housing market, so that the overall figure represented an unrealistic uplift in delivery, particularly in Gedling and Broxtowe Boroughs¹³. The Councils, it was claimed, should follow the approach agreed by the Inspector of the Milton Keynes Core Strategy ie. reduce the housing figure substantially (by 20% for the ACS) and commit to an early review of the Plan.
39. The South East England (Regional) Plan set very ambitious, indicative growth targets for jobs and homes for the Milton Keynes Growth Area. The target for new housing was in excess of what had been achieved in the past over the long term, and implied a significant level of in-migration. Notably, it exceeded the housing levels required to meet the DCLG's 2008-based household projections for the area and the interim 2011-21 projections. Being a 1960s New Town in South East England, Milton Keynes is very different in character and context from Greater Nottingham. Although Nottingham is a designated Core City and was given Growth Point status, the housing targets in the ACS are below those implied by the DCLG's 2008-based household projections. The case for following the line of the Milton Keynes' Inspector, or recommending a 20% reduction in the housing target for the ACS area, is not justified, in my view.
40. By contrast, the Home Builders Federation pointed to the Government's

¹¹ Greater Nottingham, Housing Market & Economic Prospects, GL Hearn Ltd 2012 [CD/KEY/02]

¹² Greater Nottingham Employment Background Paper June 2012 [CD/BACK/04]

¹³ The Strategic Housing Market Assessment (SHMA) 2009 indicated that some 63% of all new homes would need to be affordable to meet affordable housing requirements.

commitment to housebuilding, to the Secretary of State's ministerial statement "Housing and Growth" September 2012, and financial initiatives including FirstBuy, NewBuy and Get Britain Building fund. The NPPF expects planning authorities to take a positive approach to address the challenges of housing provision. Sustainable development has a social role, supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations. One of the 12 principles of planning is to proactively drive and support sustainable economic development to deliver the homes, businesses etc. that the country needs. I consider that the significant boost in housing supply, to which paragraph 47 of the NPPF refers, is absolutely necessary to reverse the long term, upward trend in real house prices associated with under-supply and the growing numbers of people, notably young adults and families, who find suitable housing unaffordable.

41. Even though a boost in Greater Nottingham's housing provision as envisaged may not on its own reduce house prices significantly, it should make a positive contribution to balancing the mismatch between supply and demand/need. It should encourage more activity in housing markets, enabling more people to move up the housing ladder and enter near the bottom. New affordable housing is achieved only in part as a percentage of overall housing provision. Regeneration of old Council estates and new development by Registered Providers can also be expected to enhance the supply of affordable homes particularly in Nottingham. A failure to encourage overall house-building would only restrict further the availability of affordable, as well as new market, housing.
42. Results from the 2011 Census, and the DCLG interim 2011-based household projections in early 2013, have been reviewed by the Councils. These do not conflict with the Councils' view that the 2008-based household projections would be inappropriate for the plan area. The preliminary Census data support the view that headship rates in Broxtowe and Nottingham City, if not Gedling, have grown more slowly than foreseen in the DCLG 2008-based projections. The interim household projections support the approach to headship rates taken in the ACS.
43. I have considered the argument that it is not possible to conclude on the adequacy of housing land requirements for the ACS ahead of a decision being made on the adequacy of housing policy for the emerging Rushcliffe Core Strategy. Whilst acknowledging that Rushcliffe has an important part to play in meeting the housing requirements of the Greater Nottingham HMA, I see no requirement for all the constituent planning authorities to submit and/or adopt their Local Plans at the same time. Erewash Borough Council also has a part to play in meeting the housing needs of the HMA, and its Core Strategy has been progressed ahead of the other Councils. Rushcliffe Borough Council no longer objects to the ACS housing figures and confirmed in September 2013 that it is working with the other Authorities to ensure that objectively assessed needs are met collectively across the HMA.
44. Although the starting-point for the assessment of housing requirements was the now revoked RS, I am satisfied that the Councils have responded to the thrust of changes in national planning policy as well as could be expected, and

have not simply and uncritically carried forward the outdated RS figures. They have considered the most recent DCLG household projections, but these do not necessarily equate to the full objectively assessed need for this HMA. Newly emerging data on demography and economic circumstances suggest that the 2008-based projections are too high. The PPG points out that "Establishing future need for housing is not an exact science. No single approach will provide a definitive answer." The Councils have examined the appropriate evidence and considered the implications for alternative scenarios in the Household Projections Background Paper, CD/BACK/03.

45. I have taken account of the Court of Appeal judgment for "Hunston"¹⁴. I have noted the Councils' observation that, whilst the judgment pronounced on the interpretation of the first two bullet points in paragraph 47 of the NPPF, the planning decision did not directly consider the question of the soundness or otherwise of a development plan. The issue in dispute was whether, in advance of the area-wide balancing of the many facets of sustainable development which are needed to secure a sound local plan, a S78 Inspector could or should take account of policy constraints when deciding what was the relevant figure for "full, objectively assessed needs".
46. Nevertheless, the Hunston judgment importantly sought "a definitive answer to the proper interpretation of paragraph 47" of the Framework. The judgment is clear that the full objectively assessed needs for housing in the area have to be the starting-point when assessing the adequacy of housing supply. The use of need figures derived from earlier plans such as the East of England Regional Plan is not appropriate and not in accordance with the NPPF. The approach to housing need assessment which the judgment supports is not therefore different to that supported by the PPG, which as explained above, I have fully considered in examining the ACS.
47. Policy 2 of the ACS states that "a minimum" of 30,550 new homes will be provided, which wording should encourage and not impede the provision of additional housing. In looking to meet the needs, the Councils have assumed that fewer houses will be developed on windfall sites than in the past, once an up-to-date Local Plan underpinned by regularly reviewed SHLAAs is in place. However, if windfalls continue to come forward at the same rate as in the past, this should not be perceived as a negative factor as the aim is to boost the supply of new housing. Proposed change, **Mod3**, reinforces the essential point that the Councils will adopt a proactive and positive approach to the delivery of new housing.
48. Proposed new paragraph 3.2.6a, **Mod6**, includes a commitment to review the ACS if future household projections, based on the 2011 Census data and expected in 2014, show that the Councils' assumptions underpinning its planned housing provision are no longer appropriate. **Mod17** sets out the process and timing for initiating such a review. The NPPF expects Local Plans to meet their full needs for housing, "as far as is consistent with the policies set out in the Framework". Subsequent sections of my report address policy for the distribution of housing across the Authorities, policy for protecting the

¹⁴ Court of Appeal judgment: City and District Council of St Albans v The Queen (on the application of) Hunston Properties Limited, SoS for CLG and anr, December 2013

Green Belt, for environmental and infrastructure planning, among other things. These confirm that delivery of the minimum housing number should be feasible. I agree with the Councils that there should be no insurmountable constraints to meeting the full objectively assessed need for housing.

49. I conclude that the overall level of housing provision proposed by the ACS is justified and consistent with national planning policy. The proposed changes are necessary to reflect the Councils' commitment to keep the Local Plan under review and ensure that the planned level of housing remains sound.

Distribution of new homes

50. Policy 2 promotes a strategy of urban concentration with regeneration which, if rigorously pursued, should result in most new development occurring in the main built up area of Nottingham with minimal take-up of Greenfield and Green Belt sites. Whether sufficient attention has been given to alternative strategies for the location of growth was queried.
51. There has arguably been a shift away from earlier policy for large sustainable urban extensions with new homes and jobs linked to transport hubs. The Appraisal of Sustainable Urban Extensions by Tribal Urban Studio referred to sustainable residential neighbourhoods for 4-5,000 homes, with employment land, open space and other community facilities.¹⁵ This order of growth should enable the provision of infrastructure and community facilities and give a degree of self-containment to new communities. It is clear that the ACS is not promoting developments of this scale, except possibly at the Waterside Regeneration Zone in Nottingham. Whilst the description of Field Farm, Top Wighay Farm and Land north of Papplewick Lane as 'sustainable urban extensions' could be regarded as imprecise, this use of language in itself does not make the Plan unsound.
52. The subsequent report by Tribal in 2010 examined the potential for more dispersed, smaller developments as taken forward in the ACS¹⁶. The Tribal studies guided the identification of sites and locations for growth, and the Accessible Settlements Study measured access to facilities for all the settlements in Greater Nottingham¹⁷. Site and settlement options for the three authorities were subject to sustainability appraisal, which led to the selection of some sites or settlements for growth and the rejection of others.
53. Most new development, according to Policy 2, should occur in locations which have good accessibility to Nottingham city centre and other centres for jobs and community facilities, ideally by public transport. Although the amount of new development proposed adjacent to Hucknall and some of the key settlements, and the status of some named key settlements have been queried, the principle of using the settlement hierarchy in Policy 2 to identify the best locations/sites is reasonable. The distribution of new housing between the three local planning authorities is set out in Policy 2. Even

¹⁵ CD/KEY/08 – Appraisal of Sustainable Urban Extensions – Tribal Urban Studio, Roger Tym & Partners and Campbell Reith, June 2008

¹⁶ CD/KEY/07 – Greater Nottingham Sustainable Locations for Growth – Tribal et al, 2010

¹⁷ CD/HOU/08 - Greater Nottingham Accessible Settlements Study Feb 2010

though it reflects that in the old Regional Plan, that was under-pinned by evidence. Moreover, the settlement hierarchy has not changed substantially in recent years.

54. Urban concentration first, and the strategic importance of the Green Belt in separating Derby and Nottingham, mean that Nottingham City has the highest target for housing, Broxtowe the lowest, and Gedling is in the middle. Some of the greatest pressures during the plan period are expected to be to the west of Nottingham along the M1 corridor due to strategic infrastructure projects including the continued expansion of East Midlands Airport, HS2, A453 upgrading, growth of Nottingham University and new Nottingham Express Transit (NET) tram lines. These considerations would support high levels of development to the west of Nottingham. On the other hand, some argue in favour of promoting more development in the north and east in Gedling where the Green Belt is seen as less sensitive, employment opportunities have reduced and major infrastructure improvements are needed. To achieve a more balanced pattern of development, it is said that strategically located employment parks and housing on the edge of the built up area near Arnold and Carlton are needed.
55. Policy 2 does not in fact conflict with these views, stating that most development will be located in or adjoining the main built up area of Nottingham. Overall, I consider the approach to the proposed distribution of growth between the three Authorities to be justified and consistent with sustainable development. However, for the reasons given below, changes are required to the selection of locations and sites which will best fulfil the aim of achieving urban concentration and regeneration.

Nottingham City

56. Policy 2 envisages that just over half the new housing 2011-28 will be delivered in Nottingham City. The promotion of regeneration in the City is key to achieving the ACS objectives though some argued that the Authority is not doing enough. It was suggested that the City should assume a higher rate of windfall development, in line with levels achieved in the past, especially as the recession is resulting in the availability of more brownfield sites, for example from former industrial, petrol filling and public house uses. The Nottingham City Housing Land Availability report 2013 acknowledges that the Council has made conservative estimates for windfalls but this is arguably good practice, consistent with positive planning.
57. Also, doubt was raised over the ability of Nottingham City to provide a large number of homes through regeneration. Policy 7 of the ACS confirms that a number of large regeneration projects are proposed around the edge of the city centre and elsewhere. The GL Hearn report [CD/KEY/02] examined the deliverability of the housing trajectory for Nottingham City and noted that the market for flatted development, student accommodation and the ongoing programme of demolition were important factors. Uncertainty about the likely pace and extent of recovery in the flatted market led the authors to conclude that the housing trajectory may be "quite ambitious" but compared with other cities in the Midlands and North of England, the planned growth rate was "not unfeasible". Measures to broaden the range of markets addressed through new-build should help to reduce delivery risks.

58. It was claimed that, at national policy level, there is less emphasis on achieving high density development, and this could support the release of more land for housing. However, the Councils commented that they had not observed reductions occurring in densities in new developments, and still regarded 30 dwellings per hectare as a default position.
59. Nottingham City Council states that it is proactive in promoting the regeneration of urban sites. Its team liaises with developers and land owners, uses its own land interests where possible and is flexible in negotiations of s106 planning obligations. At Waterside, the City is not holding out for a comprehensive development scheme, but is accepting a more incremental approach. The other Councils added that they have been proactive in updating their SHLAAs. Broxtowe waives some pre-application charges and all Councils have taken on board the message of the NPPF not to protect employment sites with no reasonable prospect of future employment use. Masterplanning for the delivery of development including some 1,150 new homes on the Boots/Severn Trent site is underway with the co-operation of Broxtowe and Nottingham Councils. I support **Mod7** to reflect this.
60. The core planning principles listed in the NPPF include encouraging the reuse of land that has been previously developed (brownfield land), provided that it is not of high environmental value. I accept the importance for the ACS of promoting brownfield land wherever possible to reduce the need for other sites, especially as so much of the area beyond the edge of Nottingham's built-up area is Green Belt. My attention was drawn to Stockport Metropolitan Borough Council's Core Strategy which refers to previously developed land targets and gives priority to the use of such land. I note that that Core Strategy was examined in 2010 and pre-dates the NPPF. Although the NPPF enables Authorities to set a locally appropriate target for the use of brownfield land, this is not mandatory. The NPPF does not specify a hierarchical approach giving priority to brownfield sites. Given the reality that some brownfield land will take time and extra finance to clear and make suitable for development, a priority system could cause unnecessary delay to meeting the pressing housing needs.

Broxtowe Borough

61. Policy 2 of the ACS seeks to provide just under 60% of homes in or adjoining the main built-up area of Nottingham. Land beyond the built-up area is mostly Green Belt land, with no "safeguarded land" as in Gedling Borough.
62. Broxtowe Borough Council has identified **Field Farm** in Policy 2 as a sustainable urban extension for 450 homes, being a strategic allocation and expected to deliver housing in the first 5 years of the ACS. An outline application, with all matters reserved except access, was submitted in December 2011. The Council resolved to grant permission, but the application was called-in for determination by the Secretary of State in July 2013. The matters on which the Secretary of State particularly wishes to be informed are its conformity with the NPPF on delivering a wide choice of high quality housing and on protecting Green Belt land. The applicant and the Council have produced a statement of common ground (SOCG), stating in section 17.5.1 that there are no areas of disagreement between them.

63. Although it is claimed that the Councils' definition of Field Farm as a strategic allocation pre-empts the full two-stage process for Green Belt review, is inconsistent with the approach to planning for other sites and disadvantages objectors, there have been ample opportunities for interested persons to comment on the site in the past and in the context of the ACS.¹⁸
64. The Councils' proposal for early release of the Field Farm site from the Green Belt would help to address a difficulty for Broxtowe Council in identifying sufficient deliverable housing sites for the first five years of the plan. Development of the site would add to the built development around Stapleford Hill. Field Farm, between the railway line and A6007 road, however, has defensible boundaries and is visually contained because of the surrounding topography. The site's development would not result in the coalescence of Trowell and Stapleford nor would it cause Nottingham and Derby to merge. Even if sites within the main built up area of Nottingham such as the Boots campus could be brought forward for earlier development than envisaged in the ACS, I agree with the Councils that Field Farm would still be needed to meet Broxtowe Borough's full requirement for housing.
65. Despite local concerns about the accessibility of the site to community facilities, the low frequency of public transport services and the impact on roads in Stapleford and more widely, the highway authority had no objection subject to appropriate planning conditions and obligations being imposed. I note that the SOCG envisages the developer making contributions to off-site public transport, cycling and walking measures and to education which should help to mitigate any adverse impacts on neighbouring communities. Regarding accessibility to jobs, Field Farm is close to the edge of the main built-up area, and closer to workplaces in Beeston and Nottingham City than much of the Borough of Broxtowe.
66. Development would lead to the loss of some good quality agricultural land, but not so much as to trigger objection from the Department for the Environment, Food and Rural Affairs. The plan in Appendix B of the ACS indicates how some farmland could be retained, and green infrastructure and sustainable urban drainage provided. 25% affordable housing has been offered, although some of the housing would be located off-site. No "show stoppers" to the development of this site have been identified.
67. Understandably, there is a considerable amount of local opposition to the prospect of development here in the Green Belt. However, the work which has been done to identify the site and will continue to take it forward has been undertaken by the Council as a democratically elected local planning authority. It considers that it has made its decisions in the best interests of the Borough and its people, particularly those who now or in the future will need a home of their own. Having regard to the housing requirements and limited availability of alternative, sustainable sites, the Councils' decision to allocate this site in the ACS meets the exceptional circumstances' requirement as set out in the

¹⁸ Following a public inquiry into the Broxtowe Local Plan in 2004, the Inspector concluded that development of the site would not lead to the coalescence of settlements. His recommendation, however, that the land be taken out of the Green Belt and identified as safeguarded land was not taken up by the Council.

NPPF for the alteration of Green Belt boundaries. Field Farm's inclusion as a strategic allocation in the ACS is justified.

68. **A strategic location for growth in the vicinity of the proposed HS2 station at Toton** is included in Policy 2 of the submitted plan. This change from the publication plan was advertised and consulted on between February and April 2013, and subjected to sustainability appraisal, following the announcement by the Secretary of State for Transport in January 2013 that Toton Sidings was the preferred location for a HS2 rail station to serve the East Midlands. The Councils' intention is to amend the Green Belt boundary to allow for the long term construction of the HS2 station (circa 2032) and a mixed use development, with a NET extension and improved road transport access.
69. Development of land at Toton, as at Field Farm, would not undermine the fundamental Green Belt objective of separating Derby from Nottingham as the railway sidings, with or without the HS2 station, provide a strong barrier to the west. The merging of Toton and Stapleford would be mitigated by the presence of the A52 and by careful design of new development including the siting of green space. The land is greatly valued by local residents as an area of informal open space, but it is not of such high landscape quality or special wildlife habitat character that it has been designated for protection.
70. The proposed HS2 station is not proposed to be built until the early 2030s, and there remain doubts as to its precise location. Final decisions on HS2 and the position of any station are not a matter for Broxtowe Borough and the other Councils, but will be made by Central Government. However, the Toton location has good sustainability credentials for new development, whether or not HS2 goes ahead, being in the south of the Borough and adjoining the main built up area of Nottingham. It is within walking distance of the new tram terminus with park and ride facilities. Although the road network is very busy and local people question its ability to accommodate additional traffic, the responsible transport authorities have considered the impact of new development and are satisfied that the network could cope, with appropriate improvements. I share the Councils' view that the potential for land at Toton to help meet the requirements for housing and mixed use development in Broxtowe Borough constitutes the exceptional circumstances needed to remove the land from the Green Belt. Its potential to maximise the economic benefits from the proposed HS2 station reinforces the Councils' case for changing the Green Belt boundary at Toton.
71. The submitted ACS referred to an "appropriate mix of development" at Toton but did not indicate how much housing, employment or other uses would be sought. This was unsound, being vague and inconsistent with positive planning. An outline planning application was submitted in October 2012 for mixed use development including some 650 dwellings and a business park/offices on land west of Toton Lane / Stapleford Lane. Amended drawings indicated that neither road access to the HS2 station nor an extension to the NET line across the site would be prejudiced. The Councils' proposed main modification to the ACS would be consistent with that proposal, providing for a minimum of 500 homes. I support the modification to achieve an effective plan reflecting positive plan preparation (**Mods3&8**). There is no need to

specify a maximum quantity of homes, as more exact housing numbers consistent with good design and optimum mixed use can be determined through the Local Plan Part 2 and development management processes.

72. Designating Toton as a strategic allocation now, rather than a location for growth with Green Belt boundary changes and more detailed planning deferred to the Part 2 Local Plan stage, could enhance the supply of deliverable housing sites in the early years of the Plan, when Broxtowe envisages slower delivery than later in the plan period. I have considered whether this site which has defensible boundaries, or a wider area of land, should be included as a strategic allocation in the Plan to expedite delivery.
73. The recent Volterra report supports an early start to residential development to stimulate other investment and economic benefits associated with a HS2 station¹⁹. I have read the criticisms of this document, including those relating to factual errors in Table 5. The report is a high level commentary on potential benefits from HS2 which has been described as a "once in a lifetime opportunity". Given (i) the project's uniqueness, (ii) the Volterra report's admission that "Existing appraisal models are not appropriate to capture the benefits of HS2" and (iii) the fact that a station at Toton is unlikely to become operational before 2032, any forecasts of jobs and employment land requirements have to be treated with caution. Development at Toton should however be based on a positive plan to maximise and in no way prejudice the significant economic potential expected from an HS2 hub.
74. Early information from HS2 Limited was that the East Midlands station could support 1,500 new jobs and 150 new homes.²⁰ The 1,500 jobs cannot however be regarded as precise and the CD/BACK/15 document acknowledges that "More detailed work is required on the appropriate type and amount of development in the vicinity of the station". **Mod8** would add paragraph 3.3.3b to the ACS to refer to 18,000sqm of new employment development, which would not be out of line with current estimates of new job creation. Nor should it prevent future growth associated with a new station. HS2 Limited has not objected to this proposed modification which I consider sound.
75. The ACS must also ensure that the proposed new strategic gateway to the East Midlands (HS2 hub) will have good connectivity to established economic centres such as Nottingham City Centre, the Boots Enterprise Zone and Derby. Notwithstanding the submitted planning application, the emergence of more details about HS2 may necessitate additional work on transport planning. As emphasised at the hearings, new development at Toton must be of the highest quality, respecting the local environment and the amenity of existing residents, as well as maximising the opportunities for economic growth.
76. Even though mixed use development of the site as proposed on land west of Toton Lane / Stapleford Lane would be sustainable and bring benefits independently of the HS2 project, a holistic approach seems sensible to

¹⁹ Maximising the Economic Benefits of the East Midlands HS2 Station at Toton - Nov 2013, Volterra Partners [BD/TRA/13]

²⁰ Land in the vicinity of the Proposed HS2 station at Toton as a Strategic Location for Growth, June 2013 – June 2013 [CD/BACK/15]

maximise the potential benefits to the wider area as these become better understood. Mitigation measures for contamination, drainage and noise may need to be considered for any development near the Sidings. Having regard for all these factors, including the town/village green application [CD/EX/54], I support the Councils' precautionary approach to site allocation here. The details of Green Belt boundary changes and the mix, design and layout of new development should be determined at the Local Plan Part 2 stage.

77. **Awsworth, Brinsley, Eastwood and Kimberley.** Policy 2 of the ACS proposes new housing in or adjoining these key settlements. There is very significant local opposition to naming Brinsley in the policy. It is a small settlement and the proposal for up to 200 dwellings is calculated as amounting to a 20% increase in its size. Its status as a key settlement is questioned, and it is considered to be unsuitable for growth because of its relative remoteness from Nottingham's main workplaces and the limitations of its highway network (used by horses and farm animals) and public transport services. Insufficient regard, it is argued, has been had for the sensitivity of the local landscape which is part of the DH Lawrence heritage, especially in considering possible development sites off Church Lane and Cordy Lane.
78. This rural settlement in the north-west corner of Broxtowe inset from the Green Belt, is not best placed to accommodate new housing to serve the needs of Greater Nottingham. However, even if Save Brinsley's Heritage and Environment survey of local facilities' findings is preferred to the Accessible Settlements Study [BD/HOU/08], its identification by the Councils as a key settlement is justified. There is a reasonable range of services offered to the local community. I accept that the connection with DH Lawrence is a feature of local distinctiveness, but Policy 11 refers specifically to the conservation and enhancement of that literary heritage. That policy would be applied when any development proposals in or adjoining Brinsley were considered.
79. There is concern that the villages of Watnall, Nuthall, Greasley and Kimberley will merge with Nottingham and lose their individual identities if Policy 2 is implemented. The Part 2 Local Plans which will identify specific sites should ensure that this outcome is not permitted. Concerning capacity in the transport system, the responsible authorities (the Highways Agency and Nottinghamshire County Council) have not objected to the proposals for new development in this area. The proposed main modifications to the ACS, however, would reduce the housing numbers for Brinsley and Eastwood and amend the diagrams in Appendix B. These should help allay fears that these small settlements would be overwhelmed by excessively high levels of development and/or become joined up. I support the reduced numbers in **Modes 5, 12 & 13** as these semi-rural settlements are the most distant in Broxtowe from the main built up area of Nottingham.
80. Concerning the potential loss of Green Belt land, it is argued that insufficient consideration has been given to the relative value of specific Green Belt sites before producing the ACS. There is strong support for protection of the landscape around Brinsley, Moorgreen and Greasley partly because of links with DH Lawrence. Since the Plan is identifying only broad locations for growth, is giving only approximate, "up to" figures for new housing in the settlements, and is committed to a full review of Green Belt boundary changes

in Part 2 Local Plans, I consider the approach favoured by the Councils to be acceptable in this case.

81. **Conclusion - Broxtowe.** I have considered the argument that more rigorous assessment of previously developed land and the capacity of the inner urban edge of the Green Belt should have been carried out before sites which would only result in long-distance commuting were selected by the Councils. The substantial sites at Severn Trent & Boots, at Field Farm and Toton are compatible with a strategy of urban concentration and choosing sites which about the existing main built up area. The Plan has taken account of the potential for redevelopment of sites such as Kimberley Brewery and Chetwynd Barracks, although the latter depends upon a decision to release land by the Ministry of Defence and there is no evidence that this is imminent.

Gedling Borough

82. The proposed distribution of new dwellings in Gedling in Policy 2 of the submitted ACS, with fewer than 40% in or adjoining the main built up area of Nottingham, and more than half either in or adjoining Hucknall, named key settlements or other villages, would be inconsistent with the ambition for urban concentration with regeneration. In my opinion, this is unsound. The Councils carried out additional work during the examination, and assessed a number of different scenarios for Gedling based on boosting growth on the edge of the main built up area of Nottingham and reducing the expectations for growth around Hucknall and the key settlements. Each of the scenarios was subjected to sustainability appraisal.
83. **Teal Close.** The Councils' preferred scenario includes a sustainable urban extension here with some 830 dwellings, of which 430 were not envisaged in the submitted ACS. Development of this site would not result in the loss of Green Belt land, and the site is the subject of a recent planning application indicating that early delivery is feasible. I support **Mod9** to include a new strategic allocation at Teal Close.
84. **Gedling Colliery/Chase Farm** was allocated for 1120 dwellings in the former Gedling Replacement Local Plan. The submitted ACS Plan referred to the site but stated that it was not expected to deliver any development before 2028 because it relied on construction of the Gedling Access Road. Although there remains some uncertainty over funding for the road, as a number of sources are relied upon, further work has shown that some 300 new homes could be provided without the road being built.
85. Following agreement with Nottinghamshire County Highways Authority and the Homes and Communities Agency, the Councils have put forward a new programme which would achieve some 600 dwellings and employment land provision towards the end of the plan period. This would increase the amount of new development adjacent to Nottingham's built up area outside the Green Belt and contribute to regeneration. Its achievement requires positive planning to secure the necessary funding, and delivery through the Local Plan Part 2 process. I consider that the proposed changes to the Plan to promote at least 600 dwellings at Gedling Colliery/Chase Farm by 2028 should be made to secure best use of sites in or adjoining the main built up area (**Mod10**).

86. **Hucknall** was identified as a sub-regional centre in the former Regional Plan. It is a sizeable settlement with a population of some 32,000 according to the 2011 Census. It has good transport links including the NET to Central Nottingham. The Ashfield Local Plan publication document proposed 2,460 new dwellings for Hucknall to 2024, and the ACS proposals for Top Wighay Farm, Land north of Papplewick Lane and at Bestwood Village would mean an additional 2,100 dwellings nearby in Gedling Borough by 2028. The question arises whether Hucknall could service such an uplift in population, and whether new development in Gedling would provide sufficient support and funding for the required new infrastructure in Hucknall to Ashfield District. Ashfield District highlighted infrastructure for education, transport and health as major areas of concern.
87. The Infrastructure Delivery Plan, May 2013 [CD/KEY/01] which underpins the ACS acknowledges the close functional relationship with Hucknall and need to consider cross-boundary and cumulative impacts. It refers to discussions with Ashfield District Council. Gedling updated its assessment of the requirements for infrastructure at the key sites and provided more detail [Appendix A to CD/EX/35] in December 2013. Gedling discussed its alternative scenarios for growth with the County highways and education authorities who do not assert that the impacts on Hucknall would be unreasonable or could not be addressed. Gedling assumed that all strategic locations for growth would need to contribute to provision of general practitioner (health) facilities.
88. Critically, the Councils' preferred scenario would result in a reduction of new housing development at one of the two nearest sites to Hucknall. Bearing in mind the scope for s106 and Community Infrastructure Levy (CIL) payments to benefit neighbouring areas, and Gedling Council's efforts to put in place a protocol for dealing with cross-boundary impacts²¹, I consider that, subject to proposed changes **Modes 3&11**, the ACS would not have a seriously adverse impact on the future wellbeing of Hucknall. Development adjoining this town with its good range of community facilities and transport services would be consistent with sustainable growth. **Mod30** helpfully acknowledges the proposed Hucknall Town Centre Transport Improvement Scheme.
89. Other concerns regarding Top Wighay Farm and the Land north of Papplewick Lane relate to the impact of growth, including additional traffic, on the historic and attractive Green Belt villages of Papplewick and Linby, on the landscape, good quality agricultural land and ecology. A small part of the Land north of Papplewick Lane lies within flood zone 2 but, as long as there is ongoing dialogue with the Environment Agency and careful masterplanning, sustainable development should be delivered here. Green infrastructure beside the River Leen would be protected and enhanced through the application of s106 payments. Both sites are safeguarded land in the earlier Gedling Replacement Local Plan and therefore potentially suitable for longer term development needs. Thus, there would be no further reduction in Green Belt land from promoting these sites through the ACS. The proposed modifications would give a lower figure for new housing around Hucknall than the submitted

²¹ Draft protocol for addressing cross-boundary impacts of new development - BD/TRA/10, BD/TRA/11; correspondence from Ashfield DC – CD/EX/56 & 59; Amended SOCG CD/EX/61

plan which should reduce if not wholly remove some of the above concerns.

90. On deliverability, the Councils argued that with fewer than 1,000 dwellings at Top Wighay Farm, there would be insufficient return to make any additional contribution to Ashfield above the identified infrastructure requirements. Although an extension of NET services to Top Wighay Farm is no longer seen as essential to delivery at Top Wighay Farm, a Park & Ride site with improved bus services to Hucknall is likely to be required, as confirmed in CD/EX/35 Appendix A, and a range of other transport measures are sought from developers. With 1,000 dwellings there would be a good balance between housing and employment provision. Nottinghamshire County Council as landowner of Top Wighay Farm advised that specialist developers have been found to design and build the first phase of development there. Despite allegations that a smaller development than "up to 600 dwellings" for Land north of Papplewick Lane would be unviable, a planning application for 300 dwellings has been submitted. The Councils advised that there is potential for sharing the transport infrastructure costs required for the Top Wighay and Land north of Papplewick Lane sites.
91. **Bestwood Village.** Mod14 proposes to lower the number of new dwellings proposed from up to 500 to up to 260. Although Ashfield DC referred to development at Bestwood having an impact on Hucknall's infrastructure and services, it acknowledged that this would be a lesser impact than the sites proposed at Top Wighay Farm and Land north of Papplewick Lane. Bestwood is estimated to be less than half a mile from Nottingham's main built up area and in need of regeneration. Given the uncertainty surrounding Gedling's largest sites which were identified in its earlier Local Plan but not progressed, the above locational factors and the need for a range of small and large sites to ensure speedy delivery of new homes, I consider that Mod14 as drafted should not be made. Policy 2.3c In Gedling i) Bestwood Village should read "up to 500 homes" as in the ACS Publication Version.²²
92. In order to maximise regeneration benefits and minimise the loss of Green Belt land, the use of Bestwood Business Park for housing should not be ruled out at this stage. Clearly, if there is a real prospect of its continued use for employment purposes, then this should be pursued. However, the precise location of sites for housing at Bestwood should be considered in detail at the Local Plan Part 2 stage. The indicative map for the village in Appendix A of the ACS referenced in Mod14 already provides flexibility for achieving "up to 500 homes".
93. **Calverton and Ravenshead**, appropriately identified in my view as key settlements, are physically very separate from the heart of Nottingham so not easily accessible to the city centre or most significant employment areas. Both are inset Green Belt villages. In expanding these settlements, regard must be had for the prospective Sherwood Forest Special Protection Area, the desire to maintain Main Road Ravenshead as a defensible northern boundary,

²² If Mod14 as drafted is not made, the total housing numbers to be provided in Gedling Borough would no longer sum to 7,250. However, the overall housing numbers are set as minimum targets and the numbers for key settlements provide further flexibility being defined as "up to" figures.

and to protect the landscape setting of Calverton. These matters should be addressed in the designation of sites in Local Plan Part 2. I support the proposed modifications, **Mods15&16**, to reduce the figures in Policy 2 to up to 1,055 homes at Calverton and up to 330 at Ravenshead as sound.

94. **Conclusions – Gedling.** Overall, the proposed modifications envisage significant additional development adjoining the main built-up area at Teal Close and Gedling Colliery/Chase Farm sites, and would reduce the number of new dwellings adjoining or near to Hucknall and in the key settlements. This would result in a shift in the split between main built up area of Nottingham/ other parts of Gedling from 39%/61% to about 55%/45%. The revised distribution would be more consistent with the aim for urban concentration with regeneration in Policy 2. I have seen no evidence that this level of change to the submitted ACS would compromise or distort its spatial strategy, but it would make the Plan sound.
95. **General** The numbers for new homes proposed at various sites, locations and key settlements in Policy 2 were criticised for being insufficiently flexible and in some cases too restrictive, given the requirement to boost housing supply. Since points 3a), b) and c) all begin with the word “approximately”, I consider it unnecessary to qualify every number by repeating that word. As the ACS recognises, new housing provision in or adjoining the key settlements would require the loss of Green Belt land. It seems appropriate to signal that limits will be imposed on the amounts of new housing development there. Hence, the words “up to” do not require modification. **Mod4** shows the consequent changes to the distribution of new housing for the three planning authorities if the above changes are made. Some 24,995 new homes are planned in or adjoining the existing main built up area compared with the earlier figure of 23,640. I support this uplift as it is consistent with the pursuit of sustainable development.

Timing of housing delivery

96. The Councils have identified how a minimum of 30,550 will be provided in the Districts over the years 2013-18, 2018-23 and 2023-28 in the table in Policy 2 and in the housing trajectories. The Councils have confirmed that there is no intention to restrain or phase housing delivery. Although the table shows a slow start to delivery, especially in Nottingham City with some 4,400 new homes in 2013-18 rising to 5,950 in 2018-2023, the Councils argued that these figures reflect a feasible but ambitious plan for housing provision, and are consistent with evidence in the Greater Nottingham Housing Market & Economic Prospects study by G L Hearn Limited [CD/KEY/02].
97. The second bullet in paragraph 47 of the NPPF explains how Councils should identify and maintain a five year housing land supply against their housing requirements. In general it would be ideal for housing completions over the full plan period to be the same in each year of a plan, in order to meet the emerging requirements or needs in full. Higher numbers might be necessary to make good any shortfalls in supply in the recent past (ideally in the early years using the Sedgefield approach). The five year housing land supply should also allow for an appropriate buffer of 5% or 20%. Many recent appeal decisions where local authorities do not have an up-to-date Local Plan have confirmed the methodology for demonstrating a five year housing land supply.

A recent appeal decision, APP/J3015/A/13/2198848 [CD/EX/40] at Nuthall, indicated the Inspector's view that a deliverable supply of 1,783 dwellings in Broxtowe "stands well short of the five year requirement".

98. The NPPF seeks a significant boost in the supply of housing, and this is not required to occur only in the first five years of a Plan. The first bullet of paragraph 47 expects Local Plans to meet their full, objectively assessed needs "as far as is consistent with the policies set out in this Framework." Although the Court of Appeal judgment (Hunston) quotes protection of the Green Belt and land in an Area of Outstanding Natural Beauty or National Park as examples of such policies, I see no justification to look only at land use designation policies. The NPPF includes a range of other policy matters requiring Local Plans to be aspirational but realistic, to take account of relevant market and economic signals (paragraph 158), and be effective and deliverable.
99. In this case, I am satisfied that the prospective build rates for each 5 year tranche do not represent an attempt to suppress house building in the early years or rely on past poor economic conditions to justify low housing targets. The proposed build rates are supported by convincing evidence on the operation of local housing markets in the GL Hearn report [CD/KEY/02], which found the proposed levels of housing delivery in the ACS for each of the three Authorities to be ambitious but feasible. In the first five years, housing delivery would be less than the annual averages for the 17 year period. As the Councils argued, however, significantly increasing the supply of sites in the early years would not necessarily speed delivery, would require the release of additional Green Belt land contrary to national policy, and could delay progress on some of the more challenging regeneration sites.
100. My attention was drawn to other planning authorities with recently adopted Local Plans which do not envisage smooth housing trajectories. I have had regard for these and the Examining Inspectors' reports, although my conclusions for this ACS are based on the local evidence and local circumstances. The Hunston judgment and other appeal decisions for particular sites where a Local Plan was outdated should not, in my opinion, prevent the three Authorities from defining locally distinctive housing trajectories and 5 year housing provision figures, in accordance with sustainable development.
101. I support the proposed modifications to Policy 2 and Appendix C, Trajectories, **Mod3,6&35**, to clarify the Councils' approach and to confirm that they will do their utmost through positive planning to secure the highest possible build rates. Whether the Authorities should provide a 5% or 20% buffer to their five year housing land supplies based on past performance is likely to change over time and need not be fixed by the ACS. I agree that, as the NPPF was published with full knowledge of the economic recession and downturn in housing markets from 2008 onwards, this alone cannot justify a minimal housing land supply with a 5% buffer. Although some dispute the deliverability of some sites named in the SHLAAs, others contend that the SHLAAs have excluded some sources of supply and under-estimated sites' capacity. The Councils point out that their information is based on good practice methodology for SHLAAs which includes liaison with landowners and

other stakeholders²³. I am satisfied that the current SHLAAs provide sufficient evidence to indicate that the housing figures in Policy 2 for the first five years and subsequently are justified and should be effective.

Housing mix

102. Policy 8 of the ACS addresses housing size, mix and character, referring to the aim of the NPPF to create sustainable, inclusive and mixed communities. It is argued that, among other things, the ACS should set out the quantities and timing of measures to meet the requirements of Nottingham's large student population and elderly population. The Councils confirm that their assessment of housing requirements has included student housing, in line with the Ministerial Statement of 5 December 2011²⁴. New purpose-built student flats are expected to reduce pressure on the general housing stock. If student numbers do not increase, it seems reasonable that any surplus accommodation could be made available for general use.
103. The co-existence of traditional families and student households can sometimes be problematic. In order to avoid high concentrations of students in residential areas and detrimental impact on the living conditions of other households, Nottingham City has in place an Article 4 Direction requiring planning permission to be sought for change from use class C3 (residential) to C4 (house in multiple occupation). There is currently uncertainty around the likely future growth of universities and further education, but I would expect the Councils to take a pro-active approach liaising with the institutions and neighbouring local authorities to monitor student numbers and understand their plans for growth, encouraging them to make best use of campuses/available land. However, a detailed way forward would be best addressed through the forthcoming Part 2 Local Plan documents. I consider that the proposed modifications to Policy 8 and paragraphs 3.8.8/3.8.9 in **Mod23**, expressing support for purpose-built student accommodation and referencing the Article 4 Direction are necessary to achieve consistency with national policy and positive planning.
104. Policy 8 recognises that consideration should be given to meeting the needs and demands of the elderly across the ACS area. Specific proposals for retirement communities offering specially designed living accommodation in an attractive setting with specialist care and recreational facilities could be promoted on the sites and locations identified in Policy 2 through the Part 2 Local Plans for individual authorities. However, a separate policy to promote care homes and accommodation for elderly people is not needed in the ACS.
105. On affordable housing, targets for each local authority are given in Policy 8. These were designed to address the very high level of need for affordable housing estimated in the Strategic Housing Market Assessment 2007 and confirmed in updated information in 2012. The targets for housing provision stem from affordable housing viability studies carried out in 2009, since when

²³ Strategic Housing Land Availability Assessments for the 3 Authorities – BD/HOU/16, BD/HOU/47 & BD/HOU/48; CD/BACK/01; and CD/EX/15 Statement prepared jointly by Broxtowe BC and Oxalis Planning.

²⁴ CD/BACK/01 – Housing Background Paper Addendum para 7.8 refers to ONS statistics

there have been major changes in housing market and financial conditions. However, a review of the assessment was commissioned in 2013.²⁵

106. The Viability Update Study, which was published after submission of the ACS, notes changes in national policy towards affordable housing, including paragraphs 173 and 174 of the NPPF. These require careful attention to be given to viability and costs, looking at the cumulative impact from affordable housing and all other requirements, with schemes providing competitive returns to willing land owner/developers to enable development to be delivered. The Viability Update Study takes account of changes in house prices and development costs between 2009 and 2012, allows for a higher profit margin in line with industry guidelines given the current economic circumstances, and reviews density, mix and likely s106/CIL contributions.
107. The study findings confirm the description in paragraph 3.8.13 of the ACS as an area of many different sub-markets where viability varies widely. It finds the affordable housing policy position of Gedling appropriate, cautions that the 30% target in Broxtowe could be difficult to achieve at the lower end of the market, and recommends a flexible approach in Nottingham City where residual values are very varied. It recommends that all authorities look again at the site size thresholds which trigger affordable housing contributions. I accept that the diverse character of the area provides justification for deferring the detail on affordable housing to the Part 2 Local Plans, including the thresholds, although ideally, the ACS would have been more specific.
108. However, on balance, I consider that Policy 8 with **Mod23** in place is justified and provides a sufficient steer for developers as to what will be sought by way of affordable housing. Having regard for deliverability, the Councils drew my attention to the GL Hearn Report [CD/KEY/02] which records the achievements of affordable housing delivery through the economic downturn, the continuing activity of the Homes and Communities Agency in Greater Nottingham, and the council house building programme in Nottingham City. I consider that the modified Policy 8 is sound in respect of affordable housing.
109. Concerning provision for gypsy and traveller accommodation, the Councils have proposed modifications to Policy 9 (**Mod24**) to achieve greater consistency with the emerging Erewash Core Strategy. I support these changes which introduce flexibility into the criteria and give greater consistency with DCLG's Planning Policy for Traveller Sites. Paragraph 3.9.2 refers to pitch requirements for 2007-11 which is now in the past. However, joint working is underway in Nottinghamshire to update the gypsy and traveller accommodation assessment using results when available from the 2011 Census. With the modifications, Policy 9 is sound.

Issue 2 – Whether the Spatial Strategy and Policy 3: The Green Belt are consistent with the NPPF, and whether the approach to making alterations to the Green Belt is justified.

²⁵ BD/HOU/12 Greater Nottingham Housing Market Assessment 2007 – B Line and 3 Dragons; BD/HOU/18, 24, 27, 33– Broxtowe BC, Gedling BC, Nottingham CC - Nottingham Core Affordable Housing Viability Assessments, 2009 – Three Dragons; BD/HOU/50 – Nottingham Core Viability Update Study – Andrew Golland Associates, Sept 2013

110. Although some representors alleged that the main built up area had a greater capacity to absorb new development than the ACS sought, the evidence from SHLAAs indicates otherwise (see paragraph 101 above). The future of the flatted market in Nottingham City could be a critical factor, and the GL Hearn study [CD/KEY/02] pointed to current uncertainty over its rate of recovery. This could mean that the ACS housing trajectory for the City is quite ambitious. In order to meet the housing requirement of 30,550 new homes and achieve sustainable growth with supporting infrastructure, jobs and services, I accept the Councils' judgment that future development will have to extend beyond Nottingham's main built up area.
111. The NPPF continues the well-established planning policy of protecting Green Belt land²⁶. The Green Belt boundaries are drawn tightly around Nottingham, and to promote development beyond the Green Belt's outer edge would extend travel to work and for other purposes in an unsustainable fashion. Areas of safeguarded land exist in Gedling Borough, but these are unlikely to meet all the plan area's development requirements outside the main built up area. I agree with the Councils that the exceptional circumstances required for alterations to Green Belt boundaries exist.
112. The possible need to alter Green Belt boundaries has been apparent for some time²⁷, and a Nottingham-Derby Green Belt Review was undertaken in 2006 for regional planning purposes [BD/ENV/06]. This concluded that the area immediately between Nottingham and Derby and the areas immediately north were generally the most important areas of Green Belt. The Appraisal of Sustainable Urban Extensions (2008) and Sustainable Locations for Growth Report (2010) assessed possible directions and locations for growth and looked at the implications for Green Belt policy, among other things. The results underpin the ACS strategy for which sustainability appraisal has also been undertaken. Appendix B of the Green Belt Review Background Paper [CD/BACK/10] helpfully shows the links between the studies and the identification of settlements for growth in the ACS.
113. The evidence base was criticised as being too dated, related to a different search for more substantial extensions, and not subject to adequate public consultation. However, I accept that the Green Belt and settlement pattern are largely unchanged since 2005/6. The studies are quite broadbrush, but include information from a variety of sources including SHLAAs. Ashfield District Council, I am advised, assessed all possible sites against the five purposes of including land in the Green Belt enabling the least valuable sites to be identified. Even if the assessment for the ACS area was more strategic, I consider that sufficient investigation of the characteristics of potential sites for development of differing sizes was carried out. Public consultation on options for the ACS was carried out and it is not necessary for Councils to consult on all items of evidence. To do so could confuse or fatigue consultees,

²⁶ This is to prevent urban sprawl by keeping land permanently open. Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the intended permanence of boundaries and ability to endure in the long term, beyond the plan period.

²⁷ GPA Limited for Langridge Homes Ltd further written representations suggest that a fundamental review has been mooted in the Nottingham HMA for more than 20 years

and cause unnecessary delay in plan preparation.

114. The ACS envisages a two-stage approach to altering Green Belt boundaries, with the precise boundaries for individual sites to be released from the Green Belt being established in the Part 2 Local Plans. The NPPF does not directly support this approach, probably because it expects a single Local Plan for each authority in contrast to the previous preference for a Core Strategy followed by more detailed development plan documents. Newark and Sherwood and South Staffordshire with adopted Plans were cited as authorities which had used the two-stage approach taken by the Greater Nottingham Councils.
115. Field Farm is shown as a strategic allocation in the ACS, to be removed from the Green Belt and commence development within the first five years. Although it is claimed that this pre-empts the full two-stage process, is inconsistent and disadvantages objectors, there have been ample opportunities for interested persons to comment over several years. I have already noted that the site was considered at the Inquiry into the earlier Broxtowe Local Plan.
116. I have considered the arguments that a more rigorous assessment could have been carried out of the capacity of the inner urban edge of the Green Belt, before sites which would only result in long-distance commuting were selected. However, the sites at Field Farm and Toton are compatible with a strategy of urban concentration and choosing sites which abut the existing main built up area. The Gedling Colliery/Chase Farm and Teal Close sites are also to be preferred on these grounds. In addition, Gedling Borough Council safeguarded land in its earlier Local Plan north of Hucknall at some distance from Nottingham which, in line with the NPPF paragraph 85, it is appropriate to re-consider now to help meet development needs.
117. Regarding the risk of coalescence of Kimberley, Watnall and Nuthall, I consider it appropriate that the Part 2 Local Plan should assess the impact of any new development at this more detailed level, having full regard for the aim and purposes of the Green Belt. On safeguarding, it would be appropriate for the Councils to identify such land in their Part 2 Local Plans to achieve a degree of flexibility in meeting future development needs and postpone the need for further Green Belt reviews.
118. I strongly support the view that, with a two-stage review process, the ACS should give more direction to Part 2 Local Plans to emphasise that non-Green Belt sites have first preference, and that sites to be released from the Green Belt must have good sustainability credentials. A sequential approach to site release should secure an effective policy consistent with national policy, and this would be achieved by main modification **Mod18**. The wording is sufficiently clear as to which areas of the Green Belt considered for removal at the Part 2 Local Plan stage would be preferred and which would not. With this modification in place, Policy 3 is sound.

Issue 3 – Whether the ACS is consistent with building a strong, competitive economy, has justified its economic policies, and plans appropriately for the vitality of its town centres.

119. The ACS plans for an increase of approximately 37,000 new jobs in Greater

Nottingham, of which some 27,900 would be in the plan area. The new jobs should not only support increased numbers of workers, but also facilitate the shift from manufacturing to more 'knowledge based' jobs. The Councils' evidence base includes Nottingham City Region Employment Land Study (NCRELS) 2007 [CD/KEY/05], undertaken to assess the existing employment land provision and future land requirements to 2026. It began with a discussion of the workplace economy, before considering the resident population and workforce, and travel to work. The Employment Background Paper 2012 [CD/BACK/04] reviewed and rolled forward aspects of NCRELS.

120. There are weaknesses in the evidence base in that the original NCRELS pre-dated the recession and economic upheaval. The 2012 update did not scrutinise the workplace economy, ie. the recent performance of the various industrial sectors and their likely future performance. It stated in paragraph 35 that it was unable to compare the actual change in jobs between 2003 and 2011, or compare figures with the NCRELS forecasts. The job forecasts are based essentially on projections of the labour force which would be available given the future population size (paragraph 43). I note that the NCRELS was also criticised for inaccuracies in its assessment of some specific sites.
121. Recent figures from the ONS [CD/EX/11] show growth in people in full-time employment 2004-2006 from 250,800 to 268,300, followed by a sharp decline 2006-2009 to 248,000 and a lesser decline thereafter to 245,800 in 2012, for the Nottingham Core area (excluding Hucknall). The figures suggest a shift towards more part-time working and reflect conditions of economic recession. It is clear that the figures have to be treated with caution, as the 95% confidence level indicates. I have considered whether Nottingham should plan for negligible or very modest growth in its economy and workforce, based on a continuation of these figures. In favour of this line of argument, people of traditional retirement age are being encouraged to stay in work longer, and there is a significant pool locally of unemployed and part-time workers.
122. However, the NCRELS noted that whilst Nottingham City Region had a higher percentage of jobs in manufacturing than nationally, the City of Nottingham had a higher percentage of jobs in 'knowledge-based' sectors, notably in finance and business services, than the national average.²⁸ It foresaw continuing contraction in manufacturing jobs matched by growth in office-based ones. The Science Cities initiative was introduced by Government in 2004, and Nottingham was designated a Science City in 2005, with the universities and hospital seen as the drivers of growth.
123. Although change in Central Government in 2010 led to the abolition of the East Midlands Development Agency, there is scant evidence that the ambition to grow, modernise and diversify the local economy has been abandoned. Nottingham has Core City status as a city of national importance and key driver of growth for the wider area. The Local Enterprise Partnership (D2N2) and the Strategy for Growth, Nottinghamshire Growth Plan and Nottingham Growth Plan indicate that business interests are intent on delivering economic

²⁸ CD/KEY/05 –paragraph 3.14 defines 5 categories making up the knowledge-based sector: high-tech manufacturing; financial and business services; communications; computing and R&D; media.

growth and have researched how this might best be achieved²⁹. The D2N2 Partnership with representatives from business, local government and higher education, aims to create 55,000 additional jobs in the Derbyshire-Nottinghamshire sub-region by 2023. The designated Enterprise Zone around the Boots site aims to create around 10,000 jobs.³⁰ There is support for the proposed HS2 station as a driver of economic growth.

124. Accurate projections of economic growth are notoriously difficult to achieve, and I have seen no more credible, alternative estimates for jobs and employment land requirements to those in the ACS. I have considered whether a full review of the NCRELS should be insisted upon. However, this would cause a significant delay to plan-making and it is questionable whether, given the recent financial upheaval and economic recession and the uncertainty surrounding economic projections, a significantly different set of forecasts would be produced and agreed upon. The figures in the ACS seem broadly compatible with the aspirations of the Local Enterprise Partnership.
125. Policy 4 – 1b) refers to “a minimum of 309,800 sqm of new office and research development”, which is supported by some because of the need to plan positively, and opposed by others on the grounds that it is over-ambitious. Nottingham City Council reportedly achieved about 15,000 sqm pa over the decade to 2010, compared with planned provision of about 14,800 sqm pa. Policy 4 – 1d) provides a breakdown of 37 hectares between the three Authorities. These figures are perceived by some as too ambitious, but planning to meet future land requirements should allow for some churn and a choice of sites for various types of business user. The thrust of the policy is not, in my view, unsound, although I support the proposed modification to round the figures in 4-1b) as they can only be estimates **(Mod19)**.
126. The use of the term ‘significant’ in relation to new employment and economic development in Policies 2 and 4 was criticised as imprecise, in particular because it could imply that land at Toton was expected to provide as much employment land or create equivalent job numbers to the Boots site. The Volterra report³¹ refers to plans for between 200 and 1,500 office jobs at Toton once the development becomes operational and some 200 full-time jobs in construction during the construction phase. This represents a wide range, and underlies the fact that exact numbers cannot be set at this stage to reflect the impact of HS2. The term ‘significant’ is clearly used to avoid undue precision and give necessary flexibility. Modifications proposed to provide more details as to what is expected at Toton clarify the meaning of Policies 2 and 4 **(Mod8)**. The proposed modifications include changes to policies and the supporting text to ensure that the scope for economic development associated with HS2 is not compromised by other elements of the proposed mixed use development. This is essential if the full potential for investment and business growth from the proposed station hub is to be realised.

²⁹ D2N2 Local Enterprise Partnership Strategy for Growth 2013-23; Nottinghamshire Growth Plan and Nottingham Growth Plan [BD/EMP/04, BD/EMP/06 and BD/EMP/07]

³⁰ Greater Nottingham Employment Background Paper 2012, [CD/BACK/04] and Nottingham Growth Plan 2012, Nottingham City Council [BD/EMP/04]

³¹ Nottingham City Council & Partners – Maximising the economic benefits of the East Midlands HS2 station at Toton, Volterra Partners, November 2013 [BD/TRA/13]

127. On the distribution of employment sites, there is concern that insufficient priority has been given to the re-use of brownfield land. However, Policy 4 indicates that a high proportion of new office development is planned for Nottingham City which is substantially built up, and Policy 7: Regeneration lists a number of previously developed sites in the plan area where mixed use, including significant employment developments, will be sought. Regarding prospects for delivery, the Councils reported an increase in developer activity in late 2013 signalling improving market confidence. The Infrastructure Delivery Plan [CD/KEY/01] includes assessments of the deliverability of relevant sites. The Councils work with public and private sector partners to accelerate delivery. They have proposed a modification to paragraph 3.7.6 of the ACS to reinforce the commitment to a pro-active approach to secure regeneration, including the use of Compulsory Purchase powers. I support this modification, **Mod22**, to achieve an effective plan.
128. Also concerning the distribution of new employment sites, proximity to the M1 motorway in the west is important to many businesses, notably those in the warehousing and logistics' sectors. Locating new jobs close to resident populations is clearly consistent with promoting sustainable development. I appreciate the desirability of promoting small and medium-sized employment sites around the periphery of the conurbation rather than focusing solely on a few, high quality office parks. Policy 4 of the ACS aims to provide a range of suitable sites across the plan area to serve all employment sectors. It should facilitate the provision of small and medium-sized sites in accessible locations which are attractive to the market. These should be identified through the Part 2 Local Plans.
129. In Gedling Borough, not all employment land identified in the former Local Plan has been taken up, and the need for new provision at Top Wighay Farm is questioned. It is argued that available land at Teal Close being adjacent to the main built-up area of Nottingham would be more suitable for this purpose. Alternatively (or as well), Leapool Island is promoted as a strategically well-located site for a new or extended employment park. It was also suggested that the Top Wighay Farm site would compete for business take-up with the Rolls-Royce site, which neighbouring Ashfield District is promoting as a major employment site. However, whilst the latter is expected to meet strategic, sub-regional needs, the Top Wighay Farm site would satisfy more local requirements ie. a different market. It should be attractive to business as it would have good accessibility to the motorway and to a potential workforce on the adjoining planned housing site.
130. Concerning the NPPF's paragraph 22, it is claimed that some sites in Gedling Borough protected by the old Local Plan may be surplus to requirements. An example referred to is Bestwood Business Park, part of which has been taken up for housing development. The remaining land in employment use is said to be increasingly difficult to maintain and keep attractive to tenants. A statement by specialist market assessors supports the view that it should not be retained for employment purposes. The future use of this site and, if it is lost for employment use, the availability of alternative appropriate land, should be looked at in more detail in the Part 2 Local Plan stage.
131. There is discernible inconsistency in paragraphs 3.2.21 and 3.2.25 of the ACS

as to the approach which will be taken to protecting employment sites. The proposed modification to 3.2.21 in **Mod8** to refer to meeting the needs of modern business should confirm a similar approach in Broxtowe and Gedling Boroughs, and achieve consistency with the NPPF.

132. Policy 4.1b) refers to action which would be taken to maintain a five year supply of office floorspace. The Councils will need to monitor and manage the supply of employment land, and I support the clarification to the monitoring arrangements box to refer to Part 2 Local Plans. Raising skill levels and reducing unemployment especially in deprived areas is an underlying aim of the ACS, and proposed modifications to the monitoring arrangements for Policy 4 would enable progress on this to be measured (**Mod19**).
133. The ACS acknowledges that Nottingham's Universities are important to the area's economic development, notably to expanding its knowledge-based and high technology sectors. In addition, the Universities' provision of education, student services and accommodation perform an important role, employing thousands of staff. These key functions have their own development requirements which need to be addressed through planning. Proposed modifications to paragraph 3. 4. 21 are necessary for an effective plan, to stress the importance of the Universities, recognising their primary educational role and the importance of retaining graduates in the local economy (**Mod19**).
134. Policies 5 and 6 of the ACS promote Nottingham City Centre as the principal shopping, leisure and cultural destination, with support from a hierarchy of town, district and local centres. The policies are consistent with paragraph 23 of the NPPF and under-pinned by recently gathered evidence on retail capacity to 2021³². Development and redevelopment works at the Victoria Centre and Broadmarsh are supported, which should strengthen the city centre's vitality and viability. Proposed modifications to Policy 5 would reference the Update study and commit to ongoing monitoring of retail capacity (**Mod20**).
135. The hierarchy of centres in Policy 6 is explained in the text and glossary. A number of centres including Stapleford are acknowledged to be in need of enhancement and there is concern that the ACS provides insufficient detail as to how these centres would be improved. Strict application of the sequential approach should generally assist the vitality and viability of existing centres. **Mod21** is necessary to set out the sequential approach clearly. I have had regard for the use of language. However, describing adverse impacts as 'severe' rather than 'significant' seems unlikely to harm developer interests or the policy's effectiveness. The proposals for new housing development at Field Farm and Toton are expected to increase the potential spending power in Stapleford centre and provide opportunities for enhancement of the facilities. These should be pursued rigorously through any planning decisions and the Part 2 Local Plan.
136. Regarding scope for new local centres, for example to serve the proposed housing development at Bestwood village, Policy 6 makes an allowance for Centres of Neighbourhood Importance which could be identified where appropriate in the Part 2 Local Plans. Policies 5 and 6 are sound and should

³² CD/KEY/09 – Greater Nottingham Retail Study 2008: Partial Update 2013 – DTZ for NCC

provide a reasonable framework for those Plans and decision-making.

Issue 4 – Whether the ACS will protect and enhance the natural, built and historic environments appropriately, and assist adaptation / mitigation to climate change.

137. Policy 1 of the ACS addresses climate change, covering the important issues of sustainable design, reducing carbon dioxide emissions, decentralised energy generation and flood risk/sustainable drainage. The Councils have taken account of likely Government changes signalled in the Housing Standards Review Consultation document [BD/HOU/45] and have not specified local standards in the ACS. The exception to this is planned water use of no more than 105 litres per day, which is based on evidence from the Greater Nottingham and Ashfield Outline Water Cycle Study [BD/CC/02]. I agree with the Councils that 105 litres is broadly consistent with the Housing Standards Review figures, but takes into account that Greater Nottingham is an area of moderate water stress. Viability studies show that the requirement is likely to have a limited impact on developers' overall costs.
138. The Councils advised that it would be difficult to quantify the contribution to reducing greenhouse gas emissions and renewable energy regeneration from this policy or the ACS in full. I accept this, but consider that Policy 1 should provide a steer to developers and other stakeholders as to what is expected from new development, to help meet demanding national targets for tackling climate change and reduce carbon dioxide emissions. The Councils proposed modifications similar to those put forward for the climate change policy in neighbouring Erewash Borough Council, to clarify what will be sought. I support **Mod2** primarily to achieve effectiveness and compliance with paragraph 95 of the NPPF. In addition, the modification makes clear that flooding may come from a variety of sources not just rivers. It makes reference to Policies 2 and 14 and the need for development to be sustainably located in order to reduce the need to travel. Managing travel demand is an important tool to mitigate the effects of carbon emissions, and to reduce the harm from noise and air pollution.
139. The NPPF requires good design as a key aspect of sustainable development which is indivisible from good planning and should contribute to making places better. I support **Mod25** to align Policy 10 with the NPPF and ensure that ground conditions are properly assessed before new development is promoted. I also support **Mod27** to Policy 12 to make clear that new or improved community facilities to support new residential development should be supported by evidence of need, so that appropriate facilities are provided.
140. Policy 11: The Historic Environment and Appendix A of the ACS, which includes strategic site schedules and plans, are the subject of a number of changes in response to representations from English Heritage [CD/REG/02]. I attach significant weight to the changes, because they resulted in the body withdrawing its earlier objections to the ACS, and because they indicate that this body has looked closely at the implications of the Plan for safeguarding heritage assets and their settings. Ideally, heritage should have been included more explicitly in the earlier version of the ACS and the sustainability appraisal. However, it is clear from the text of the latter [CD/REG/06] that it has been properly considered. I support the references to heritage in **Modes7-**

16&26.

141. The historic environment associated with DH Lawrence at Brinsley as well as Eastwood is adequately addressed in my view, and will be considered in detail at the Part 2 Local Plan stage [BD/BBC/11]. Similarly, the impact of the proposed development north of Papplewick Lane on the remains of the textile industry in the Leen Valley, and any scope for promoting cultural tourism, is a matter for the Part 2 Local Plan stage. Appendix A commits to "further dialogue with English Heritage" for this site and many of the others.
142. Policies 16 and 17 concern green infrastructure, parks and open space and biodiversity. As they apply across the three local authorities with their diverse built and natural environments, it is unsurprising that these policies are broadly based. The plan area does not contain landscapes designated for their national importance, but Policy 16 provides for protection, conservation or enhancement in line with the Greater Nottingham Landscape Character Assessment [BD/ENV/05]. This found a wealth of distinctive landscapes and identified 79 draft policy zones across the area (which was more extensive than the ACS area). The 6Cs Growth Point Green Infrastructure Strategy volume 6 [BD/ENV/04] provided evidence for green infrastructure corridors in and around Nottingham and Hucknall. Natural England observed that the ACS committed to "an ambitious network of green infrastructure and access to the countryside". Notwithstanding criticism from others that the policy is insufficiently detailed and should refer to specific river valleys or landscape features, I am satisfied that it provides a sound strategic framework.
143. Policy 17 will protect designated biological or geological sites of importance for nature conservation in line with their position in the hierarchy (international, national or local). The prospective Sherwood Special Protection Area and examples of Sites of Special Scientific Interest are referenced in the supporting text. The Councils confirm that their information on local wildlife sites is derived from the Nottinghamshire Biological and Geological Records Centre. If parties considered that the local designation of a wildlife site was no longer valid, it would be for them to demonstrate the case to the Records Centre or to the local authority if submitting a planning application for development.
144. Policy 16 sub-section 3 encourages a range of uses in new green infrastructure corridors. Clearly there could be conflicts, for example between flood attenuation measures or energy production and wildlife in river corridors. However, it would be inappropriate for the ACS to take an overall view as to how potential problems should be resolved. They would best be determined on a site specific basis. There is concern that development of many of the sites and locations in the ACS will lead to harm to wildlife, habitats and designated sites. It is proposed that more specific references to green assets, for example Erewash Valley, should be included in the Plan. However, I consider that the Council's approach in the ACS is consistent with section 11 of the NPPF and provides the appropriate strategic framework to inform the Part 2 Local Plans and the Councils when deciding planning applications.
145. Map 3.3 of the ACS shows strategic green infrastructure including corridors, although it needs revision to make it readable. I support the modification to this diagram which should improve its effectiveness in protecting and

improving green infrastructure (**Mod31**). **Modes31&32** clarify monitoring arrangements for Policies 16 and 17, also enhancing their effectiveness.

Issue 5 – Whether the transport policies are sustainable, and whether they provide adequate support for the development proposed over the plan period.

146. Policy 14: Managing Travel Demand states that the need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations. This is consistent with Policy 2 of the ACS which is based on urban concentration and regeneration, seeking most development in or adjoining the main built-up area. Proposed changes already referenced, eg. **Mod3** to paragraph 3.2.9, to reduce the scale of development planned in the north of Gedling and Broxtowe Boroughs and increase provision on sites closer to the main built-up area are supportive of Policy 14 and securing a sustainable transport system.
147. The Highways Agency with responsibility for the strategic network including motorways confirmed that the Councils, with Nottingham City and Nottinghamshire County Council as highway authorities, had engaged with it over the production of transport evidence and traffic modelling. The Agency suggested amendments to the Publication Version of the ACS. In addition to major improvements to the A453 which are currently underway, the Highways Agency considers that the strategic road network could be adequately safeguarded by measures at key junctions. In particular, A52 junction improvements would be needed as referenced in **Modes29&30** to Policies 14 & 15 and Appendix A. Localised measures may be needed elsewhere at junctions to serve development sites, but the Highways Agency, highways authorities and Councils are agreed that these can be addressed through Part 2 Local Plans and development management.
148. Transport modelling was carried out to assess the cumulative impact of the development proposed in the ACS and emerging Core Strategies for Erewash and Rushcliffe Councils on the strategic highway network using the Greater Nottingham multi-modal transport model. The Infrastructure Delivery Plan [CD/KEY/01] (IDP) describes the modelling exercise and concludes that the highway network is forecast to be more congested in 2028 than 2008. However, it considers it reasonable to expect some travellers to change their behaviour, with a shift to more sustainable modes which should reduce traffic impacts. Subject to Smarter Choices and Public Transport measures, major strategic highway works would not be required, although localised improvements on key routes would be necessary. Site specific transport assessments would identify these. **Mod33** confirms the approach and should be made for effectiveness.
149. There is scepticism as to whether the amount of development proposed in the ACS can be accommodated without a serious worsening in traffic conditions amounting to a "showstopper". However, the view of some parties that the City has existing good provision of roads and public transport compared with other English towns and cities was not seriously challenged. The IDP shows schemes important for the delivery of the ACS and these are consistent with the priorities in Policy 15. The IDP indicates funding requirements and likely sources for these strategic transport schemes, and identifies mitigation

measures which would include bus service improvements. Additional work carried out by Gedling Borough with the highway authority confirmed that there is a reasonable prospect for advancement of the Gedling Access Road scheme to enable new development at Gedling Colliery/Chase Farm.

150. The proposed HS2 station at Toton is unlikely to be operational before the end of the plan period, but it is consistent with positive and pro-active planning for the ACS to anticipate its provision. I have read the case for new heavy rail development to serve parts of south-west Nottinghamshire and Nottingham City, as a means to reduce road congestion. However, such plans should have the formal support of relevant transport authorities before being included in a Local Plan.

151. Given the current economic climate and expectations that public funding for infrastructure is likely to be constrained, I consider that the ACS's transport policies with the above-mentioned modifications are realistic but justified. The Plan's approach is consistent with section 4 of the NPPF.

Issue 6 – Whether the spatial strategy is deliverable; whether the plan's policies and proposals are viable; and whether there are suitable arrangements for monitoring and managing implementation.

152. Policies 18 and 19 of the ACS expect new development to be supported by the required infrastructure at the appropriate stage, with developer contributions to meet the reasonable cost of new infrastructure. The IDP [CD/KEY/01] was published in May 2013, but is a living document prepared in parallel with the ACS. It reflects full engagement with stakeholders and provides a good evidential base for the ACS. A summary of critical infrastructure requirements is given in Appendix B, and this shows greater certainty and information on funding for infrastructure required in the first five years of the Plan.

153. Appendix B of the ACS identifies critical requirements for transport, flood risk, contamination and green infrastructure. The IDP, however, covers a broader range of likely requirements including school places and education funding. Paragraphs 173 and 174 of the NPPF require careful attention to be given to viability and costs in plan making, taking account of the cumulative impact of all local and national policy requirements, standards etc. Viability assessments for the proposed sustainable urban extensions used the Three Dragons Model developed specifically for the Greater Nottingham housing market area. Account was also taken of the Government's Viability Testing for Local Plans, 2012.

154. The Councils advised that results for Gedling Borough (Top Wighay Farm and North of Papplewick Lane) are consistent with work being undertaken for the introduction of a community infrastructure levy [BD/TRA/12]. Concerning Field Farm, modelling indicated that affordable housing provision of 30%, as sought by Policy 8 of the ACS for Broxtowe Borough, would not give a residual value above the existing use value. This is perhaps unsurprising as the Stapleford housing market is described as weak and unlikely to sustain levels of affordable housing above 10%. Policy 8 allows for flexibility when securing appropriate levels of affordable housing, and this is consistent with the NPPF's call for careful attention to be given to viability and deliverability.

155. The Councils asserted that they well understood the delivery challenges of the Boots Campus and Severn Trent land and other sites on brownfield land named in Policy 7: Regeneration. Stakeholders including the D2N2 Local Enterprise Partnership and Homes & Communities Agency, as well as private interests, are working in partnership with local authorities to bring forward remediation and development. Works are expected to start on the Severn Trent/Boots land in 2014, the Boots part being designated an Enterprise Zone.
156. Policy 19 refers to the potential role of CIL in funding infrastructure in the future. I support **Mod34** which makes it consistent with national policy, and the consequent change to paragraph 3.19.1 to explain how developer contributions will be sought in accordance with CIL Regulations and the NPPF.
157. Monitoring of the Local Plan should enable it to remain effective over the long term, so that the Councils can manage its implementation, making adjustments and proposing plan reviews in good time where necessary. **Mod17** extends section D of the Plan to explain the monitoring process and action if policies are not working. Additional text and a table indicate triggers and actions for key elements of the Plan including housing, employment and critical infrastructure. The ACS will be complemented by Part 2 Local Plan documents in each local authority which will include site specific and development management policies. The Part 2 documents will be the means to take forward many of the strategic policies in the ACS. Modifications are needed for the effectiveness of the Plan to ensure that the Part 2 Local Plans are referenced accurately and precisely in the ACS. I accordingly support **Mod28** to secure this outcome and achieve a deliverable Plan.

Assessment of Legal Compliance

158. My examination of the compliance of the Plan with the legal requirements is referenced in paragraphs 14-26 above, and compliance with all of them is summarised in the table below. I conclude that the Plan meets them all.

| LEGAL REQUIREMENTS | |
|---|--|
| Local Development Scheme (LDS) | The ACS is identified within the approved LDSs of May and June 2013 which set out expected adoption dates of Winter 2013/2014. The ACS's contents are compliant with the LDS, and the timing is broadly compliant if slightly delayed by the extension to the examination. |
| Statement of Community Involvement (SCI) and relevant regulations | The SCIs were adopted in October 2006, June 2007 & June 2009 and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes. |
| Sustainability Appraisal (SA) | SA has been carried out and is adequate. |
| Appropriate Assessment (AA) | The Habitats Regulations AA Screening Report, June 2012, with addenda January & February 2013 [CD/REG/10-13] set out why the ACS would not be likely to have a significant effect on any European |

| | |
|---|--|
| | site either alone or in combination with other plans or projects, except at Calverton where mitigation measures would be required. Policy 16 & paragraph 3.16.2 of the ACS support a precautionary approach. |
| National Policy | The ACS complies with national policy except where indicated and modifications are recommended. |
| Sustainable Community Strategy (SCS) | Satisfactory regard has been paid to the SCS. |
| Public Sector Equality Duty | The Local Plan complies with the Duty [CD/REG/14] |
| 2004 Act (as amended) and 2012 Regulations. | The ACS complies with the Act and the Regulations. |

Overall Conclusion and Recommendation

159. The Plan has a number of deficiencies in relation to soundness which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the Act. These deficiencies have been explored in the main issues set out above.

160. The Councils have requested that I recommend main modifications to make the Plan sound and capable of adoption. I conclude that, with the recommended main modifications set out in the Appendix, the Greater Nottingham – Broxtowe Borough, Gedling Borough and Nottingham City Councils' Aligned Core Strategies Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Jill Kingaby

Inspector

This report is accompanied by the Appendix containing the Main Modifications.

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Main Modification 1 (Mod1) - Insertion of Policy A: Presumption in Favour of Sustainable Development

| Ref | Reference point (Page/Para/ Section) | Details |
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| C83 | New | <p>New policy and justification text on the Presumption in favour of sustainable development based on the model policy produced by the Planning Inspectorate. Policy and justification to read:</p> <p><u>"Policy A: Presumption in Favour of Sustainable Development</u> <u>1. A positive approach will be taken when considering development proposals reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The relevant Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u> <u>2. Planning applications that accord with the policies in the Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.</u>³⁰ <u>3. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:</u> <u>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> <u>b) specific policies in that Framework indicate that development should be restricted.</u></p> <p><u>Justification text</u></p> <p><u>3A.1.1 The Government's National Planning Policy Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.</u></p> <p><u>3A.1.2 In line with Government policy advice, the Councils have adopted a positive approach in seeking to meet the objectively assessed development needs of the area. The policies in the Aligned Core Strategies provide a clear framework to guide development that creates positive, sustainable economic growth, therefore following the</u></p> |

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| | | <p><u>presumption in favour of sustainable development, enabling proposals that accord with the plan objectives to be approved without delay. This policy is therefore at the heart of decision-taking when assessing planning applications.</u></p> <p><u>3A.1.3 There may be instances where the plan is silent or in future years, policies become out of date. To enable the Councils to continue to take a sustainably positive approach to decision making, applicants will need to assist by submitting evidence to demonstrate how the benefits of a proposal outweigh any adverse impacts. In this way economic, social and environmental responsibilities can continue to be met without compromising the ability of future generations to meet their own needs and well-being."</u></p> <p>³⁰ Footnote</p> <p>"The Local Plan includes the Aligned Core Strategies and the Councils' individual part 2 Local Plans."</p> |

Main Modification 2 (Mod2) - Changes to Policy 1: Climate Change

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|---|---|
| C84 & C84a | Policy 1.1 | Amend to read: "1. All development proposals will be expected to deliver high levels of sustainability in order to mitigate against and adapt to climate change, and to contribute to <u>comply with</u> national and <u>contribute to</u> local targets on reducing carbon emissions and energy use <u>unless it can be demonstrated that compliance with the policy is not viable or feasible</u> The onus will be on developers to robustly justify why full compliance with policy requirements is not viable or feasible. " |
| C84b | Policy 1.2 | Amend text to read: "Development, including refurbishment where it requires planning permission, will be expected to demonstrate <u>take account of</u> the following: ..." |
| C86 & C86a | Policy 1.6 | Amend policy 1.6 to read: "Development proposals <u>will be supported that adopts the precautionary principle</u> , that avoids areas of current and future flood risk, and which, individually or cumulatively, does not increase the risk of flooding elsewhere and, where possible, reduces flood risk, adopting the precautionary principle, will be supported. " |
| C87 | Policy 1.8 | Delete the words within the urban areas in Policy 1.8 |
| C90 | Policy 1.10 | Amend text of Policy 1.10 to read "All new development should incorporate measures to reduce surface water run-off <u>whilst managing surface water drainage in a sustainable manner</u> and the implementation of Sustainable Urban Drainage Systems should be incorporated into all new development <u>will be sought unless ...</u> " |
| C90a | 3.1.1a | Additional para added at the start of the justification text: " <u>The Councils will look to mitigate against and adapt to climate change and its effects through a variety of means including the policy outlined above. Policies 2 (The Spatial Strategy) and 14 (Managing Travel Demand) look to ensure that development is sustainably located to reduce the need to travel and where journeys are necessary that public transport, cycling and walking options are built into development from the start. Policies 16 (The Green Infrastructure Network) and 17 (Biodiversity) provide for a network of multifunctional green spaces and the protection of habitats and species. The Councils will also look to other methods beyond the planning system including addressing the impacts of their own activities (such as ensuring</u> |

| Ref | Reference point (Page/Para/ Section) | Details |
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| | | <u>that vehicle emissions are reduced) and helping the community mitigate their own impact on climate (such as supporting schemes which help insulate older homes). Further guidance can be found in Policies 10 (Design and Enhancing Local Identity) and 11 (The Historic Environment) on designing mitigation and adaptation measures in sensitive environments. The part 2 Local Plans may also provide further guidance on these issues."</u> |
| C97 | 3.1.14 | Amend first sentence of justification text 3.1.14 to read "Some parts of the urban area are also prone to flooding from surface water runoff, <u>including steep sided sites where it is particularly important to manage surface water run off to reduce flood risk to others.</u> " |
| C98 | 3.1.14 | Amend last sentence of justification text 3.1.14 to read " <u>...For development on brownfield sites, new developments should aim to reduce the rate of runoff from the sites. As a minimum, f</u> For development on <u>greenfield sites, the aim should be to reduce or maintain surface water runoff where possible or maintain runoff</u> levels compared to those present prior to development." |

Main Modification 3 (Mod3) - Changes to the Delivery Table in Policy 2

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|---|
| C103 | Policy 2.3 | Delete the word " phased and " |
| C105 | Policy 2.3 | <p>Revised housing figures from trajectories for sites (Broxtowe, Gedling & City)</p> <p>Broxtowe figures amended to read</p> <p>2011 to 2013 250 <u>200</u> 2013 to 2018 4,600 <u>1,800</u> 2018 to 2023 2,250 <u>2,150</u> 2023 to 2028 2,050 <u>2,000</u></p> <p>Gedling figures amended to read</p> <p>2011 to 2013 500 2013 to 2018 2,000 <u>2,200</u> 2018 to 2023 2,850 <u>2,400</u> 2023 to 2028 4,900 <u>2,150</u></p> <p>Nottingham City figures amended to read</p> <p>2011 to 2013 4,050 <u>950</u> 2013 to 2018 4,500 <u>4,400</u> 2018 to 2023 5,900 <u>5,950</u> 2023 to 2028 5,700 <u>5,850</u></p> <p><u>Totals</u></p> <p>2011to 2013 4,800 <u>1,650</u> 2013 to 2018 8,100 <u>8,400</u> 2018 to 2023 11,000 <u>10,500</u></p> |

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| | | 2023 to 2028 9,650 <u>10,000</u> " |
| C126 | New 3.2.8a | <p data-bbox="568 245 2145 651">New paragraph 3.2.8a and footnote <u>"Factors including the current economic downturn, the lead in time required to bring forward development on strategic sites, and in some cases the requirement for infrastructure to be in place prior to development, mean there are valid planning reasons why the delivery of housing is expected to be lower in the early part of the plan period. (See Greater Nottingham Housing Market and Economic Prospects report, GL Hearn, 2012 and the Infrastructure Delivery Plan). Failure to take account of these market signals and delivery factors by planning for housing development at a constant rate across the plan period would lead to the release of additional Green Belt or greenfield land early in the plan period. Given that this additional land would need to be outside of existing settlement limits in the Green Belt and / or urban land of high environmental value, this approach would conflict with the strategy of urban concentration with regeneration, and core planning principles³¹ that underpin sustainable development , the consequences of which could be:</u></p> <ul data-bbox="568 687 2145 943" style="list-style-type: none"> <u>• Failure to protect the Green Belt through the release of more land than required;</u> <u>• Failure to recognise the intrinsic character and beauty of the countryside;</u> <u>• Failure to encourage the reuse of existing resources, including the conversion of existing buildings;</u> <u>• Unnecessary harm to the natural environment and other land of higher environmental value;</u> <u>• Unnecessary impact on standards of amenity;</u> <u>• Failure to make effective use of land that has been previously developed; and</u> <u>• Failure to manage patterns of growth to make the fullest possible use of public transport, walking and cycling"</u> <p data-bbox="568 979 1010 1054">³¹ Footnote <u>See paragraph 17 of the NPPF</u></p> |
| C126a | New para 3.2.8b | <p data-bbox="568 1099 2145 1390">New para 3.2.8b and new footnote <u>"3.2.8b Housing delivery will build up after the early part of the plan period as a result of the return to more normal market conditions and the commencement and build out of the strategic sites. This is reflected in the table included at Policy 2.3. The figures in the table are not upper limits to development, they represent the anticipated rate of housing completions, and will be used by the Councils to determine the level of their 5 year supply of deliverable housing sites. (Each Council's anticipated housing completions for all the years over the plan period are set out in the 'Plan – Annual Housing Target' row of the housing trajectories in Appendix C). It is recognised that a more even level of housing delivery across the plan period would be preferable in terms of</u></p> |

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| | | <p><u>matching supply against identified need, therefore the Councils will do their utmost to speed up delivery of housing on strategic and other allocated sites. However, the approach adopted in the Core Strategy is realistic and sustainable, in that it minimises harm to core planning principles and represents a significant boost to the supply of housing by planning for the full objectively assessed needs for housing to be met across the plan period."</u></p> <p>³² Footnote</p> <p><u>"The 5 year land supply will be calculated as follows: the anticipated housing delivery can be found by using the 'Plan – Annual Housing Target' for the appropriate period. Any shortfall (or overprovision) is taken into account by adding (or subtracting) proportionately from each remaining year of the trajectory. The relevant supply in each year making up the 5 year period is then added together. A 5% buffer or 20% can then be added to give the 5 year plus 5% or 20% housing figure for which each Council is required to ensure sufficient specific deliverable sites are identified. An example of the calculation is contained in the Housing Background Paper Addendum, 2013."</u></p> |
| C127 & C127a | 3.2.9 | <p>Amend to read:</p> <p><u>"In line with sustainability principles, most of the main urban area development will be met within the existing main built up area of Nottingham, and sites at Boots (Broxtowe and Nottingham City), Stanton Tip (Nottingham City), and the Waterside Regeneration Zone are planned to deliver 4,650 homes. However, there is insufficient capacity to deliver all the required homes within the main urban area, so approximately 450 new homes will be provided at Field Farm in Broxtowe Borough, and development in the vicinity of the proposed HS2 station at Toton to accommodate at least 500 homes. In Gedling Borough there will be a Sustainable Urban Extension at Teal Close, Netherfield for 830 homes based on allocations and safeguarded land from the existing Replacement Local Plan. Subject to funding for the Gedling Access Road, there will also be development on the Gedling Colliery/Chase Farm site of at least 600 homes. Further homes and employment land here is possible although the upper limit is uncertain at present. Outside the plan area, Rushcliffe is proposing a Sustainable Urban Extensions south of Clifton and at Gamston."</u></p> |

Main Modification 4 (Mod4) - Changes to Policy 2 Overall Housing Target for the Main Built Up Area

| Ref | Reference point (Page/Para/ Section) | Details |
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| C105a | Policy 2.3a) | <p>Amend text to read:</p> <p>"approximately 23,640 <u>24,995</u> homes in or adjoining the <u>existing main</u> built up area of Nottingham, in the following distribution:</p> <p>Broxtowe Borough Council 3,600 <u>3,800</u> Gedling Borough Council 2,840 <u>4,045</u> Nottingham City Council 17,150"</p> |

Main Modification 5 (Mod5) - Changes to Policy 2 Overall Housing Target for the Key Settlements for Growth

| Ref | Reference point (Page/Para/ Section) | Details |
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| C107e | Policy 2.3c) | <p>Amend text to read:</p> <p>"c) approximately 5,100 <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> i) Awsworth (up to 350 homes) ii) Brinsley (up to 200 <u>150</u> homes) iii) Eastwood (up to 1,400 <u>1,250</u> homes) iv) Kimberley (up to 600 homes) <p>In Gedling</p> <ul style="list-style-type: none"> i) Bestwood Village (up to <u>260</u> homes 500 homes through new allocations, 79 homes on existing commitments) ii) Calverton (up to <u>1,055</u> homes 1,300 homes through new allocations, 218 homes on existing commitments) iii) Ravenshead (up to <u>330</u> homes 330 homes through new allocations, 116 homes on existing commitments) |

Main Modification 6 (Mod6) Changes to Policy 2: The Spatial Strategy (matters not covered by Mod3, Mod4 or Mod5)

| Ref | Reference point (Page/Para/ Section) | Details |
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| C102 | Policy 2.2c) i) | Amend text to read "Awsorth, Brinsley, Eastwood <u>(including parts of Giltbrook and Newthorpe)</u> and Kimberley (including parts of Nuthall and Watnall), in Broxtowe; ..." |
| C110 | Policy 2.5 | Amend text of Policy 2.5 to read "Retail, health, social, leisure and cultural development will be located in or on the edge of the City Centre, <u>as set out in Policy 5</u> , and the Town Centres of Arnold and Beeston." |
| C113 | Policy 2.6b) | Amendments to text to read "b) <u>Other</u> schemes with no committed funding but which remain <u>are also</u> important to the delivery of the Core Strategy include:..." "iii) <u>A52 Junction Improvements (in Rushcliffe Borough between A6200 Derby Road and Bingham);"</u> |
| C115 | Policy 2.6c) | Add bullet point to Policy 2.6 " <u>vi) Hucknall Town Centre Improvement Scheme (Ashfield District)</u> " |
| C117 | Policy 2 footnote | Amend to read Note: Strategic Sites marked # have the status of 'strategic allocations' and are <u>available for housing and other development where specified from the date of adoption of the Core Strategies expected to begin to deliver housing within the first five years of adoption</u> , whilst those marked * have the status of 'strategic locations' and <u>will be allocated through part 2 Local Plans are expected to deliver housing after five years from adoption</u> . Key Settlements are also 'strategic locations' and will deliver housing throughout the plan period. Boots/Severn Trent and the Regeneration Zones are 'strategic locations' for housing purposes, but are capable of delivering economic development in the first 5 years from adoption, based on the existing infrastructure of the sites. <u>The Boots site is anticipated to accommodate 1,150 homes in line with the ACS. However, due to the ongoing masterplanning work the distribution of these homes between Broxtowe Borough and Nottingham City may change. This will not affect the housing provision figures for those two councils.</u> |
| C120 & C121 | 3.2.6 | Amend Para 3.2.6 "The housing provision between 2011 and 2028 for the three council areas is 30,550. This level of housing provision is based on the Councils' objectively assessed evidence (see the Housing Background Paper, 2012, and the Household Projections Background Paper, 2012) and meets the needs of the existing population, whilst allowing for continuing in-migration to the area <u>Greater Nottingham</u> , albeit at a lower level than that experienced |

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| | | in the past. It also allows for a significant contribution towards affordable housing needs, and is sufficient to assist the considerable regeneration challenges present. It is phased <u>Housing provision varies across the plan period</u> on the basis of likely delivery timescales, taking into account infrastructure delivery and a recovering housing market. In addition, the housing provision level proposed takes account of what is considered to be deliverable over the plan period, and is accommodated on a mix of sites offering early housing delivery and sites which will require a longer lead in time. " |
| C122 | New para 3.2.6a | New para 3.2.6a <u>"New government Household Projections based on the 2011 Census are expected to be published in 2014, and by this time economic circumstances may have stabilised somewhat. Should the new objective assessment of housing needs which takes these projections as its starting point indicate that the Councils' assumptions underpinning housing provision are no longer appropriate, the Core Strategies will be reviewed, commencing in 2018 (three years from adoption of the Aligned Core Strategies)."</u> |
| C123 | 3.2.7 | Delete para 3.2.7 3.2.7 The housing provision equates to that in the East Midlands Regional Plan, which required the plan area to provide a minimum of 34,800 new homes between 2006 and 2026, as part of a Greater Nottingham minimum housing provision figure of 60,600. The Regional Plan figures have therefore been used as the basis of extending the plan period to 2028, by adding two years of provision to the 2026 figures and subtracting the completions between 2006 and 2011, to give the housing provision figure of 30,550 for 2011 to 2028 as illustrated in table 2.1. Replace with <u>"3.2.7 Plan preparation began when the East Midlands Regional Plan was in place. This required the plan area to provide a minimum of 34,800 new homes between 2006 and 2026, as part of a Greater Nottingham minimum housing provision figure of 60,600. The figure in Policy 2 of 30,550 new homes for 2011 to 2028 is consistent with an updating of that Regional Plan figure, but the evidence underlying housing provision for the plan area has been fully reviewed. The review has included full consideration of the DCLG 2008-based household projections and other demographic and local socio-economic data."</u> and delete table 2.1 |
| C145b | Policy 2 monitoring arrangements | Amend Target: <u>"5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites.</u> |

Main Modification 7 (Mod7) - Site Specific Changes to Strategic Location at Boots/Severn Trent

| Ref | Reference point (Page/Para/ Section) | Details |
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| C106 | Policy 2.3aiii) (now 2.3a vi) | Change housing figure to " <u>up to 600</u> ". |
| C117 | Policy 2 footnote | Amend to read Note: Strategic Sites marked # have the status of 'strategic allocations' and are <u>available for housing and other development where specified from the date of adoption of the Core Strategies expected to begin to deliver housing within the first five years of adoption</u> , whilst those marked * have the status of 'strategic locations' and <u>will be allocated through part 2 Local Plans</u> are expected to deliver housing after five years from adoption . Boots/Severn Trent and the Regeneration Zones are 'strategic locations' for housing purposes, but are capable of delivering economic development in the first 5 years from adoption, based on the existing infrastructure of the sites. <u>The Boots site is anticipated to accommodate 1,150 homes in line with the ACS. However, due to the ongoing masterplanning work the distribution of these homes between Broxtowe Borough and Nottingham City may change. This will not affect the housing provision figures for those two councils.</u> |
| Appendix A | Appendix A Boots/Severn Trent | Appendix A updated with revised plan inserted for Boots/Severn Trent (Broxtowe) with non OS base and the words 'Indicative Plan' added. This is shown in the ACS Track Change Version (CD/EX/10a). |

Main Modification 8 (Mod8) - Site Specific Consequence of Strategic Location for Growth in the Vicinity of the proposed HS2 station at Toton for minimum of 500 homes

| Ref | Reference point (Page/Para/ Section) | Details |
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| M33 | 2.2.11 | <p>At the end of the paragraph add</p> <p><u>"In January 2013 the Secretary of State for Transport announced that the preferred 'Y' route for High Speed Two rail network (HS2) will pass through the plan area with a hub station at Toton Sidings to serve the East Midlands. This will significantly reduce journey times from the plan area to other areas including London and several Core Cities, and will improve connections to stations in Europe via HS1. HS2 is expected to be operational by 2032, which although outside of the plan period will encourage investment and job creation in the plan area during the plan period, bringing significant benefits in terms of sustainable transport and economic development."</u></p> |
| M44 | 2.3.9 | <p>Add text after the first sentence</p> <p><u>"A HS2 hub station to serve the East Midlands is nearing completion at Toton in Broxtowe. Associated infrastructure including convenient sustainable public transport access to link the station to the rest of Greater Nottingham is complete or planned. Development in the vicinity of the proposed HS2 station at Toton has maximised opportunities for the local community and the regional and national economy."</u></p> |
| M48 | Spatial objective iii | <p>add after the words 'Nottingham Science Park'</p> <p><u>"... and development in the vicinity of the proposed HS2 hub station at Toton."</u></p> |
| M55 | Spatial objective x | <p>Add at the end of the paragraph</p> <p><u>"Sustainable transport options linking the proposed HS2 hub station to the rest of Greater Nottingham will be explored including a NET extension."</u></p> |
| M59 | 2.7.4a | <p>Add new paragraph after 2.7.4</p> <p><u>"The preferred location for a HS2 hub station at Toton will significantly improve the accessibility of the Borough to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use development in close proximity to the station. The details and mix of uses will be determined through the Borough's part 2 (Allocations) Local Plan."</u></p> |

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| C65a | 2.7.12 | Add, after the third sentence: <u>"The proposed strategic location for growth in the vicinity of the proposed HS2 station is partly in the ward of Chilwell West and is in relatively close proximity to Stapleford North. The significant economic development planned in the vicinity of the station is therefore well placed geographically to assist in addressing unemployment in these wards."</u> |
| C107a (was M108) | Policy 2.3a) | Add <u>"iii) A strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton, in Broxtowe. This will include a minimum of 500 homes with the appropriate mix of this and other development to be recommended by the Broxtowe HS2 working group and determined in the site specific Broxtowe part 2 Allocations Local Plan."</u> numbering to be amended |
| C107f (was M109) | Policy 2.4 | Add new sub section: <u>"4b) Land in the vicinity of the proposed HS2 station at Toton in Broxtowe;"</u> The remainder of the numbering to this section of the policy would be amended to follow this. |
| C113a (was M114) | Policy 2.6c) | Add new sub section <u>"6c) National and local schemes which will have significant economic and sustainable transport benefits to the plan area if implemented include-</u> <u>i) High Speed Rail 2 (HS2)</u> <u>ii) HS2 hub station at Toton to serve the East Midlands</u> <u>iii) Extension to NET to serve the new HS2 hub station"</u> The remainder of the numbering to this section of the policy would be amended to follow this. |
| M128 | 3.2.9 | Add after 'Field Farm' <u>"... , and development in the vicinity of the proposed HS2 station at Toton to accommodate at least 500</u> |

| Ref | Reference point (Page/Para/ Section) | Details |
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| | | <u>homes. "</u> |
| C133a | 3.2.19 | <p>Amend second and third sentences to read:</p> <p>“The majority of Broxtowe’s housing provision is to be provided within or adjoining the main built up area of Greater Nottingham. This is fully in accordance with the strategy of urban concentration with regeneration and, <u>while this distribution will include new housing in the north of Broxtowe, it will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe. This will include delivery of housing together with employment development uses with the overall quantum and distribution of development subject to confirmation of land required for access and other arrangements associated with the proposed HS2 station and on the Boots / Severn Trent site, which will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone.</u>”</p> <p>Add and amend the end of the paragraph:</p> <p><u>“The proposed HS2 station at Toton will add significantly to the transport and economic sustainability of this area for new development. This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs. This strategy also ensures that the opportunity for future development in the proposed Strategic Location for Growth on land in the vicinity of the proposed HS2 station assists with, and in no way compromises, the delivery of the station.”</u></p> |
| C133b | 3.2.21 | <p>Amend para 3.2.21 to read:</p> <p>“The employment strategy will continue to protect and provide viable <u>well-located</u> employment sites and premises <u>land that continues</u> to meet <u>the needs of modern</u> business needs in addition to the new jobs to be provided on the Enterprise Zone at the Boots campus <u>and land in the vicinity of the proposed HS2 station at Toton.</u>”</p> |
| C147c (partially amends M148) | 3.3.3b (was 3.3.3a) | <p>Add new paragraph 3.3.3b</p> <p><u>“In Broxtowe Borough the Green Belt will be amended to allow for the long term construction of the proposed HS2 station at Toton and a mixed use development in the vicinity of it including access arrangements to the station, a NET extension and mixed use economic and housing development which</u></p> |

| Ref | Reference point (Page/Para/ Section) | Details |
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| | | <u>will include a minimum of 500 homes, 18,000 square metres of new employment development and enhancements to provide significant green infrastructure. Amendments to the Green Belt will be undertaken as part of the Broxtowe Allocations part 2 Local Plan."</u> |
| M152 & C151a | Policy 4.1e) | Amend to read <u>"... promoting significant new economic development as part of Sustainable Urban Extensions at Top Wighay Farm (Gedling), Teal Close (Gedling), Gedling Colliery/Chase Farm (Gedling), land in the vicinity of the proposed HS2 station at Toton (Broxtowe) and at the Boots site (Broxtowe and Nottingham City) which is part of a designated Enterprise Zone. Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in part 2 Local Plans Development Plan Documents;"</u> |
| M156 | 3.4.6 | Add before 'East Midland Airport' <u>"... the proposed HS2 hub station at Toton and..."</u> |
| C155a | 3.4.6 | Add at the end of the paragraph: <u>"Development in the vicinity of the proposed HS2 station at Toton will include a minimum provision of 18,000 square metres of B class employment floor space. There is evidence that this employment element of development in this location will prove more attractive to the market in the later years of the Core Strategy period and quite possibly beyond 2028 when the station is operational. It is necessary to ensure that the land is available within the proposed strategic location as part of a comprehensive mixed-use development. The precise details of the allocation will be recommended by the HS2 Working Group and determined in the Broxtowe Allocations part 2 Local Plan."</u> |
| M260 & C259a | Policy 15.5 & new 15.6 | Amends e) to g) <u>"High Speed Rail 2; and Hucknall Town Centre Improvement Scheme (Ashfield District); HS2 hub station at Toton to serve the East Midlands; and Extension to NET to serve the new station"</u> Add new part to policy 15: |

| Ref | Reference point (Page/Para/ Section) | Details |
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| | | <p><u>“Any development permitted in or adjacent to the proposed strategic location for growth at Toton shall allow for adequate provision for the construction of the HS2 route, the station, vehicle access to it and an extension of the NET route which as a minimum shall be to the station and which shall also allow for its potential future extension to Erewash Borough.”</u></p> |
| C264a | 3.15.2 | <p>Add, at the end of paragraph 3.15.2:</p> <p><u>“The work to assess and mitigate the full highways implications of development at Toton will be coordinated by the Broxtowe HS2 Working Group when the final quantum and distribution of development within the strategic location for growth at Toton is determined. In the unlikely event of the government not proceeding with the HS2 station at Toton, then the development specified under policy 15.6 will not be required but the extension to the tram route into Erewash Borough will remain an ambition of the councils.”</u></p> <p>Insert new paragraph 3.15.2a following 3.15.2 to read: <u>Significant progress has been made in terms of putting together a funding package for the construction of the Gedling Access Road which has an estimated cost of £32.4 million. The Local Transport Board and the Homes and Communities Agency have committed some funding and other sources of funding are being pursued. A revised planning application for the Gedling Access Road is being prepared and expected to be determined in the summer 2014. Subject to funding, construction of the first phase of the Gedling Access Road is expected to commence shortly after this and be substantially completed by April 2015.”</u></p> |
| C273a | 3.16.9 | <p>Add at the end of 3.16.9:</p> <p><u>“This will include a minimum of 16 hectares of Green Infrastructure on land at the Strategic Location for Growth in the vicinity of the proposed HS2 station in Broxtowe. At Teal Close around 19 hectares of Green Infrastructure should be provided including about 10 hectares adjacent to the Netherfield Lagoons Local Nature Reserve.”</u></p> |
| Appendix A | Appendix A Toton | <p>Appendix A updated with new schedule and plan inserted for Strategic Location at Toton for dwelling numbers of a minimum of 500 and associated infrastructure requirements. These are shown in the ACS Track Change Version (CD/EX/10a).</p> |

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| C420a | Glossary, HS2-Toton Working Group- new term | <p>Additional term added to the Glossary for "<u>HS2-Toton Working Group</u>":</p> <p><u>"The Working Group will have responsibility for considering all matters relating to the Strategic Location for Growth and the wider area including the boundaries of the site, the retention of open space, the promotion of employment, integration with the proposed and existing infrastructure including road improvements, the tram and rail links and the suitable mix of development within the site."</u></p> |

Main Modification 9 (Mod9) - Site Specific New Strategic Allocation at Teal Close, Netherfield for 830 homes

| Ref | Reference point (Page/Para/ Section) | Details |
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| C47 & C47a | Spatial objective ii | Amend text to read "The <u>main</u> built up area of Nottingham will be expanded with a Sustainable Urban Extension at Field Farm, Stapleford, in Broxtowe <u>and at Teal Close, Netherfield in Gedling.</u> " |
| C107b | Policy 2.3a) | Add " <u>Teal Close#, in Gedling (830 homes);</u> " numbering to be amended |
| C107g | Policy 2.4 | Add new sub section: " <u>d) Teal Close# in Gedling;</u> " The remainder of the numbering to this section of the policy would be amended to follow this. |
| C111a | Policy 2.5 | Amend text of penultimate sentence of Policy 2.5 to read: "New retail development of an appropriate scale will be developed at the Waterside Regeneration Zone, <u>Teal Close</u> and at Gedling Colliery/Chase Farm if development commences in the plan period. " |
| C130 & C130a | 3.2.13 | Amend paragraph 3.2.13 to read "Several of the strategic sites have previously been included as allocations in adopted Local Plans, and are rolled forward. These include <u>are</u> Top Wighay Farm (where the allocation has been expanded to include part of land that was previously safeguarded), <u>Teal Close (Gedling) (where the allocations have been reconfigured and safeguarded land included)</u> , Gedling Colliery/Chase Farm (Gedling), and the Eastside, Southside and Waterside Regeneration Zones (Nottingham City). In addition, North of Papplewick Lane (Gedling) was previously designated as safeguarded land (see glossary)" |
| M152 & C151a | Policy 4.1e) | Amend to read "... promoting significant new economic development as part of Sustainable Urban Extensions <u>at Top Wighay Farm (Gedling), Teal Close (Gedling), Gedling Colliery/Chase Farm (Gedling), land in the vicinity of the</u> |

| Ref | Reference point (Page/Para/ Section) | Details |
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| | | proposed HS2 station at Toton (Broxtowe) and at the Boots site (Broxtowe and Nottingham City) which is part of a designated Enterprise Zone. Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in <u>part 2 Local Plans Development Plan Documents;</u> |
| C273a | 3.16.9 | Add at the end of 3.16.9: <u>“This will include a minimum of 16 hectares of Green Infrastructure on land at the Strategic Location for Growth in the vicinity of the proposed HS2 station in Broxtowe. At Teal Close around 19 ha of Green Infrastructure should be provided including about 10 ha adjacent to the Netherfield Lagoons Local Nature Reserve.”</u> |
| Appendix A | Appendix A Teal Close | Appendix A updated to include new site schedule and plan for allocation at Teal Close of 830 dwellings and associated infrastructure requirements. These are shown in the ACS Track Change Version (CD/EX/10a). |
| C300a | Page 210 | H5 Teal Close/North of Victoria Park Amend column 2 to read: Yes <u>No</u> Amend Final column Policy guides development in the period before site specific allocations DPD is prepared . If a development brief is adopted prior to adoption of the ACS the Policy will not be saved. <u>Teal Close included as a strategic allocation in ACS and planning application approved.</u> |

Main Modification 10 (Mod10) - Site Specific Gedling Colliery/Chase Farm to be identified as a Strategic Location for at least 600 homes

| Ref | Reference point (Page/Para/ Section) | Details |
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| C46a | Para 2.4.1 (SO ii) | Amend 2nd para 2nd sentence to read: "If viability issues can be overcome, Gedling Colliery/Chase Farm will be similarly regenerated <u>Gedling Colliery/Chase Farm is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the necessary highway infrastructure."</u> |
| C46b | Para 2.4.1 (SO v) | Amend to read "Regeneration: to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, <u>at the former Gedling Colliery</u> , and at the Enterprise Zone including the Boots site. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live." |
| C107c | Policy 2.3a) new | New sub-section <u>"Gedling Colliery/Chase Farm* in Gedling subject to funding of Gedling Access Road (at least 600 homes):"</u> replaces the following "In addition, i) Gedling Colliery/Chase Farm in Gedling is identified as an area of future housing development" |
| C107h | Policy 2.4 | Add new sub section: <u>"e) Gedling Colliery/Chase Farm* in Gedling:"</u> The remainder of the numbering to this section of the policy would be amended to follow this. Following text deleted: "In addition, i) Gedling Colliery/Chase Farm (if development commences in the plan period), in Gedling." |

| Ref | Reference point (Page/Para/ Section) | Details |
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| C137 & C137a | 3.2.24 | <p>Amend 3rd sentence of paragraph 3.2.24 onwards to read</p> <p><u>“The development strategy for Gedling will support the development of key regeneration sites. The locations are considered to be highly accessible to the City Centre and town centres and should assist in town centre regeneration. The redevelopment of Gedling Colliery/Chase Farm is a key strategic site on the urban edge of Nottingham and is identified as a broad location for future development. The current economic difficulties mean that comprehensive development is not considered achievable in the short term but the site remains available and suitable. regeneration priority for Gedling Borough Council but it is acknowledged that there are challenging delivery issues for this former colliery site. If the delivery issues, which are largely related to the funding of the Gedling Access Road, cannot be resolved by 2021 a review of the part 2 Local Plan will be required.”</u></p> |
| M152 & C151a | Policy 4.1e) | <p>Amend to read</p> <p><u>“... promoting significant new economic development as part of Sustainable Urban Extensions at Top Wighay Farm (Gedling), Teal Close (Gedling), Gedling Colliery/Chase Farm (Gedling), land in the vicinity of the proposed HS2 station at Toton (Broxtowe) and at the Boots site (Broxtowe and Nottingham City) which is part of a designated Enterprise Zone. Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in <u>part 2 Local Plans Development Plan Documents</u>;</u>”</p> |
| C170b | Policy 6.1d | <p>Amend to read:</p> <p><u>"Burton Joyce, Calverton, Carlton Hill, Gedling Colliery/Chase Farm, Gedling Village, Mapperley Plains, Netherfield and Ravenshead"</u></p> |
| C172 & C172a | Policy 6.3 | <p>Amend policy text to read</p> <p><u>A New Centres of Neighbourhood Importance which to serve the new sustainable communities at the Waterside Regeneration Zone (Nottingham City) and at Local Centre at Gedling Colliery/Chase Farm (Gedling), if development commences in the plan period, will be required.</u></p> |
| C185c | Policy 7.1e | <p>Amend to read:</p> <p><u>"Gedling Colliery/Chase Farm offers the opportunity for the redevelopment and reuse of brownfield land to</u></p> |

| Ref | Reference point (Page/Para/ Section) | Details |
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| | | create a new sustainable neighbourhood, if development commences in the plan period. It will be designed to engender a safe and strong community and to create a place of distinction, and will require the construction of the Gedling Access Road;" |
| C264a | 3.15.2 | <p>Add, at the end of paragraph 3.15.2:</p> <p><u>"The work to assess and mitigate the full highways implications of development at Toton will be coordinated by the Broxtowe HS2 Working Group when the final quantum and distribution of development within the strategic location for growth at Toton is determined. In the unlikely event of the government not proceeding with the HS2 station at Toton, then the development specified under policy 15.6 will not be required but the extension to the tram route into Erewash Borough will remain an ambition of the councils."</u></p> <p>Insert new paragraph (following 3.15.2) to read: <u>Significant progress has been made in terms of putting together a funding package for the construction of the Gedling Access Road which has an estimated cost of £32.4 million. The Local Transport Board and the Homes and Communities Agency have committed some funding and other sources of funding are being pursued. A revised planning application for the Gedling Access Road is being prepared and expected to be determined in the summer 2014. Subject to funding, construction of the first phase of the Gedling Access Road is expected to commence shortly after this and be substantially completed by April 2015."</u></p> |
| Appendix A | Appendix A Gedling Colliery/Chase Farm | Appendix A updated including new site schedule and plan inserted for strategic allocation at Gedling Colliery/Chase Farm for at least 600 dwellings. These are shown in the ACS Track Change Version (CD/EX/10a). |
| C392a | Page 189 Gedling Access Road | <p>Amend 1st column to read Important <u>Critical</u> Site Specific</p> <p>4th column Insert <u>Gedling Colliery/Chase Farm</u></p> <p>5th Column Delete Outside of Plan period, to be accelerated if possible.</p> <p>6th Column</p> |

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| | | <p>Delete Stalled Insert: <u>In progress. Planning application summer 2014.</u></p> <p>7th column Delete 30,000 Insert <u>32,400</u></p> <p>8th column Insert <u>18,000</u></p> <p>9th column Delete the Insert <u>LTB</u> <u>HCA</u> <u>CIL</u> <u>NCC</u> <u>GBC</u></p> <p>Columns 11 and 12 Insert ticks</p> |

Main Modification 11 (Mod11) - Site Specific Changes to North of Papplewick Lane (reduction of homes to 300)

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|---|--|
| C107d | Policy 2.3b) | <p>Amend text to read</p> <p>"b) approximately 1,600 <u>1,300</u> homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District), comprising of Sustainable Urban Extensions at:</p> <p>i) North of Papplewick Lane#, (600 <u>up to 300</u> homes)</p> <p>ii) Top Wighay Farm#, (1,000 homes)."</p> |
| Appendix A | Appendix A North of Papplewick Lane | Appendix A updated to include proposed changes to the site schedule and associated plans including reducing the housing to "up to 300" and associated infrastructure requirements. These are shown in the ACS Strikethrough Version (CD/EX/10a). |

Main Modification 12 (Mod12) - Site Specific Changes to Brinsley (reduction of homes to 150)

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|---|---|
| C107e | Policy 2.3c) | <p>Amend text to read:</p> <p>"c) approximately 5,100 <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> i) Awsworth (up to 350 homes) ii) Brinsley (up to 200 <u>150</u> homes) iii) Eastwood (up to 1,400 <u>1,250</u> homes) iv) Kimberley (up to 600 homes) <p>In Gedling</p> <ul style="list-style-type: none"> i) Bestwood Village (up to <u>260</u> homes 500 homes through new allocations, 79 homes on existing commitments) ii) Calverton (up to <u>1,055</u> homes 1,300 homes through new allocations, 218 homes on existing commitments) iii) Ravenshead (up to <u>330</u> homes 330 homes through new allocations, 116 homes on existing commitments) |
| Appendix A | Appendix A Brinsley | Appendix A updated with a revised plan inserted for Brinsley with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Brinsley reduced from "200" to "Up to 150" and subsequent infrastructure updates. These will be shown in the ACS Track Change Version (CD/EX/10a). |

Main Modification 13 (Mod13) - Site Specific Changes to Eastwood (reduction of homes to 1,250)

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|--|--|
| C107e | Policy 2.3c) | <p>Amend text to read:</p> <p>"c) approximately 5,400 <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> i) Awsworth (up to 350 homes) ii) Brinsley (up to 200 <u>150</u> homes) iii) Eastwood (up to 1,400 <u>1,250</u> homes) iv) Kimberley (up to 600 homes) <p>In Gedling</p> <ul style="list-style-type: none"> i) Bestwood Village (up to <u>260</u> homes 500 homes through new allocations, 79 homes on existing commitments) ii) Calverton (up to <u>1055</u> homes 1,300 homes through new allocations, 218 homes on existing commitments) iii) Ravenshead (up to <u>330</u> homes 330 homes through new allocations, 116 homes on existing commitments) |
| Appendix A | Appendix A Eastwood | Appendix A updated with a revised plan inserted for Eastwood with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Eastwood reduced from "1,400" to "Up to 1,250" and subsequent infrastructure updates. These are shown in the ACS Track Change Version (CD/EX/10a). |

Main Modification 14 (Mod14)

No modification in respect of Bestwood Village

Main Modification 15 (Mod15) - Site Specific Changes to Calverton (reduction of homes to 1055)

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|--|--|
| C107e | Policy 2.3c) | <p>Amend text to read:</p> <p>"c) approximately 5,400 <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none">i) Awsworth (up to 350 homes)ii) Brinsley (up to 200 <u>150</u> homes)iii) Eastwood (up to 4,400 <u>1,250</u> homes)iv) Kimberley (up to 600 homes) <p>In Gedling</p> <ul style="list-style-type: none">i) Bestwood Village (up to <u>260</u> homes 500 homes through new allocations, 79 homes on existing commitments)ii) Calverton (up to <u>1,055</u> homes 1,300 homes through new allocations, 218 homes on existing commitments)iii) Ravenshead (up to <u>330</u> homes 330 homes through new allocations, 116 homes on existing commitments) |
| Appendix A | Appendix A Calverton | Appendix A updated with a revised plan inserted for Calverton with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Calverton reduced to "Up to 1,055" and subsequent infrastructure updates. These are shown in the ACS Track Change Version (CD/EX/10a). |

Main Modification 16 (Mod16) - Site Specific Changes to Ravenshead (reduction of homes to 330)

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|--|--|
| C107e | Policy 2.3c) | <p>Amend text to read:</p> <p>"c) approximately 5,400 <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> i) Awsworth (up to 350 homes) ii) Brinsley (up to 200 <u>150</u> homes) iii) Eastwood (up to 4,400 <u>1,250</u> homes) iv) Kimberley (up to 600 homes) <p>In Gedling</p> <ul style="list-style-type: none"> i) Bestwood Village (up to <u>260</u> homes 500 homes through new allocations, 79 homes on existing commitments) ii) Calverton (up to <u>1055</u> homes 1,300 homes through new allocations, 218 homes on existing commitments) iii) Ravenshead (up to <u>330</u> homes 330 homes through new allocations, 116 homes on existing commitments) |
| Appendix A | Appendix A Ravenshead | Appendix A updated with a revised plan inserted for Ravenshead with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Ravenshead reduced to "Up to 330" and subsequent infrastructure updates. These are shown in the ACS Track Change Version (CD/EX/10a). |

Main Modification 17 (Mod17) - Review of Plan (new sub section to Policy 2 and new Section 20)

| Ref | Reference point (Page/Para/ Section) | Details | | | | | | | | | | | | | | | | |
|-------------------|--|---|--|--|--|--|--|---------------|--------|-----------|---------|--------|-------------------|---------------------|--|--|--|--|
| C121a | New Policy 2.8 | <p>Add new sub section to policy</p> <p><u>"The implementation of this policy will be kept under review. Its effectiveness will be measured through the Key Monitoring Indicators set out in the table at paragraph 3.20.1, and, if required, remedial action will be taken as specified in this table."</u></p> | | | | | | | | | | | | | | | | |
| C306b | New Section 20 | <p>And new section</p> <p><u>"20 Key Monitoring Indicators</u> <u>3.20.1 Monitoring arrangements are set out after each policy within the Aligned Core Strategies. There are however considered to be some key elements of the Aligned Core Strategies that need to be monitored in more detail to measure the success of the policies in the plan as a whole, and to set triggers where remedial action will be required to ensure the aims and objectives of the Aligned Core Strategies are met . The table below sets out these key indicators, together with the triggers and actions, and ultimately indicates when the Councils' Local Plans will require review."</u></p> <p>And add following table.</p> <table><tr><th></th><th>Key objective</th><th>Target</th><th>Indicator</th><th>Trigger</th><th>Action</th></tr><tr><td>1. Housing supply</td><td>a) Housing Delivery</td><td>30,550 by 2028 made up of:<ul style="list-style-type: none">• Broxtowe 6,150;• Gedling 7,250; and• Nottingham City 17,150</td><td>Net new dwellings built each year as monitored in the AMRs</td><td>Shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the</td><td><ul style="list-style-type: none">• Consideration of state of housing market and likelihood of housing shortfall being made good• Discuss with landowners and developers ways to overcome key</td></tr></table> | | | | | | Key objective | Target | Indicator | Trigger | Action | 1. Housing supply | a) Housing Delivery | 30,550 by 2028 made up of: <ul style="list-style-type: none">• Broxtowe 6,150;• Gedling 7,250; and• Nottingham City 17,150 | Net new dwellings built each year as monitored in the AMRs | Shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the | <ul style="list-style-type: none">• Consideration of state of housing market and likelihood of housing shortfall being made good• Discuss with landowners and developers ways to overcome key |
| | Key objective | Target | Indicator | Trigger | Action | | | | | | | | | | | | | |
| 1. Housing supply | a) Housing Delivery | 30,550 by 2028 made up of: <ul style="list-style-type: none">• Broxtowe 6,150;• Gedling 7,250; and• Nottingham City 17,150 | Net new dwellings built each year as monitored in the AMRs | Shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the | <ul style="list-style-type: none">• Consideration of state of housing market and likelihood of housing shortfall being made good• Discuss with landowners and developers ways to overcome key | | | | | | | | | | | | | |

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| | | | | | | adoption of the part 2 Local Plans) | constraints. <ul style="list-style-type: none"> • Thorough review of SHLAA sites • Review allocations within part 2 Local Plans | |
| | | | | | | Inability to demonstrate 5 year plus 5% or 20% (buffer) housing land supply (which ever is appropriate) | <ul style="list-style-type: none"> • Discuss with landowners and developers delivery obstacles to bringing forward sites earlier • Review previous permissions to examine viability issues. • Work with partners to facilitate and de-risk sites. | |
| | | | b) Affordable housing | Provision of affordable housing - 6,725 for monitoring purposes, made up of : 1845 in Broxtowe 1450 in Gedling and 3430 in Nottingham City | Number of affordable housing completions (net) - social rented, intermediate and affordable rent. | Shortfall of 30% of cumulative 5 year rolling target based on the trajectories (starting 2015 on the adoption of the | <ul style="list-style-type: none"> • Review with Housing Officers the reasons for the low performance. • Review policy application, viability and effectiveness including amending | |

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| | | | | | | part 2 Local Plans) | policy (in terms of tenure, size etc) and review policy implementation (s106 arrangements/terms). |
| | | | | | | | |
| | | 2. Employment land supply | a) Provision of additional office space (B1) | Develop 310,000 sq m of office space by 2028 | Total amount of additional B1 office floorspace | If delivery is 30% below a five year rolling cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan | <ul style="list-style-type: none"> Discuss with landowners reasons for performance, review market conditions and identify any barriers to development Commission evidence of adequacy of office supply Review allocations in part 2 Local Plans |
| | | | b) Industrial and warehouse | Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares) | Total amount (hectares) of additional industrial and warehouse development | If delivery is 30% below the five year cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan | <ul style="list-style-type: none"> Discuss with landowners reasons for performance, review market conditions and identify any barriers to development Commission evidence of adequacy of office |

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|-----|--|----------------------------|---------------------------|--|--|--|---|--|
| | | | | | | | supply | |
| | | | | | | | <ul style="list-style-type: none"> Review allocations in part 2 Local Plans | |
| | | 3. Critical Infrastructure | Gedling Access Road (GAR) | <ul style="list-style-type: none"> Commitment of funding to construct GAR and 300 homes Actual construction of GAR and delivery of further 300 homes by 2028 | <ul style="list-style-type: none"> By 2015 – finance package agreed By 2018 – alternative funding package in place | <ul style="list-style-type: none"> No finance package agreed by 2018 No alternative funding in place by 2021 | <ul style="list-style-type: none"> Search for alternative funding Review allocations in part 2 Local Plan in 2021 | |

Main Modification 18 (Mod18) - Changes to Policy 3: The Green Belt

| Ref | Reference point (Page/Para/ Section) | Details |
|--------------|---|---|
| C145c | Policy 3 and renumber of policy | <p>Amend to read:</p> <p>"1. The principle of the Nottingham Derby Green Belt will be retained. The inner boundary of the Green Belt has been recast to accommodate the allocated Sustainable Urban Extension at Field Farm, as shown on the Proposals Map. Development Plan Documents <u>Part 2 Local Plans</u> will review Green Belt boundaries to meet the other development land requirements of the Aligned Core Strategies, in particular in respect of the strategic locations and the Key Settlements named in Policy 2.</p> <p><u>2. In reviewing Green Belt boundaries to deliver the distribution of development in Policy 2, part 2 Local Plans will use a sequential approach to guide site selection as follows:</u></p> <p><u>a) Firstly, land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.</u></p> <p><u>b) Secondly, other land not within the Green Belt (safeguarded land)</u></p> <p><u>c) Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.</u></p> <p>2. In undertaking any review of Green Belt boundaries <u>3. In reviewing Green Belt boundaries, consideration will be given whether there are any non-Green Belt sites that are equally, or more, sustainably located. If there are no suitable non-Green Belt sites, regard will be had to: ..."</u></p> |
| C147 & C147a | 3.3.3 | <p>Amend para to read:</p> <p>"This study <u>These studies</u> therefore informed the reasoning for the Aligned Core Strategies allocating or indicating locations for Sustainable Urban Extensions, and the development decisions for key settlements identified for growth. For the Sustainable Urban Extension at Field Farm, the revised Green Belt boundary is shown on the Proposals Map <u>Policies Map</u>. For the edge of the main built up area, strategic locations, and for Key Settlements identified for growth named in Policy 2, the principle of Green Belt boundary reviews <u>is</u> accepted. The detailed boundaries will be defined through Development Plan Documents <u>part 2 Local Plans</u>. Other amendments to Green Belt boundaries are likely to be minor revisions responding to local circumstances. <u>Some Green Belt releases may also be needed at the other villages to meet local growth needs and there may also be some minor amendments to the Green Belt as a consequence or for additional defensible boundary reasons. Both of these will also be through part 2 Local Plans."</u></p> |

| Ref | Reference point (Page/Para/ Section) | Details |
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| C147b | New para 3.3.3a (previous para 3.3.3a renumbered to para 3.3.3b) | <p>Additional para to read</p> <p><u>"... When choosing land to meet the objectively assessed development needs of the area the sequential approach set out in Policy 3.2 will be used to promote a sustainable pattern of development in line with the advice in paragraph 84 of the NPPF. The sequential approach does not constitute a phasing policy for the delivery of sites but informs the selection of sites through part 2 Local Plans in a way that will deliver the distribution and strategy set out in Policy 2: The Spatial Strategy.</u></p> <p><u>3.3.3b...</u> In Broxtowe Borough the ..."</p> |

Main Modification 19 (Mod19) - Changes to Policy 4: Employment Provision and Economic Development

| Ref | Reference point (Page/Para/ Section) | Details |
|-------|---|---|
| C149b | Policy 4.1b) | <p>Rounding off of office development provision</p> <p>"A minimum of 309,800 <u>310,000</u> sq m of new office and research development (2011 – 2028) will be provided in the following spatial distribution: Broxtowe 34,000 sq m Gedling 22,800 <u>23,000</u> sq m Nottingham 253,000 sq m"</p> |
| C150 | Policy 4.1b) | <p>Amend 4.1b) policy text (after figures for each district) to read:</p> <p>"The level of development of office floorspace will be kept under review. If <u>it appears likely that</u> the provision of undeveloped floorspace <u>will falls ...</u>"</p> |
| C151b | Policy 4.1f) | <p>Amend sub-section of policy to</p> <p>"f) encouraging economic development associated with <u>the further expansion of</u> the universities, <u>other</u> higher education establishments and the hospital campuses <u>for their own purposes, together with economic development associated with them,</u> (including their expansion) and allocating land specifically to meet the needs of high technology users;"</p> |
| C153 | Policy 4.1hii) | <p>Amend text to read</p> <p>"retaining good quality <u>existing</u> employment sites ..."</p> |
| C157a | 3.4.21 | <p>Amend para 3.4.21 to read</p> <p>"To fully reflect Nottingham's status as a Science City, the Aligned Core Strategies encourage economic development which strengthens the plan area's role as an exemplar of international science and technology. Site specific Development Plan Documents <u>Part 2 Local Plans</u> will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area's hospitals and universities, <u>which are a vital part of the area's economy in their own right, employing thousands of staff.</u> Establishing growth opportunities for high technology companies to locate or expand will help the conurbation to diversify its economy in line with the initial priorities of the D2N2 LEP <u>and will provide employment</u></p> |

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| | | <u>opportunities for graduates of the area's Universities, thus retaining them for the benefit of the area's economy. It will also</u> and maximise the potential of the designated Enterprise Zone at the Boots Campus (which is a Strategic Site) and the existing employment sites at Beeston Business Park, MediPark and Nottingham Science Park. The Enterprise Zone will benefit from reduced business rates and the availability of super-fast (or high-speed) broadband to attract the creation of new businesses and jobs needed within the LEP area to help drive sustainable economic growth." |
| C162b | Monitoring arrangements for Policy 4 | Rounding off of office development provision "Develop 309,800 <u>310,000</u> sq m of office space" |
| C162d | Monitoring arrangements for Policy 4 | Add additional monitoring arrangement for provisional of additional industrial and warehouse uses <u>"Target - Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares)</u> <u>Indicator - Net addition in new industrial and warehouse development</u> <u>Delivery - Employment land allocations in part 2 Local Plans"</u> |
| C162e | Monitoring arrangements for Policy 4 | Add additional monitoring arrangement for improvement in skill levels <u>"Target - Improve skill levels of the working age population</u> <u>Indicator - % of the working age population with NVQ level 2 or above</u> <u>Delivery - Employment land allocations in part 2 Local Plans"</u> |

Main Modification 20 (Mod20) - Changes to Policy 5: Nottingham City Centre

| Ref | Reference point (Page/Para/ Section) | Details |
|----------------|---|--|
| C163 | Policy 5.1a.ii) | Amend text of Policy 5.1a.ii to read "safeguarding the Primary Shopping Frontages as the focus for City Centre retail development <u>to reinforce the north-south and east-west shopping patterns and connect the main retail destinations in the City;</u> " |
| C164 | Policy 5.1d.iii) | Replace "providing" with the additional text " <u>promoting</u> " to make it clear that this will be part of a development scheme (rather than being provided by the Council). |
| C165 | Policy 5.1g) | Replace 5.1.g bullet point "Exploiting the rich historic, cultural and high quality built environment to attract visitors and tourists, supported by the development of appropriate facilities, and promoting events, markets and attractions. Preserving and enhancing the rich historic, cultural and high quality built environment, recognising the positive contribution it makes to local character and distinctiveness and utilising its potential to attract visitors and tourists, supported by the development of appropriate facilities, events, markets and attractions." |
| C167 and C167a | 3.5.3 | Amend justification text of para 3.5.3 to read "The Greater Nottingham Retail Study <u>Partial Update 2013</u> indicates that during the Core Strategy period there will be sufficient increased spending capacity across the City Centre's catchment area to support significant new comparison shopping floorspace. <u>The study includes a number of scenarios for examining the future capacity of the City Centre. The City Council's preferred scenario assumes city centre development will help to increase the city's market share of expenditure. Based on this scenario capacity will exist for around 35,500 square metres (net) of comparison retail floorspace by 2021 rising to around 47,000 square metres by 2026. The redevelopment of the Victoria and Broadmarsh Centres will account for most of this increase in market share and will absorb capacity to 2021 rising to around 47,000 square metres by 2026. However, as the study was not a full update (it used the results of a Household Survey undertaken in 2009), it recommends that retail capacity projections will need to be updated and monitored, and any changes will need to inform the City Council's part 2 Local Plan. The study treats the Broadmarsh centre redevelopment as a commitment, and indicates additional capacity over and above this for 30,200 square metres at 2021, rising to 58,400 square metres at 2026.</u> " |

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| C168 and C168a | 3.5.4 | <p>Amend justification text of para 3.5.4 to read</p> <p><u>"Development proposals at the Broadmarsh and Victoria Centres, and the reoccupation of vacant floorspace, are key priorities for City Centre retailing. Current proposals for the Victoria Centre redevelopment indicate proposed comparison floorspace of around 30,000 square metres. Both schemes These proposals, together with the redevelopment of the Broadmarsh Centre will also deliver further convenience shopping and leisure opportunities. Assuming that both the Broadmarsh and Victoria Centres are developed as currently envisaged, and trading fully by 2017, based on the Greater Nottingham Retail Study there will be limited capacity for further major comparison retail development prior to 2021. If fully implemented, the two development schemes will accommodate growth in comparison retailing expenditure over a significant part of the plan period. Given the fact that the Retail Study was only partially updated, and its long term projections are therefore less reliable, further major retail development will only be appropriate if evidence demonstrates the additional shopping floorspace growth can be accommodated. Once both schemes are committed, the focus of retail development will therefore be on the refurbishment, rationalisation and consolidation of the wider City Centre retail offer."</u></p> |
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Main Modification 21 (Mod21) - Changes to Policy 6: Role of Town and Local Centres

| Ref | Reference point (Page/Para/ Section) | Details |
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| C170c | Policy 6.1 | Amend text of policy 6.1 to read: "... Where appropriate, these will be defined in subsequent site specific Development Plan <u>allocations in part 2 Local Plans...</u> " |
| C171 | Policy 6.2 | Amend Policy 6.2 to read "The boundaries of centres and the identification of sites for main town centre uses to meet identified need will be defined in site specific Development Plan Documents. The boundaries of centres, primary shopping areas and the identification of sites for main town centre uses to meet identified need will be defined in part 2 Local Plans. Development on identified sites should be appropriate in scale and nature to the role and function of that centre and of the area it serves." <u>The boundaries of centres, primary shopping areas and the identification of sites for main town centre uses to meet identified need will be defined in part 2 Local Plans. Development on identified sites should be appropriate in scale and nature to the role and function of that centre and of the area it serves."</u> |
| C173 & C173a | Policy 6.3 | Start last sentence of Policy 6.3 as a new section of Policy 6 (ie number 6.4 and amend numbering of existing sections 4, 5 and 6). Amend text to read: "Other major residential-led development may require retail development of an appropriate scale and these will be addressed in subsequent Development Plan Documents <u>part 2 Local Plans.</u> " |
| C176 C176a & C176b | Policy 6.6 (6.7) | Amendments to Policy 6.6 Policy 6.6 deleted "Development of retail and leisure uses in out-of and edge-of-centre locations will need to demonstrate suitability through a sequential site approach and also provide a robust assessment of impact on nearby centres. Subsequent Development Plan Documents will determine the need to set thresholds for the scale of main town centre development in edge-of and out-of centre locations." and replaced with <u>"Main town centre uses should be located in centres. Development should be appropriate in scale and nature</u> |

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| | | <u>to the role and function of the centre. If no suitable sites are available in centres then edge-of-centre locations should be used, and only if there are no suitable sites will out of centre sites be considered. Proposals for edge of centre and out of centre sites should satisfy the sequential test and show how the development will not have a severe adverse impact on any centre. Part 2 Local Plans will set thresholds where impact assessments will be required for main town centre development in edge of and out of centre locations."</u> |
| C183 | 3.6.6 | Remove "town" from second sentence in the paragraph to clarify that offices of appropriate scale could be suitable in District and Local Centres. |

Main Modification 22 (Mod22) - Changes to Policy 7: Regeneration

| Ref | Reference point (Page/Para/ Section) | Details |
|-------|---|---|
| C192a | 3.7.6 | <p>Additional sentence added to 3.7.6 to read</p> <p>"... The Councils will therefore work with agencies such as the Homes and Communities Agency, Derby Derbyshire Nottingham and Nottinghamshire Local Enterprise Partnership, 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. <u>Given fragmented ownership, sometimes unrealistic expectations of value, and the costs and uncertainties of preparing previously developed land for development, together with access and other infrastructure issues, a pro active approach to land assembly may be required in some instances, including the use of Compulsory Purchase powers.</u> An Infrastructure Delivery Plan ..."</p> |

Main Modification 23 (Mod23) - Changes to Policy 8: Housing Size, Mix and Choice

| Ref | Reference point (Page/Para/ Section) | Details |
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| C195 | Policy 8.1 | Amend Policy 8.1 text to read: "Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced <u>sustainable, inclusive and mixed</u> communities" |
| C197 | Policy 8.4e) | Amend policy text 8.4e) to read "... the need to redress the housing mix within areas of concentration of student households <u>and Houses in Multiple Occupation</u> " |
| C198 | Policy 8.7 | Amend policy text 8.7 to read "In the case of larger phased developments the level of affordable housing will be considered on a site by site basis ..." |
| C204 | 3.8.8 | Amend para 3.8.8 to read "The number of full-time students attending universities in the area has increased considerably in recent years. The process of change brought about by increased numbers of students living in private rented households <u>households and Houses in Multiple Occupation (HMOs)</u> has altered the residential profile of some neighbourhoods dramatically, and has led to <u>unsustainable communities and associated amenity issues.</u> to communities becoming unbalanced. This problem is most acute within Nottingham City, and in order to <u>help</u> address this some of the problems related to increased concentrations of students living within neighbourhoods, the City Council has adopted its Building Balanced Communities Supplementary Planning Document, which provides further guidance on the provision of student housing. It has also introduced an Article 4 Direction that will mean from 11 March 2012 planning permission will be required <u>requires planning permission to be obtained</u> before converting a family house (C3 Dwellinghouse) to a House in Multiple Occupation with between 3 and 6 unrelated occupiers sharing facilities <u>basic amenities</u> (C4 HMO), <u>thereby enabling it to better manage the future growth and distribution of C4 HMOs across the City.</u> The policy approach to considering planning applications for <u>student accommodation, C4 HMOs and larger 'sui generis' HMOs with 7 or more occupiers sharing basic amenities</u> these changes of use will be set out in its site specific Development Plan Document part 2 Local Plan. " |

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| C204a | 3.8.9 (new) | <p>New Para to be inserted:</p> <p><u>"A further key strand of creating and maintaining sustainable, inclusive and mixed communities is the encouragement of purpose built student accommodation in appropriate areas. Such developments can provide a choice of high quality accommodation for students and also assist in enabling existing HMOs to be occupied by other households, thus reducing concentrations of student households. Suitable locations are identified in the City Council's part 2 Local Plan."</u></p> |
| C205 | 3.8.11 | <p>Affordable housing table updated to show 2012 Update (added column and figures) and amended text to para 3.8.11 to read:</p> <p><u>"... outlined in the East Midlands Regional Plan. A further Affordable Needs update was undertaken in 2012. The need levels ..."</u></p> <p>Addition column shows figures "<u>Broxtowe 535 Gedling 301 Nottingham City 444</u>" of "<u>Potential level of net affordable housing need per annum (2012 update)</u>" and amend footnote to add "and 2012"</p> |
| C206 | new 3.8.11a | <p>New para 3.8.11a added to explain about the updated Affordable Needs Update 2012 to read</p> <p><u>"The 2012 update found increased levels of need in the Housing Market Area (albeit that need had declined in Gedling). This is largely due to the housing market conditions prevailing at the time, in particular the lack of availability of mortgage finance meaning it is more difficult for households to access the housing market (house prices themselves are lower in real terms than in 2009, and interest rates on mortgages are also at historically low levels). As economic conditions and access to credit improve, affordability will also improve towards the level identified in the 2009 needs update. This demonstrates the volatility of affordable housing need, and highlights uncertainties associated with projecting annual need assessed at one point in time over the plan period. For this reason, the Councils consider the monitoring of need should be undertaken on the basis of the Affordable Housing Needs update 2009, because these figures reflect a period of more buoyant housing market conditions, rather than the 2012 information. Affordable housing need will be monitored and kept under review, and a full review of the Strategic Housing Market Assessment will be undertaken after the production of government Household Projections based on the results of the 2011 Census, which are expected to be published in 2014."</u></p> |

Main Modification 24 (Mod24) - Changes to Policy 9: Gypsies, Travellers and Travelling Showpeople

| Ref | Reference point (Page/Para/ Section) | Details |
|----------------------|---|--|
| C212 and C212a | Policy 9.1-9.4) | <p>Amend text for 9.1, 9.2, 9.3 and 9.4 as follows</p> <p>"1. Sufficient sites for permanent Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made in other Development Plan Documents <u>part 2 Local Plans</u> in accordance with this evidence base.</p> <p>2. As part of creating sustainable and mixed communities, where there is an identified need provision should be made within settlements within settlements or as part of Sustainable Urban Extensions.</p> <p>3. Where an identified need cannot be met within main settlements or through sustainable Urban Extensions, the following criteria will be used to identify suitable Gypsy and Traveller and Travelling Showpeople sites and associated facilities. The criteria will also used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:</p> <p>a) the site and its proposed use should not conflict with other policies relating to issues such as Green Belt, flood risk, contamination, landscape character, protection of the natural, built and historical environment or agricultural land quality <u>is not located in the Green Belt except in very special circumstances;</u>"</p> <p>b) the site should be located within (or a reasonable travelling distance of) a settlement which offers local services and community facilities, including a primary school;</p> <p>c) the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;</p> <p>d) the site should be served, or be capable of being served, by adequate mains water and sewerage connections; and</p> <p>e) the site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of the site's occupiers and occupiers of nearby properties or the appearance or character of the area in which it would be situated.</p> <p>4. In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch and to small buildings for appropriate associated business use.</p> |

Main Modification 25 (Mod25) - Changes to Policy 10: Design and Enhancing Local Identity

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|--|
| C213 | Policy 10.1.d | Amend text to read “to meet evolving demands <u>changing needs of occupiers ...</u> ” |
| C214 | Policy 10.2 | Amend text of Policy 10.2 to read as follows: 2. additional criterion between f & g: "g) <u>the ground conditions of the site, including that arising from land instability or contamination, together with the mitigation/remediation proposed or required;</u> " |

Main Modification 26 (Mod26) - Changes to Policy 11: The Historic Environment

| Ref | Reference point (Page/Para/ Section) | Details |
|-------|---|--|
| C219b | Policy 11.1 | Amend the first sentence of Policy 11.1 to read “Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced....” |
| C220 | Policy 11.2c) | Text of policy 11.2c) to read “... such as Sherwood Forest, other ancient or mature woodland ...” |
| C222 | Policy 11.3e) | Amend point e) to read “ensuring that information about the significance of the historic environment <u>is</u> publicly available” And start new point f) with “where there is a loss in whole ...” |

Main Modification 27 (Mod27) - Changes to Policy 12: Local Services and Healthy Lifestyles

| Ref | Reference point (Page/Para/ Section) | Details |
|------------|---|--|
| C233 | Policy 12.1 | Amend second sentence of Policy 12.1 to read "In particular, <u>where there is an evidenced need</u> , new or improved community facilities..." |

Main Modification 28 (Mod28) - Changes to Policy 13: Culture, Tourism and Sport

| Ref | Reference point (Page/Para/ Section) | Details |
|-------|---|--|
| C240b | Policy 13.1 | Replace " Development Plan Documents " with " <u>part 2 Local Plans</u> " |
| C241 | Policy 13.1b) | Amend policy text to read " new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, or improving existing facilities <u>will be improved</u> ;" |

Main Modification 29 (Mod29) - Changes to Policy 14: Managing Travel Demand

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|---|
| C245 | Policy 14.2 | Amend policy 14.2 second sentence to read: “... The effective operation of the highway network and, its ability to provide sustainable transport solutions <u>or support economic growth</u> should not be compromised” |
| C248 | Policy 14.3d) | Amend text of Policy 14 3 d) to read “ <u>Network Management measures then</u> highway capacity enhancements to deal with <u>severe impacts arising from</u> residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys” |
| C249 | Policy 14.4 | Amend policy 14.4 to read: “There will be a level of iteration between the stages <u>of the hierarchy above</u> to ensure their effective delivery <u>having regard to the role and function of the highway network</u> and the implementation of the approach will have regard to the needs of people with mobility difficulties.” |
| C254 | 3.14.12 | Additional justification text to be added before para 3.14.12: “ <u>The Strategic Road Network (SRN) of motorways and trunk roads plays an important role in supporting the economy of Greater Nottingham. The emphasis on sustainable measures will assist in safeguarding the operation of the SRN but proposed growth in Greater Nottingham will give rise to cumulative impacts on the SRN. The committed A453 improvement will improve the operation of this key gateway into Greater Nottingham. Other elements of the SRN will be safeguarded chiefly through measures at key junctions, including network management and localised capacity improvements. The local authorities in the area and the Highways Agency will work together to examine the cumulative impacts of development on strategic routes across the area with a view to identifying appropriate route measures that can be brought forward to support growth. ”</u> |

Main Modification 30 (Mod30) - Changes to Policy 15: Transport Infrastructure Priorities

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|---|
| C257 | Policy 15.4c) | Additional text to read <u>"c) A52 Junction Improvements (between A6200 Derby Road and Bingham);"</u> |
| C259 | Policy 15.5f) | Add bullet point to Policy 15.5 <u>"Hucknall Town Centre Improvement Scheme (Ashfield District)"</u> |
| C261 | Policy 15.6 | Amend text to read: "Further transport infrastructure schemes are likely to emerge through Local Transport Plan reviews, <u>preparation of route strategies by the Highways Agency, through Transport Assessments for development sites and subsequent Development Plan Documents part 2 Local Plans.</u> " |

Main Modification 31 (Mod31) - Changes to Policy 16: Green Infrastructure, Parks and Open Space

| Ref | Reference point (Page/Para/ Section) | Details |
|----------------|---|---|
| C267 | Policy 16.4 | Reword Policy 16.4 to state "... Exceptions may be made if the park or open space is shown to be underused or undervalued , the development is <u>a</u> small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces <u>or if none of the above apply the park or open space is shown to be underused or undervalued</u> . |
| C274 | Policy 16 Monitoring arrangements | Amend the monitoring indicator relating to the quality of open spaces by adding the following indicators "• <u>Number of SINC's under positive conservation management, using Single Data List indicator 160</u> • <u>Number of Local Nature Reserves with a management plan in place</u> " |
| C276 and C276a | Plan 3.3 | 'Sub Regional Green Infrastructure Corridors' changed to <u>'Green Infrastructure in the Plan Area</u> |

Main Modification 32 (Mod32) - Changes to Policy 17: Biodiversity

| Ref | Reference point (Page/Para/Section) | Details |
|-------|--|---|
| C278 | Policy 17.1b) | Amend text to read “b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate <u>possible</u> and improvements to the network benefit biodiversity, <u>including at a landscape scale</u> , through the incorporation of existing habitats and the creation of new habitats” |
| C279 | Policy 17.1e) | Amend policy text 17.1e) to read “... as a minimum <u>firstly</u> mitigate or <u>and if not possible</u> , compensate at a level equivalent to the biodiversity value of the habitat lost” |
| C280 | Policy 17.2 | Amend the text of policy 17.2 by deleting “... the designation of further protected sites will be pursued ” and replace with “... <u>further sites will be designated where they meet the relevant national or local criteria.</u> ” |
| C281 | Policy 17.3 | Amend policy text to read: Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that <u>the there is an overriding need for the development outweighs any harm caused by</u> for the development and that adequate mitigation measures are put in place. |
| C282 | 3.17.1 | Add new text to the end of paragraph 3.17.1 to read “... <u>and also recognises the need to prevent the loss or deterioration of irreplaceable habitats such as ancient woodland.</u> ” |
| C289 | Policy 17 Monitoring arrangements (Retain areas of biodiversity importance) | Change indicator from “ Number of incidents of unmitigated loss of SINC s due to development” to “ <u>Net change in the area of SINC</u> s” |
| C290 | Policy 17 Monitoring arrangements (Improve management of biodiversity sites) | Add the following indicators: <ul style="list-style-type: none"> • <u>Number of SINC</u>s under positive conservation management, using Single Data List indicator 160 • <u>Number of Local Nature Reserves with a management plan in place</u>” |
| C291b | Policy 17 Monitoring arrangements | Insert monitoring arrangements for prospective Special Protection Area as suggested by Inspector “ <u>Target: Designation of and thereafter maintain or improve condition of Special Protection Area</u> <u>Indicator: Progress on designation and if designated what condition it is in</u> ” |

Main Modification 33 (Mod33) - Changes to Policy 18: Infrastructure

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|---|
| C297 | 3.18.4a | <p>Add addition justification text para</p> <p><u>"Transport modelling identifies that any issues arising at a strategic level can be managed via mitigation measures such as improved public transport and Smarter Choices packages to accommodate delivery of the quantum and distribution of development set out in the Aligned Core Strategies. However local interventions will be necessary. These local interventions will depend on the final agreed developments and their configuration as set out in part 2 Local Plans and master-plans as appropriate which will be informed by wider route strategies prepared by the Highways Agency and local authorities."</u></p> |

Main Modification 34 (Mod34) - Changes to Policy 19: Developer Contributions

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|--|
| C300 | Policy 19.3 | Amend policy text 19.3 by deleting the following text "... either individually or collectively" |

Main Modification 35 (Mod35) - Amendment to Appendix C (Trajectories) to reflect changes to Policy 2

| Ref | Reference point (Page/Para/ Section) | Details |
|------|---|---|
| C393 | Page 191-197 | <p>See Track Change version (CD/EX/10) showing replacement trajectories for each Council. Footnotes for Broxtowe, Gedling and Nottingham City amended</p> <p>Broxtowe Insert <u>"There are a greater number of developable sites in the main built up area and Eastwood than shown for the 6-10 tranche years; however in line with the advice from G L Hearn a more realistic expected delivery of these additional sites is likely to be the 11-15 year tranche.</u> <u>The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports"</u></p> <p>Gedling Delete *** All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough. This theoretical figure is 8,330 dwellings (i.e. 12.97% higher than the housing target of 7,250). The annual projected completions have then been reduced by 12.97% to provide annual completions projections to deliver the housing target of 7,250. Final proposed figures are shown in Policy 2."</p> <p>Insert <u>*** All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.</u> <u>The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.</u> <u>The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports "</u></p> <p>Nottingham City <u>"Although windfall sites are not included until after the first ten years, it is very likely, based on the City's past performance, that a significant number of windfall sites will come forward and be developed before then. This will provide a contingency against lack of delivery of housing on other sites.</u> <u>The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports"</u></p> |

Broxtowe Borough Gedling Borough Nottingham City Aligned Core Strategies Part 1 Local Plan



Adopted September 2014

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Working in Partnership to Plan for Greater Nottingham



1.1 Working in Partnership to Plan for Greater Nottingham

1.1.1 Greater Nottingham is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils, and the Hucknall part of Ashfield Council. These authorities, with the support of Derbyshire and Nottinghamshire County Councils, have been working together to produce an aligned set of policies and principles on how the city region can develop between 2011 and 2028.

1.1.2 Previously, 5 authorities¹ had been working to produce Aligned Core Strategies. However, following the election of the Coalition Government and their decision to abolish Regional Strategies, including the East Midlands Regional Plan, all the authorities re-examined how they will meet their housing requirements and progress their Local Plans.

1.1.3 Broxtowe, Erewash, Gedling and Nottingham City Councils have reviewed the evidence for the area's objective assessment of housing needs, including full consideration of the Government's 2008-based Household Projections. As a result of this exercise, the Councils have concluded that the housing provision, as proposed through the Regional Plan, is supported by available evidence, and remains the appropriate level of housing provision to plan for in the plan area. Broxtowe, Gedling and Nottingham City Councils have therefore prepared this new aligned and consistent planning strategy for their part of Greater Nottingham which is referred to throughout this document as the plan area, and is shown on Map 1.1. Although Erewash Borough Council was unable to publish its Core Strategy at the same time as the other Councils and has therefore published a separate Core Strategy, the methodology and outcome of the review of the evidence for the area's objective assessment of housing needs is shared.

1.1.4 The policy numbering in the Erewash Core Strategy remains the same as for the Aligned Core Strategies apart from Policy 5 which is omitted (as this does not directly relate to Erewash). Minor adjustments to the policies to make them more locally distinctive were made by Erewash for the submission of their Core Strategy, and the Inspector recommended some Main Modifications to the policies during the course of the Examination. However, the policies of the Erewash Core Strategy remain consistent with the Aligned Core Strategies, except for Green Belt where no Green Belt Review is anticipated in Erewash.

¹ As only the Hucknall part of Ashfield District Council falls within Greater Nottingham, the Council will be determining the appropriate level and distribution of development for the District and will be producing their own Local Plan in due course and the Aligned Core Strategies does not include Ashfield.

1.1.5 Rushcliffe Borough Council is taking a different approach to determining housing figures for their Borough, and as a result they have produced their own Core Strategy. At the same time, all the Councils have continued to work together to ensure that planning policies of the Core Strategies are consistent across Greater Nottingham. Apart from the approach to housing numbers, this partnership working has resulted in a high degree of alignment between the Core Strategies. The following table sets out all the policies of these Aligned Core Strategies and whether they continue to have strong alignment with Rushcliffe's Core Strategy.

| Aligned Core Strategies | Rushcliffe Core Strategy | |
|---|---|---|
| | Corresponding policy | Has this policy been significantly amended to be more locally distinctive? |
| Policy 1: Climate Change | Policy 1 | No |
| Policy 2: The Spatial Strategy | Policy 2 | Yes |
| Policy 3: The Green Belt | Policy 3 | No |
| Policy 4: Employment Provision and Economic Development | Policy 4 | Yes |
| Policy 5: Nottingham City Centre | Policy not included in Rushcliffe Core Strategy | |
| Policy 6: Role of Town and Local Centres | Policy 5 | Yes |
| Policy 7: Regeneration | Policy 6 | Yes |
| Policy 8: Housing Size, Mix and Choice | Policy 7 | No |
| Policy 9: Gypsies, Travellers and Travelling Showpeople | Policy 8 | No |
| Policy 10: Design and Enhancing Local Identity | Policy 9 | No |
| Policy 11: The Historic Environment | Policy 10 | No |
| Policy 12: Local Services and Healthy Lifestyles | Policy 11 | No |
| Policy 13: Culture, Tourism and Sport | Policy 12 | No |
| Policy 14: Managing Travel Demand | Policy 13 | No |
| Policy 15: Transport Infrastructure Priorities | Policy 14 | No |
| Policy 16: Green Infrastructure, Parks and Open Space | Policy 15 | No |
| Policy 17: Biodiversity | Policy 16 | No |
| Policy 18: Infrastructure | Policy 17 | No |
| Policy 19: Developer Contributions | Policy 18 | No |

1.1.6 As well as issues of strategic importance covering the whole plan area, the three Council areas making up the Aligned Core Strategies each has its own local issues and priorities (see sections 2.7 to 2.9). The policies of the Aligned Core Strategies have therefore been written in such a way as to address the strategic common issues, and provide a sufficiently flexible framework for part 2 Local Plans, in which Broxtowe, Gedling and Nottingham City Councils will outline their locally distinct approaches to the more detailed delivery of the Aligned Core Strategies.

1.1.7 The first public stage in preparing this document was the Issues and Options consultation, which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010 and later consultation in the summer of 2011 on a Housing Provision Position Paper and Policy 1: Climate Change. Responses to these earlier consultations have helped to shape the current version of the Aligned Core Strategies, which sets out how the Councils think their part of Greater Nottingham should develop over the plan period to 2028.

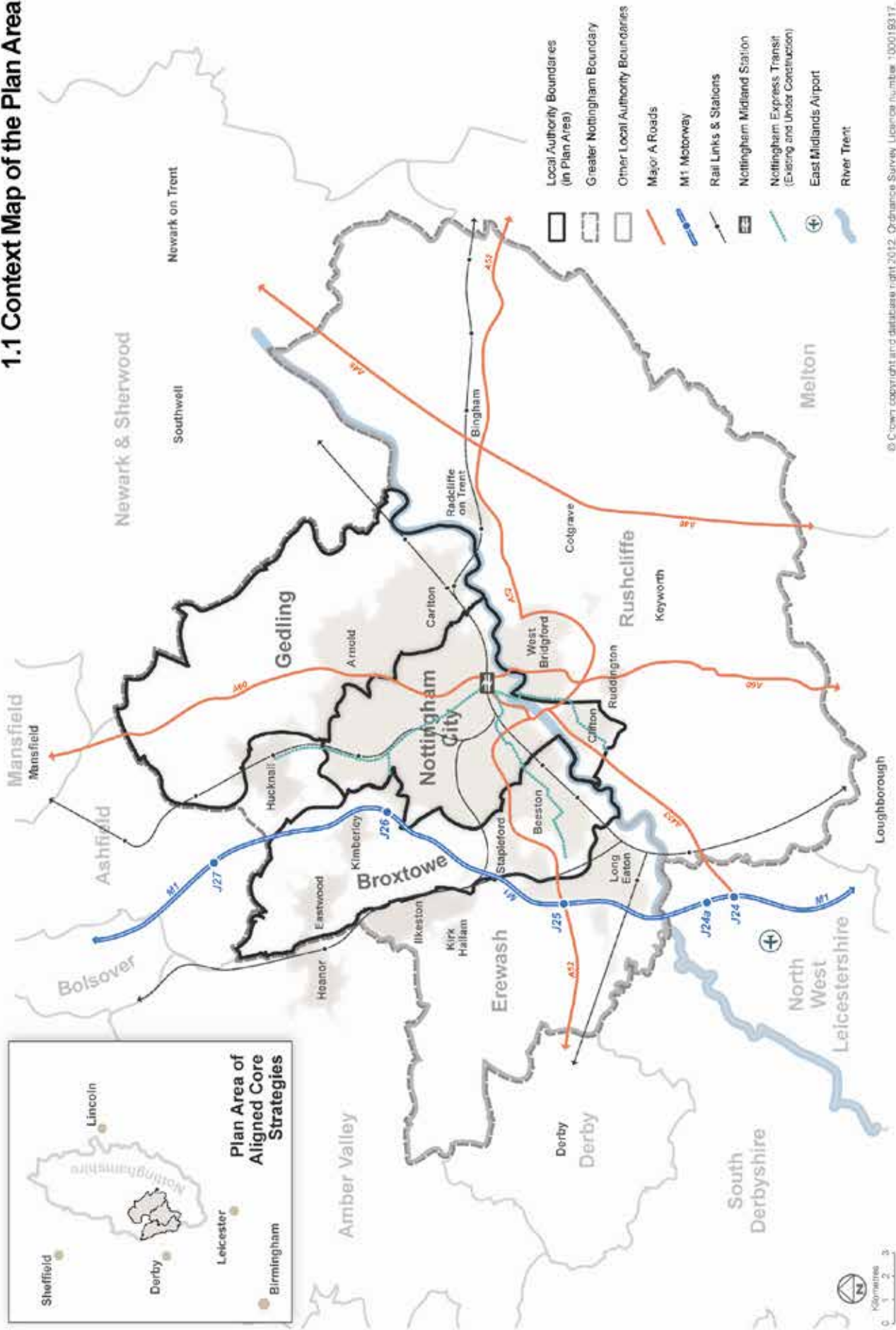
1.1.8 This document consists of three main parts, Section 1 introduces the concept of Aligned Core Strategies, Section 2 looks at the character of the plan area, now and in the future, setting out a 'vision' of what the area will look like in 2028 if the strategy in the Aligned Core Strategies is implemented, together with Spatial Objectives that set out the key principles by which this vision will be achieved. Section 3 is the Delivery Strategy, including a set of policies and proposals, which together form a strategic and consistent policy approach to delivering the vision. The policies are grouped together in the following sections:

- Sustainable Growth
- Places for People
- Our Environment
- Making it Happen

1.1.9 The main proposals of the Aligned Core Strategies are illustrated on the Key Diagram, which can be found at the end of the document.

1.1.10 The strategy is not a formal Joint Core Strategy, so decisions relating to it have been made separately by each Council, consequently the document is known as the Greater Nottingham Broxtowe, Gedling and Nottingham City Aligned Core Strategies. The Councils are 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 co-ordination of all the Core Strategies within Greater Nottingham including those for Erewash and Rushcliffe.

1.1 Context Map of the Plan Area



1.1.11 Each of the Councils has their own Sustainable Community Strategy, which have been developed on behalf of their Local Strategic Partnerships (see Glossary). A key aim 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 in Section 2.

1.1.12 The preparation of the Aligned Core Strategies have taken into account the Government's East Midlands Regional Plan (2009), which was the Regional Strategy (RS). However, on the 6th July 2010 the Secretary of State announced the revocation of Regional Strategies. On the 20th March 2013 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East Midlands. This came into force on 12th April 2013 and as such the East Midlands Regional Plan no longer forms part of the Development Plan. However, it is the Councils' view that much of the evidence base on which the East Midlands Regional Plan relied is still relevant.

1.1.13 In addition, in March 2012, the Government published the National Planning Policy Framework which replaces Planning Policy Statements (PPSs), Planning Policy Guidance notes (PPGs) and some circulars. This has been taken into account in the development of the Aligned Core Strategies.

1.1.14 The Aligned Core Strategies include policies and guidance on how the anticipated level of development 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. The Core Strategies also describe in broad terms where the new homes, jobs and infrastructure will go; how development will be made to be as sustainable as possible; how the growth will benefit our existing communities whilst recognising what is special about the area. This includes the historic environment, the culture and heritage, the local distinctiveness between the City Centre, the inner and outer suburbs, the town centres, and the more rural settlements and villages, together with the countryside that surrounds them. Where relevant it also makes reference to the Sub Regional Centres of Hucknall (in Ashfield District) and Ilkeston (in Erewash Borough).

1.1.15 In producing the Aligned Core Strategies, the Greater Nottingham Councils have used an extensive evidence base. In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various documents. The evidence base which underpins the Aligned Core Strategies includes:

- Local Authorities Sustainable Community Strategies
- Greater Nottingham Strategic Flood Risk Assessment, 2008
- Appraisal of Sustainable Urban Extensions Study, 2008
- Sustainable Locations for Growth Study, February 2010
- Annual Greater Nottingham Strategic Housing Land Availability Assessment
- Strategic Housing Market Assessment, 2007
- Nottingham Core HMA Strategic Housing Market Needs Assessment Update 2009
- Affordable Needs Update, 2012
- Housing Background Paper, 2012
- Greater Nottingham Household Projections Paper, 2012
- Nottingham - Derby Green Belt Review, 2006
- Nottingham City Region Employment Land Study (NCRELS), 2007
- Office and Employment Provision Background Paper, 2012

- Nottingham City Region Employment Land Study (NCRELS), Update Report, 2009
- Greater Nottingham Retail Study, 2007
- Greater Nottingham Retail Study Partial Update, 2013
- Greater Nottingham Retail Background Paper, 2012
- Nottingham Core Affordable Housing Viability Study, 2009
- Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire, 2007
- Nottingham Local Transport Plan, 2011
- Nottinghamshire Local Transport Plan, 2011
- Derbyshire Local Transport Plan, 2011
- Landscape Character Assessment for Greater Nottingham, 2009
- Derbyshire Landscape Character Assessment, 2003
- 3 Cities Green Infrastructure Strategy and Action Plan, 2010
- Nottinghamshire Local Biodiversity Action Plan, 1998
- Greater Nottingham and Ashfield Infrastructure Capacity Study, 2009
- Greater Nottingham Infrastructure Delivery Plan, 2012
- Greater Nottingham and Ashfield Outline Water Cycle Study, 2010

1.2 Why the Councils are Working Together

1.2.1 The Councils believe that 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 have produced the Greater Nottingham Infrastructure Delivery Plan (which includes Erewash and Rushcliffe together with the Hucknall part of Ashfield) to ensure that there is adequate infrastructure to support the proposals of the Aligned Core Strategies. Working together to prepare aligned policies should lead to better and more joined up planning outcomes, whilst making best use of resources, by sharing staff and expertise, having a linked and more efficient examination of the Core Strategies and being able to access more funding. This approach should also increase certainty for developers as consistent planning policy will apply across the plan area.

1.2.3 These advantages are recognised in the National Planning Policy Framework which states:

‘Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities ... The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.

Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans.’

1.3 The Local Plan (formerly Local Development Framework)

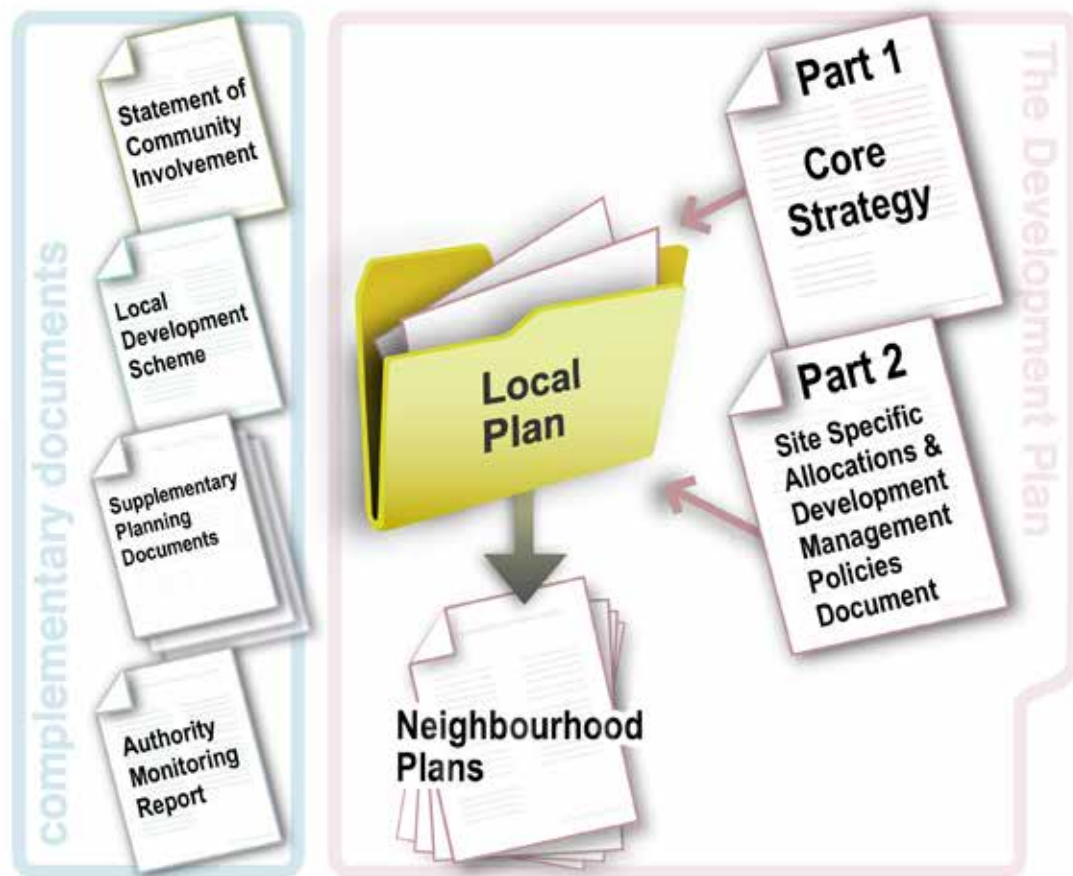
1.3.1 Changes in planning legislation have sought to introduce a simpler and more effective planning system, and to strengthen community involvement in planning. The

Saved Policies from the adopted Local Plans for each Council are therefore to be replaced by new Local Plans. These can consist of a number of Development Plan Documents taking into account the local demands of development and growth, while seeking to protect the environment and the wellbeing of local communities.

1.3.2 A number of terms and abbreviations are associated with the new planning system and a glossary is included at the end of this document to provide clarification.

1.3.3 The relationship between the Local Plan and associated documents is illustrated in Figure 1.1.

Figure 1.1 Local Plan



1.3.4 The **Local Plan** may comprise several Development Plan Documents and in combination this constitutes the 'Development Plan'. Development Plan Documents may include:

- **Core Strategy** – sets out the overarching spatial vision for development of each Council and provides the planning framework for the other documents listed below.
- **Development Management Policies** – sets out policies for the management of development, against which planning applications for the development and use of land will be considered.

1.3.5 The Development Plan Documents produced by the Councils will form the 'Development Plan' for the area when all are completed.

1.3.6 Each Council is in the process of producing their part 2 Local Plans and when adopted these will consist of:

- Broxtowe Borough Council – Site Allocations and Development Management Policies.
- Gedling Borough Council – Local Planning Document.
- Nottingham City Council – Land and Planning Policies Document.

1.3.7 Documents that support a Local Plan may comprise:

- **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.
- **Authority Monitoring Report (formerly Annual Monitoring Report)** – sets out the progress in terms of producing Development Plan Documents and implementing policies.

1.3.8 The Local Plan will include a **Policies Map** which illustrates the geographic extent of policies and proposals on a map, and can also include Supplementary Planning Documents which are not Development Plan Documents, but provide more detailed guidance on development plan policies.

1.3.9 A **Core Strategy** is a key strategic planning document. It performs the following functions:

- defines a spatial vision for three Councils within Greater Nottingham to 2028;
- sets out a number of spatial objectives to achieve the vision;
- sets out a spatial development strategy to meet these objectives;
- sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites, known as 'strategic sites') and infrastructure investment; and
- indicates the numbers of new homes to be built over the plan period.

1.3.10 The Government has introduced a system of Neighbourhood Plans which can be produced by Parish and Town Councils and designated Neighbourhood Forums in areas without Parish or Town Councils. The Government has set out legislation and regulations² on how Neighbourhood Plans must be prepared. Parish and Town Councils or Neighbourhood Forums may choose to prepare such plans but must take account of national planning policy and be in general conformity with the strategic policies in the Local Plan³ including any development requirements. The Neighbourhood Plan is subject to independent scrutiny and provided it meets certain tests including being in general conformity with strategic policies set out in the Local Plan, then it must be put to a local referendum to be decided by a majority vote. If the Neighbourhood Plan is adopted by the Council then it becomes part of the Development Plan for the area that will provide the basis for making planning decisions.

² Under the The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 SI 2012 no. 637.

³ Strategic policies include all the policies contained in the Aligned Core Strategies together with other strategic policies set out elsewhere in the Local Plan to be determined by the individual Councils.

1.3.11 A **Joint Waste Local Plan** is being prepared by Nottingham City Council and Nottinghamshire County Council with the Core Strategy (part 1) being adopted at the end of 2013. The County Council is also preparing a **Minerals Local Plan** for its geographic area including Broxtowe and Gedling. Surface coal resources are present across the centre and north west of Broxtowe Borough. The City Council intends to deal with minerals matters for its area in its part 2 Local Plan, which will include site allocations and development management policies.

1.3.12 It is recognised that there are a number of matters surrounding minerals, and in particular coal, that will need to be addressed within the City Council's part 2 Local Plan and these include:

- The designation of Minerals Safeguarding Areas (MSAs) – MSAs will be defined on the Policies Map and relevant supporting policies will set out the Minerals Consultation Areas based upon these. Areas of surface coal have been identified in the west area of the City and these will be considered for safeguarding;
- Prior extraction – there will be policy ensuring prior extraction takes place where feasible and viable;
- Applications for new minerals workings – there will be policy setting out the environmental criteria against which planning applications will be assessed;
- Reclamation – policy will set out that worked land should be reclaimed at the earliest opportunity;
- Former mining hazards – there will be policy setting out the need to address land instability arising from former minerals workings and associated mining legacy / hazards, including collapse of shallow mine workings, collapse of mine entries, gas emissions from coal mines, transmission of gases into adjacent properties, coal mining subsidence and water emissions from coal mine workings;
- Site allocations – all of the above issues will be taken into consideration in the site assessment and site allocation process. This will include strategic sites that have been identified in the Core Strategy, but will be allocated in the part 2 Local Plan.

1.3.13 Where surface coal resources or mining legacy issues are present on the strategic sites included in this plan, they are referred to in Appendix A.

1.3.14 Until the new policies are adopted in the part 2 Local Plan, the City Council will continue to rely upon the existing minerals policy in the adopted Local Plan (2005), along with the guidance provided in the National Planning Policy Framework and extant Minerals Policy Guidance.

1.3.15 Due to the built up nature of Nottingham City, it is not proposed to make any provision for aggregates extraction across the plan period. Should proposals emerge, individual applications will be considered on their merits.

1.4 Sustainability Appraisal

1.4.1 Sustainability Appraisals have been carried out alongside the Aligned Core Strategies as they developed. They are a statutory requirement, and have been undertaken as an integral part of the plan making process to test and improve the sustainability of the Core Strategies.

1.4.2 The first stage, which accompanied the Issues and Options, was a Sustainability Appraisal Scoping Report. This contained the Sustainability Objectives that have been used to appraise the Core Strategies as they developed. Comments were received on the Scoping Report, and where appropriate they have been incorporated into the Sustainability Appraisal process.

1.4.3 The second stage of the Sustainability Appraisal was the preparation of the Interim Sustainability Appraisal report into the appraisal of the relevant options which were in the Issues and Options document. This was then followed by the Further Interim Sustainability Appraisal Report which appraised the policies and proposals set out in the Option for Consultation. Following this stage, further appraisals of substantively amended or new policies and sites were then undertaken. These appraisals have informed the preparation of the Publication Version policies.

1.4.4 Since the Publication Version, a number of proposed modifications were submitted to be considered as part of the examination process and further Sustainability Appraisals were undertaken.

1.5 Habitats Regulations Assessment

1.5.1 The Aligned Core Strategies are required to be subject to a Habitats Regulations Assessment, including Appropriate Assessment (see Glossary) if necessary. A screening of the Aligned Core Strategies Option for Consultation was completed in September 2010. It found that there could be potentially significant effects of the Aligned Core Strategies on the prospective Sherwood Forest Special Protection Area. The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Special Protection Area will be progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but a decision whether it is to be shortlisted for further consideration as a Special Protection Area is not known.

1.5.2 The screening concluded firstly that a precautionary approach should be adopted and urban extensions north of the B6386 north of Calverton and, at Ravenshead, west of the A60 and north of Ricket Lane should be precluded; secondly that the Green Infrastructure policy should be framed so as not to promote enhancement of the Greenwood Community Forest such that it would attract higher numbers of visitors to the more sensitive parts of Sherwood Forest, including the prospective Special Protection Area; and thirdly that the likelihood of a significant effect on the Park Forest part of the prospective Special Protection Area could not be ruled out, due to increased nitrogen deposition affecting the habitats of the birds for which the site may be classified, arising from the Top Wighay Farm allocation in the Aligned Core Strategies in combination with other plans or projects.

1.5.3 The Aligned Core Strategies have been therefore subject to further assessment in respect of the potential effects on the Park Forest part of the prospective Sherwood Forest Special Protection Area, as a result of the Top Wighay Farm allocation, in combination with other plans or projects. The scoping of this 'Appropriate Assessment' was completed in September 2010, and the Assessment subsequently broadened to include noise impacts as well as nitrogen disposition.

1.5.4 This further assessment was completed in September 2011, and concluded no likely significant effect from the development at Top Wighay Farm.

1.5.5 In January 2012 a further Habitats Regulation Appraisal Screening Record was undertaken to assess whether development around Bestwood Village, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. This concluded that there would be no significant effects at Bestwood Village and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package is put in place. This mitigation package has been agreed with Natural England following an additional assessment in January 2013 and is set out in the Infrastructure Delivery Plan and Appendix A.

1.6 Equality Impact Assessment

1.6.1 The Aligned Core Strategies are also required to be subject to an Equality Impact Assessment to ensure that they meet the needs of all members of the community. An Equality Impact Assessment is defined by the Equality & Human Rights Commission as ‘...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody’⁴. Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

1.6.2 A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Aligned Core Strategies have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues, and where the recommendations have not been adopted the reasons for this have been set out.

⁴ Equality & Human Rights Commission ‘Equality Impact Assessment Guidance’ (Nov 2009).

The Future of Broxtowe, Gedling and Nottingham City in the Context of Greater Nottingham



2.1 Key Influences on the Future of the Plan Area

2.1.1 This section includes a description of the plan area set within the wider context of Greater Nottingham, due to the strong inter-relationships between the different parts of Greater Nottingham and the high degree of alignment between all the Core Strategies covering the area. The Aligned Core Strategies of the three local authorities have taken into account relevant existing guidance, policies and strategies, and aim to help to deliver the aims and objectives of these policies and strategies.

2.1.2 Government planning policy is set out in the National Planning Policy Framework which was published in March 2012.

2.1.3 The East Midlands Regional Plan (2009) included a Sub Regional Strategy for the Three Cities area (which covers the Derby, Leicester and Nottingham areas). It provided a strategic spatial development framework for the area. Although now abolished, the evidence that supported it remains relevant.

2.2 The Character of the Plan Area

2.2.1 The following section is a description of the character of the plan area, what the area looks like now, together with the key opportunities and constraints identified so far.

2.2.2 The three local authorities of Broxtowe, Gedling and Nottingham making up the plan area have a population of 528,700⁵ (Greater Nottingham including the Hucknall part of Ashfield, Erewash and Rushcliffe has a population of 784,100). The plan area includes the City Centre, the built up parts of the three authorities and their surrounding rural areas.

2.2.3 It is centrally located within England, and lies close to Derby and Leicester with important and complementary economic linkages between the cities. Part of this relationship has been strengthened by the creation of the Derby Derbyshire Nottingham Nottinghamshire (D2N2) Local Enterprise Partnership. Greater Nottingham as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.

⁵

Office for National Statistics 2011 Census, Crown Copyright.

2.2.4 The area is influenced to the south by the town of Loughborough, to the east by Newark, which is also a designated Growth Point, to the west by Derby and to the north by Mansfield and Sutton in Ashfield.

2.2.5 The main built up area of Nottingham (including Long Eaton in Erewash and West Bridgford in Rushcliffe), has a population of about 559,700⁶. There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston, both important towns with their own identity and economic roles. Hucknall, with a population of 32,100, is in Ashfield District, but will extend into Gedling Borough once the proposed Sustainable Urban Extensions are implemented. Ilkeston is wholly within Erewash Borough and has a population of 38,600. The suburban centres of Arnold, Beeston, Bulwell, Carlton and Clifton 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 Calverton and Kimberley are similarly constrained.

Economy and Employment

2.2.6 Nottingham is a designated Core City (see Glossary), recognised as a city of national importance, and an important driver of the wider economy. Its influence is reflected in it being 6th position in CACI 2011 national retail ranking. It is also a designated Science City (see Glossary), in recognition of the vital importance of the two hospital campuses and two Universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. Science City objectives will also be supported by the designation of the Boots campus as an Enterprise Zone which includes the Boots campus, MediPark, Beeston Business Park and Nottingham Science Park. 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.

2.2.7 Economic activity and employment rates in the plan area are relatively low – 72% of people of working-age are economically active and 65% in employment (74% and 68% respectively for Greater Nottingham), compared with 76% and 70% nationally⁷. 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.

Culture

2.2.8 The area has an excellent and improving cultural offer, with nationally recognised facilities, such as the world class sporting venues, a range of theatres, Capital FM Arena, the Nottingham Contemporary and New Art Exchange galleries, a network of public libraries, and the Broadway independent cinema and film centre. Tourism, focussed around Robin Hood, Byron and DH Lawrence, is also a central element of

⁶ Office for National Statistics 2011 Census, Crown Copyright.

⁷ ONS Annual Population Survey, July 2011 to June 2012. 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.

the cultural offer, which has an important role for towns such as Eastwood. There are a range of heritage assets which reflect the history of the plan area from the medieval period through to the industrialisation of the Victorian era. These have created an historic environment which has helped shape the area and contributed to the quality of life, local distinctiveness and sense of place. These assets include a wealth of Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens along with other assets including those yet to be identified. Work is needed to protect, preserve and enhance them especially those which are deemed to be 'at risk'. The area is also the home of several nationally important sports facilities, including the National Ice Centre and Notts County Football Ground, and with Trent Bridge Cricket Ground, the Nottingham Forest Football Ground, and the National Watersports Centre in Rushcliffe being readily accessible.

Population Trends

2.2.9 The population of the area rose by 42,500 (8.7%⁸), between 2001 and 2011 (52,400 or 7.2% within Greater Nottingham) due to natural growth in the population, people living longer, international migration, and the growth in student numbers. If the proposed housing figures are delivered, it is estimated that it will have a population of 579,000⁹ in 2028, (863,000 for Greater Nottingham), an increase of around 9% (10% for Greater Nottingham). 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 ageing 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 2010 to about 19% in 2028.

2.2.10 In terms of migration to and from other parts of the UK, Greater Nottingham experiences net out-migration of all age groups except those aged 16 to 24¹⁰. 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)¹¹. 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 within the UK, the area has good connectivity to most of the country. There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south west, north east or Scotland. Compared to some other routes, however, journey times are uncompetitive and there is a lack of capacity on some services. More local

⁸ ONS 2001 and 2011 Census, Crown Copyright.

⁹ District forecasts produced for Nottinghamshire County and Nottingham City Councils by Derbyshire County Council (March 2012). See the Councils' technical note 'Forecast of Population and Households for Nottinghamshire and Derbyshire Authorities Controlled to New Dwelling Figures, June 2012, for details.

¹⁰ ONS Internal Migration Estimates, mid-2011 to mid-2012. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.

¹¹ As defined by the Office for National Statistics following the 2001 Census.

services include the Robin Hood Line which extends from Nottingham north through Bulwell, and Hucknall, connecting the area to Mansfield and Worksop. In January 2013 the Secretary of State for Transport announced that the preferred 'Y' route for High Speed Two rail network (HS2) will pass through the plan area with a hub station at Toton Sidings to serve the East Midlands. This will significantly reduce journey times from the plan area to other areas including London and several Core Cities, and will improve connections to stations in Europe via HS1. HS2 is expected to be operational by 2032, which although outside of the plan period will encourage investment and job creation in the plan area during the plan period, bringing significant benefits in terms of sustainable transport and economic development.

2.2.12 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 which can be accessed by the new railway station of East Midlands Parkway located close to the M1.

2.2.13 The area 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. The A46 has recently been upgraded to a dual carriageway and scheduled to open in the summer of 2012. In April 2012 the Government gave final commitment to improvements to the A453 linking Nottingham with junction 24 of the M1 and these are now nearing completion. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).

2.2.14 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 construction began on two further lines and due to open early 2015. 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 Workplace Parking Levy in Nottingham City, which started operating in April 2012, provides a fund to further improve non-car modes of travel and encourage behavioural change.

2.2.15 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 respective Nottingham and Nottinghamshire Local Transport Plans.

2.2.16 There is significant congestion during peak hours of demand, on main radial and orbital routes across the area. This 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.

Housing Mix

2.2.17 Although the housing mix across the plan area as a whole broadly reflects the national picture, with 58% of properties being owner-occupied in 2001 and 17% with

7 or more rooms¹², 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 (38% having 4 rooms or fewer compared with 32% for the plan area as a whole), and more social rented accommodation (30% compared to 21% for the plan area as a whole). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems¹³.

2.2.18 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, such as Lenton and some of the former council owned outer estates which have a restricted range of house types and sizes, such as Clifton.

2.2.19 The housing stock rose by about 16,800¹⁴ (7.8%) in the plan area (24,500 or 7.7% within Greater Nottingham) between April 2001 and March 2011. Reflecting the national trend for smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in Greater Nottingham in 2009/10 were flats and 65% had 1 or 2 bedrooms¹⁵.

Social Need

2.2.20 There are significant contrasts within the plan area, with the wealth of the 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. 45 of the 326 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2010 Index of Multiple Deprivation¹⁶, all of them in Nottingham City. Other SOAs in the worst 20% nationally are located in Eastwood, Arnold, Netherfield and Chilwell. 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.

Health

2.2.21 A similar geographical pattern is reflected in the health of the population, most graphically illustrated through average life expectancy. Broxtowe and Gedling have life expectancy above the national average. However, there are parts of the plan area, particularly Nottingham City where there are significant gaps in life expectancy between the most and least deprived communities, ranging in some cases up to ten years. Deprivation also means that, on average, life expectancy in Nottingham is three years less than in England (which is 78.2 years at birth). The causes of that lower life expectancy are due in the main to a higher than average prevalence of three diseases; cardiovascular heart disease, cancer and chronic obstructive pulmonary disease (lung disease). Lifestyle risk factors contribute to all of these including smoking, low levels of exercise, obesity, high alcohol consumption and poor mental wellbeing.

¹² 2011 Census. The comparable figures for England were 63% and 23%. Rooms includes kitchens but excludes bathrooms.

¹³ CLG Housing Statistics.

¹⁴ Council housing monitoring data. Includes purpose built student dwellings, in line with CLG definitions.

¹⁵ EMRA RSS Annual Monitoring Report 2009/10 Database. Hucknall is excluded.

¹⁶ CLG 2010 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.

Green Infrastructure, Open Space and Landscape

2.2.22 Although it contains no nationally designated landscapes, the area's countryside and open spaces are an important part of its local distinctiveness. Evidence shows that investment in Green Infrastructure would 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 Local Wildlife Sites, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals. An area to the north of the plan area has been identified as having the characteristics of a Special Protection Area (see Glossary) for woodlark and nightjar. This area is under consideration for formal inclusion in the designation process.

2.2.25 The area has a wide range of habitats, ranging from river washlands to mixed woodland. A Local Biodiversity Action Plan covers the whole of the plan area, and identifies those plants and animals of conservation concern, and lists 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 The Aligned Core Strategies have 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 the area'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 flooding at Lambley in 2007. Flooding from other sources including pluvial, groundwater, minewater and drainage infrastructure is a particular issue in parts of the plan area.

2.3 Spatial Vision

2.3.1 The spatial vision is what the plan area could look like if the aspirations of the Aligned Core Strategies are met. It is consistent with the visions of the Councils' Sustainable Community Strategies.

2.3.2 *In 2028, the combined area of Broxtowe, Gedling and Nottingham City is known regionally and nationally as an area with an exceptional quality of life. It has a buoyant economy, with a strong 'Science City' theme, underpinned by the high proportion of people employed in knowledge based jobs and supported by a high quality, high capacity digital infrastructure network. It also includes a modern and competitive manufacturing sector. Nottingham itself is a successful 'Core City' and is on target to achieve its aim of being one of Europe's top cities for science, technology, innovation and creativity by 2030.*

2.3.3 *The area has experienced sustainable growth, with 30,550 new homes developed since 2011, many of which were once areas in need of regeneration but are now attractive locations. It continues to be the pre-eminent sporting centre in the region with an excellent range of cultural, artistic and sports facilities.*

2.3.4 *Much of this growth is sustainably accommodated within the main built up area of Nottingham which has assisted in reducing the need to travel, made the most of existing infrastructure and has driven the regeneration of parts of the urban area. The main built up area of Nottingham has been expanded, including successful neighbourhoods in their own right at Field Farm north of Stapleford, in the vicinity of the proposed HS2 station at Toton, at Teal Close, Netherfield and at the former Gedling Colliery site, and new development is creating successful communities, well integrated into the urban area, and with excellent connectivity to the wider city, especially the City Centre and other job opportunities. Some established residential areas have been remodelled, with a new housing and population mix, and are now popular neighbourhoods with both old and new residents. The disparities in the quality of life apparent in 2011 are being addressed, and fear of crime has been reduced, as a result, people are more willing to get involved in decisions which affect their lives.*

2.3.5 *The City Centre itself has expanded to the east and south, and the area around the Midland station in particular is an attractive gateway and a major transport hub. The retail offer has been considerably enhanced by developments at both the Broadmarsh and Victoria centres, with an upgraded City Centre environment elsewhere. These developments are responsible for the city's improved position in the national retail rankings and have enhanced its role as the region's principal shopping and leisure destination. The town centres within the area have improved their vitality and viability in line with their place in the hierarchy and network of centres.*

2.3.6 *The Sustainable Urban Extensions in Gedling adjoining the Sub Regional Centre of Hucknall (which is in Ashfield District) are now successful neighbourhoods in their own right, but well integrated into Hucknall and have contributed to the town's vibrant local economic and retail roles.*

2.3.7 *These new communities and neighbourhoods have been built to the highest design and environmental standards, being resilient to climate change, with low water usage, high levels of energy efficiency, and low or zero carbon energy forming part of their overall energy usage, including decentralised generation. Indeed phases constructed after 2016 are all carbon neutral.*

2.3.8 *In the more rural parts of the area, some identified settlements have developed to make the best of their accessibility to services, which have been sustained and enhanced, and their infrastructure capacity. 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 vitality, viability, and local distinctiveness. The rural economy has developed to be diverse and vibrant, although agriculture and food production remain important.*

2.3.9 *Connections to London and other regional cities, especially Derby and Leicester, are much improved, with rail line speed and capacity improvements, and the completion of major highway schemes. A HS2 hub station to serve the East Midlands is nearing completion at Toton in Broxtowe. Associated infrastructure including convenient*

sustainable public transport access to link the station to the rest of Greater Nottingham is complete or planned. Development in the vicinity of the proposed HS2 station at Toton has maximised opportunities for the local community and the regional and national economy. The public transport network continues to be world class, and includes new NET routes. Major improvements to the quality of the bus network, especially in the City Centre, and to other parts of the area, the rest of the County, and beyond have been made. Public transport 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.

2.3.10 *The area's unique built and natural environment has been improved through the sensitive and high quality design of new development, the historic environment, both urban and rural is valued and protected and where necessary has been enhanced. The principle of the Green Belt remains and it continues to shape new development, especially with regard to its key purpose of preventing coalescence of Nottingham and Derby and their associated towns. Major new Green Infrastructure has enhanced the multifunctional open space provision and network of green corridors linking the built up areas to open countryside and has helped to address the impacts of that growth whilst also providing opportunities for healthy lifestyles. It has also contributed to a step change increase in the region's biodiversity whilst allowing it to cope with climate change. Landscape character is now a key influence on new development.*

2.3.11 *The area supports young people through education and training, with completed improvements to schools, academies, further education establishments and Universities now giving them a better start in life, and the ability to access education, training and high quality jobs.*

2.4 Spatial Objectives

2.4.1 The Aligned Core Strategies spatial objectives seek to deliver this vision, and are also consistent and complementary with the various Councils' Sustainable Community Strategies and national policies, particularly those on sustainable communities, as set out in national planning guidance.

- i. **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.
- ii. **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, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.

New housing development within the built up areas of Nottingham will assist the regeneration at Boots within Nottingham City and Broxtowe Borough (including part of Severn Trent land), and at Stanton Tip and within the Waterside Regeneration Zone in Nottingham City. Gedling Colliery/Chase Farm is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the necessary highway infrastructure. Some established residential areas such as parts of St Ann's will be remodelled, with a new housing and population mix.

The main built up area of Nottingham will be expanded with a Sustainable Urban Extension at Field Farm, Stapleford, in Broxtowe and at Teal Close, Netherfield in Gedling.

Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (which is in Ashfield District) will support the regeneration of this Sub Regional Centre.

In other parts of the plan area, the Key Settlements of Awsworth, Bestwood Village, Brinsley, Calverton, Eastwood, Kimberley (including Nuthall and Watnall) and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.

- iii. **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. Supporting, developing and enhancing the City Centre by providing for new office, commercial, residential and other uses especially through the development of the Regeneration Zones and within the Sustainable Urban Extension of Top Wighay. Maximising the opportunities associated with the Enterprise Zone at Boots campus, Beeston Business Park, MediPark and Nottingham Science Park and development in the vicinity of the proposed HS2 hub station at Toton. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.
- iv. **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through economic growth and retail development. The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centre's position in the hierarchy will be promoted in addition to social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate the redevelopment of both the Broadmarsh and Victoria Shopping Centres within the City Centre and improvements to the vitality and viability of the town centres of Arnold and Beeston. Bulwell will see significant development and enhancement with its role changed from district centre

to a town centre. Other centres, such as Eastwood and Sherwood will continue to provide for more localised needs.

- v. **Regeneration:** to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, at the former Gedling Colliery and at the Enterprise Zone including the Boots site. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- vi. **Protecting and enhancing the area's individual and historic character and local distinctiveness:** to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.
- vii. **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.
- viii. **Health and wellbeing:** 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 especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.
- ix. **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community leisure and sport facilities, for instance through improving existing or providing new schools (e.g. at Top Wighay, north of Hucknall), academies, further education establishments and Universities, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.
- x. **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 especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working. To aid the planned growth, strategic transport improvements will be completed, including the expansion of the NET including new routes to Chilwell and Clifton and major highway network improvements including the Nottingham Ring Road scheme and widening of A453. Sustainable transport options linking the proposed

HS2 hub station to the rest of Greater Nottingham will be explored including a NET extension.

- xi. Protecting and improving natural assets:** to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.
- xii. Timely and viable infrastructure:** to make the best use of existing, and 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 through existing mechanisms, such as the investment plans of utility providers, Regional Funding Allocation and the New Growth Point, and through developer contributions. The Councils intend to develop Community Infrastructure Levies to support the delivery of new infrastructure.

2.5 Links to Sustainable Community Strategies

2.5.1 Sustainable Community Strategies are key long-term planning documents for improving the quality of life and services in a local area. Each Council has prepared a Sustainable Community Strategy which has also been agreed by a Local Strategic Partnership.

2.5.2 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 to 20 years, in a way that contributes to sustainable development. 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 important that the Sustainable Community Strategies of the local authorities are fully reflected in the Aligned Core Strategies, which sets out how their spatial planning elements will be delivered.

2.5.3 The area's Local Strategic Partnerships are based on the various Councils' administrative areas, for instance the Broxtowe Local Strategic Partnership covers the Broxtowe Borough Council area, and the Gedling Local Strategic Partnership covers the Gedling Borough 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.

2.5.4 Councils need to have full regard to the vision outlined in the corresponding area's Sustainable Community Strategy when preparing their Core Strategies. Therefore, it is important to demonstrate how the two respective documents will complement one another.

2.5.5 A summary of each Council's Sustainable Community Strategy can be found within the relevant Council's element of the Local Distinctiveness section of this document.

2.5.6 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 D, which demonstrates where there is a general level of agreement with the topic-based issues in this document.

2.6 Links to Other Strategies

2.6.1 The Aligned Core Strategies have also taken into account the strategic plans of various service providers within or affecting the plan area, and where relevant and these have been incorporated into the Infrastructure Delivery Plan.

2.7 Broxtowe Spatial Portrait / Local Distinctiveness



Spatial Issues

2.7.1 Broxtowe has a population of 109,500 (2011 census) and covers an area of some 31 square miles. It is characterised by a more urban south with the separate settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell together comprising over 60% of the Borough's population and forming part of the western side of the built up area of Greater Nottingham.

2.7.2 The north is more rural with the largest settlements at Eastwood (population approximately 11,000) and Kimberley (population approximately 6,200). All of the rural parts of the Borough are within the defined Nottingham Derby Green Belt, which comprises 64.4% of the total Borough area.

2.7.3 The Borough has excellent access to the motorway network and good access to East Midlands Airport via junction 24 of the M1, together with excellent rail connections at Beeston and Attenborough stations and the close by stations of Nottingham and East Midlands Parkway. The M1 bisects the Borough, with junction 26 within the Borough at Nuthall, while junction 25 is just outside the Borough with links to this and the City Centre via the A52.

2.7.4 The accessibility of the Borough will be further improved with current construction of the Nottingham Express Transit (NET 2) tram route which will serve many of the most densely populated areas in the south of the Borough and will include a park and ride site near the A52 at Toton. This will supplement the already regular and extensive bus services connecting the settlements in the south of the Borough with Nottingham City Centre and there is also a high frequency bus service from Nottingham through Beeston to Derby. Transport links, including public transport, connecting the north with the south of the Borough are less extensive.

2.7.5 The preferred location for a HS2 hub station at Toton will significantly improve the accessibility of the Borough to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use development in close proximity to the station. The details and mix of uses will be determined through the Borough's part 2 Local Plan.

2.7.6 Key physical features of the Borough are the Rivers Trent and Erewash, which form its southern and western boundaries respectively. The River Trent in particular forms a significant barrier to transport connections to the south, although the river itself is navigable and connected to Nottingham via the Beeston Canal.

Built and Natural Environment Issues

2.7.7 At Attenborough alongside the River Trent, former wet gravel workings now provide an extensive nature reserve, which is also a Site of Special Scientific Interest (SSSI). There are also extensive areas of open space at Bramcote Park in Broxtowe, and the University of Nottingham campus and Wollaton Park, both within the City of Nottingham but within walking distance of many of the most populated areas in the south of the Borough. Access to formal open space is more limited in the north of the Borough, although there are important areas for recreation in the central parts of the Borough around the former Nottingham Canal at Cossall, Strelley, at Colliers Wood, Moorgreen reservoir and extensive countryside to the north.

2.7.8 Historically and culturally there are strong links to the world famous writer DH Lawrence with a heritage centre and museum in Eastwood (his birthplace) with much of his writing influenced by the coal mining heritage and landscape in the north of the Borough which he referred to as 'the country of my heart'. The majority of Broxtowe is within the former Nottinghamshire coalfield, which influences the setting for a number of mature landscape areas concentrated in the central and northern parts of the Borough and with easy access to the Derbyshire countryside and the Erewash valley.

2.7.9 Many of these former coalmining areas are subject to successful regeneration, with significant financial investment and landscape remediation. It remains a major priority of the Council to secure the successful redevelopment of the Boots site in Beeston, which will require close working with adjacent landowners and the City of Nottingham due to cross boundary issues.

2.7.10 In the Borough there are 151 Listed Buildings (6 Grade I, 9 Grade II* and 136 Grade II), 6 Scheduled Monuments, 15 Conservation Areas, 10 Sites of Special Scientific Interest and 143 Local Wildlife Sites. However, some of these heritage assets are at risk, with 3 Listed Buildings, 1 Scheduled Monument and 4 Conservation Areas included on the national Heritage at Risk Register.

Economic Issues

2.7.11 Beeston is the main town centre in the Borough and is a major location for new investment and employment opportunities. Broxtowe has major ambitions to secure the redevelopment of Beeston Square, as expressed in the adopted Beeston Town Centre Plan Supplementary Planning Document, and the proposed tram route is a

key part of this redevelopment which is expected to bring significant additional inward investment. Other town centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.

2.7.12 Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings and land both with advantage of excellent rail links being close to the train station. The Boots campus has the further advantage of being declared an Enterprise Zone by the Government in March 2011. In addition the Enterprise Zone designation was extended to Beeston Business Park in March 2012 and, being immediately adjacent to the train station, it is well placed to attract new enterprises.

2.7.13 Broxtowe is a relatively affluent Borough being ranked 219 out of 326 English local authorities in the 2010 Index of Multiple Deprivation (with 1 being the most deprived). Unemployment in the Borough was 2.3% in October 2011, which is a significant decrease from the previous year. However, rates vary significantly between wards with pockets of unemployment concentrated in more deprived areas, in particular the three wards of Eastwood South, Chilwell West and Stapleford North which also have higher proportions of unskilled workers. The proposed strategic location for growth in the vicinity of the proposed HS2 station is partly in the ward of Chilwell West and is in relatively close proximity to Stapleford North. The significant economic development planned in the vicinity of the station is therefore well placed geographically to assist in addressing unemployment in these wards. In education, skills and training two Local Super Output Areas (LSOAs) in the same ward (Eastwood South) rank in the top 10% most deprived nationally. There is therefore a need to focus resources on providing opportunities to develop further training to enable residents to access skilled employment, particularly given manufacturing decline in these areas.

Social / Community Issues

2.7.14 There is a strong history of manufacturing, pharmaceutical and communications businesses in the Borough. Whilst the continuing decline of manufacturing has led to a need to re-skill the workforce, established businesses such as Boots and the excellent location of Beeston Business Park puts the Borough in a strong position to attract new inward investment.

2.7.15 Average property prices in Broxtowe at just below £154,000 (October-December 2012) show a drop of approximately £1,000 from the same time in 2010 and are lower than the county averages for both Derbyshire and Nottinghamshire. However this masks significant variation across the Borough with average prices in the south being higher than the north and easy access to the city from areas in the south impacting strongly on house prices and rents. Housing affordability is a significant issue in the Borough with a significant need for affordable housing identified in the 2009 Strategic Housing Market Assessment (445 dwellings per annum). There continues to be a high demand for family housing.

2.7.16 At the 2011 census 7.2% of the Borough's population was of ethnic origin with the largest BME groups being Indian and Chinese. The strong influences of the University of Nottingham, Nottingham Trent University and Castle College are attracting a student population to Beeston. These are key drivers attracting significant student population

to the Borough, in particular high proportions of international students, as both the University of Nottingham and the Further Education College in Beeston have strong links with China and South East Asia.

Links to Sustainable Community Strategies (SCS)

2.7.17 The Broxtowe SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period 2010 – 2020.

2.7.18 Priorities within the SCS include:

- **Employment**
Broxtowe will be a thriving and vibrant place with access to services jobs and opportunities for all.
- **Community Safety**
Broxtowe will be a safe place, where crime is under control, people don't have to live in fear of it and there are fewer accidents on the road and at home.
- **Healthy Living**
Broxtowe will be a healthy place, where improving health enhances peoples' quality of life.
- **Children and Young People**
Broxtowe will be a place where children grow personally and socially outside of poverty, have aspirations and are respected for participating in the community.
- **Housing**
Broxtowe will be a place where everyone has access to a good quality affordable home, with access to excellent community facilities.
- **The Environment**
Broxtowe will be a clean and green place, an attractive area in which to live, work and play and where the environment is cared for and respected both today and for future generations to come.
- **Community Relations**
Broxtowe will be a place where everyone is treated fairly, a caring community where people feel they belong.

2.8 Gedling Spatial Portrait / Local Distinctiveness



Spatial Issues

2.8.1 Gedling Borough is a mix of urban and rural with around 80% of 113,500¹⁷ residents living in the Greater Nottingham suburbs of Arnold and Carlton. The remaining residents live in a number of villages including Burton Joyce, Calverton and Ravenshead. Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.

2.8.2 In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

Built and Natural Environment Issues

2.8.3 Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is one Site of Special Scientific Interest (SSSI) which is located near Linby as well as three Local Nature Reserves, eighty one Local Wildlife Sites and has several areas of fine landscape previously designated as Mature Landscape Areas. In addition, some areas of woodland to the north and west of the Borough have been identified as a prospective Special Protection Area (SPA). A decision on the extent of any possible SPA will be made is not known.

2.8.4 A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I Listed Abbey and Boundary Wall and is a major feature in the north of the Borough. There are 188 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 167 Grade II), 9 Scheduled Monuments and 4 Registered Parks and Gardens. However some of these heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Monument included on the national Heritage at Risk Register.

¹⁷ Office for National Statistics 2011 Census.

2.8.5 Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

Economic Issues

2.8.6 As a regional economic hub, Nottingham City is the main work destination for the majority of residents with over half of those employed working there. While Gedling Borough is below the national average for the percentage of working age residents who are qualified to HND, Degree and Higher Degree level qualifications or equivalent, the main areas of occupation are in management, professional occupations and also administration. Employment within Gedling Borough tends to be towards the lower skilled end of the market and the Borough is popular with smaller, more locally focussed business due to lower costs.

2.8.7 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery/Chase Farm and also at Top Wighay Farm which offers good access to the M1. Other key areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.

2.8.8 There are a number of town, district and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold town centre is the largest town centre in the Borough, ranked the highest centre in the hierarchy, and is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

Social / Community Issues

2.8.9 While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield and Colwick, Killisick and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.

2.8.10 Reflecting national trends the population of the Borough is ageing and this is especially clear in a number of villages including Ravenshead. Netherfield and Colwick are popular with young families perhaps reflecting the cheaper, smaller houses in this area. The ethnic minority population has increased from 5.2% in 2001 to an estimated 7.3% in 2009¹⁸.

Links to Sustainable Community Strategy (SCS)

2.8.11 The Gedling Borough SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period up to 2026.

2.8.12 Vision / Priorities in the SCS include:

- **A place of safe and strong communities**

A friendly place where people make a positive contribution to and feel part of their local community, respect and support each other and take responsibility for their

¹⁸ Office for National Statistics estimate.

own actions. Where they feel safe in their homes and on the streets at any time of the day and night.

- **A place where people are treated fairly and have the opportunity to get involved**

A place where everybody has an equal chance to realise their potential and enjoy the lifestyle they want. Where the needs of the villages and suburban neighbourhoods with regard to public transport, local jobs, access to services and housing are met. Where people can be confident that the organisations on which they rely for essential services will meet their needs and respond to their preferences when designing and delivering those services.

- **A place where we take care of our environment**

A place that achieves a balance between the natural and built environment and makes people feel good about their surroundings. A place with clean streets, well maintained open spaces and well managed countryside, where steps are taken to preserve the environment for present and future generations. A place where there is a variety of distinctive and attractive buildings that are of high quality and reflect the character of the local area.

- **A place where people can lead a healthy and active lifestyle**

A place where people have the opportunity to enjoy a healthy lifestyle. A place where people can be physically and socially active, have a good range of accessible health, recreational and leisure facilities and where there is a balanced mix of decent housing meeting the needs of the population.

- **A place that contributes to a vibrant and prosperous Greater Nottingham**

A place that attracts investment, to create a variety of convenient facilities for essential services and shopping, cultural and social activities and also to provide business opportunities and local jobs. A place where people of all ages can have access to good quality education and training in order to gain the skills which will give them the best possible employment prospects and to support the economy of Greater Nottingham.

2.9 Nottingham City Spatial Portrait / Local Distinctiveness



Spatial Issues

2.9.1 Nottingham City is one of the eight Core Cities in England. The City is a very compact and high-density urban area, with a population of 305,700¹⁹ and an area of only 7,461 hectares. Mainly due to its tight boundary, Nottingham has developed at a

¹⁹

Office for National Statistics 2011 Census, Crown Copyright.

higher density than many other towns and Cities, and has developed very strong links and relationships with numerous surrounding settlements and rural areas. Nottingham serves as a strategic centre, attracting people from a wide catchment well beyond its administrative area to access a variety of economic, transport, cultural, and health services and facilities. Many of the suburbs which form part of the built-up area are located in the surrounding Districts and Boroughs.

2.9.2 Nottingham is a leading City in the East Midlands, with its shopping facilities ranked as amongst the best in England, and it has a vibrant and growing leisure and cultural life. However, the City also has some of the worst areas of deprivation and under achievement in the country. There are pockets of deprivation which tend to be focused in the inner City and outer estates.

2.9.3 The City is characterised by its urban core, including its attractive and successful City Centre which provides a wide range of retail, cultural and employment opportunities, as well as some residential development. This is surrounded by a mixture of residential areas and suburbs, including some historic and attractive areas such as The Park and Wollaton, as well as a number of large post-war estates originally built as council homes, including the Meadows, and Clifton.

2.9.4 Nottingham enjoys excellent access to the rail network with a main line Station close to the City Centre which provides direct and frequent services to London, as well as connectivity to other key centres including Birmingham, Derby, Leeds, Leicester and Manchester, and local rail services. Strategic road connectivity is also good, with access to junctions 24 – 26 of the M1, as well as the A52, A46, and A1.

2.9.5 Within Nottingham itself there are excellent bus networks, as well as the Nottingham Express Transit (NET) tram. Public transport patronage within the City is very high compared to many English Cities²⁰, with 75.9 million passenger journeys by bus or tram in 2010/2011, including 9.8 million on the tram. The City has won recognition for its successful management of travel demand, and for reversing national trends by increasing public transport use even during periods of strong economic growth. The extension to NET will further improve access to and within the built-up area, including connectivity to Clifton and Beeston/Chilwell.

Built and Natural Environment Issues

2.9.6 The net housing increase achieved between April 2006 and March 2011 was 4,795 (i.e. an average of 959 per annum). Between 2000 and 2011, 92.6% of dwellings were built on previously developed land²¹.

2.9.7 Nottingham has a large number of Listed Buildings (9 Grade I, 31 Grade II*, and over 700 Grade II), and 31 Conservation Areas. There are 8 Local Nature Reserves (LNR) totalling 140.1ha, 64 Local Wildlife Sites and 3 Sites of Special Scientific Interest in the City. There is a large variety of open spaces, and in 2011 there were 15 Green Flag awarded sites across the City. There are extensive areas of open space at the University of Nottingham campus and Wollaton Park, both within the City. Some open spaces are under-used or of lesser quality, often found within the large estates.

²⁰ Local Public Transport Operators returns 2010/2011.

²¹ Nottingham City Council Housing Monitoring.

2.9.8 The River Trent, Nottingham Beeston Canal, River Leen and Fairham Brook are key elements of the Open Space Network, but the network overall is largely fragmented by development.

2.9.9 Historically and culturally there are strong links to Boots, Raleigh bicycles, Paul Smith and the legend of Robin Hood.

Economic Issues

2.9.10 The City performs a strategic function in economic terms, serving a labour market which extends far beyond its boundaries. More than 55% of all jobs in Greater Nottingham are within the Nottingham City boundary²². GVA (Gross Value Added) per head of population in the City is the highest of 8 Core Cities and one of the highest in the country²³. However, the tight boundaries referred to above do mean that much of the value added to the local economy is generated by commuters who live outside the City itself. Therefore, despite its strategic role, and a strong performance prior to the most recent recession in attracting job growth, the City ranks 20th most deprived out of the 326 districts in England, and 24.8% of the population of the City live in the 10% most disadvantaged Super Output Areas (SOAs) in the country²⁴, compared with 1.0% for the rest of Greater Nottingham. However, Nottingham's position in the Indices of Deprivation is improving, suggesting past regional and ongoing local efforts to address structural and embedded economic challenges are having some impact.

2.9.11 Unemployment in the city was 11,705 (5.4%) in March 2014, a rate which had peaked in 2012 but has steadily declined since. This compares poorly with 3.1% for the rest of the plan area (Broxtowe & Gedling)²⁵. Between July 2011 and June 2012 only 60% of 16-64 year old people living in the City were in employment. This figure is affected by the number of students, but, even allowing for this, it is low compared to 73.1% for the rest of the plan area²⁶. Addressing employment and skills issues remains a priority, particularly in better equipping the population in the more deprived areas of the City to benefit from the growth and opportunities. Established international businesses such as Experian, Capital One, and sectoral clusters such as BioCity ensure a competitive and strong position in attracting new inward investment, as does the 'Science City' designation which recognises Nottingham's potential to see further high-value employment and economic growth, particularly associated with the Enterprise Zone at the Boots campus, MediPark and Nottingham Science Park.

2.9.12 Nottingham is the largest retail centre in the region and was recently ranked 6th in the list of national retail centres²⁷. As such it is a major location for new investment and ambitions exist to secure the redevelopment of both Broadmarsh and Victoria shopping centres to further strengthen and protect the City Centre's retail and economic role, and will represent significant additional inward investment to the City.

2.9.13 In addition to the City Centre, the Queens Medical Centre, City Hospital, the

²² Business Register and Employment Survey 2009, Office for National Statistics.

²³ GVA estimates for 2009, Office for National Statistics.

²⁴ 2010 Indices of Deprivation, Department of Communities and Local Government.

²⁵ Office for National Statistics Claimant Counts October 2012.

²⁶ Annual Population Survey (July 2011 to June 2012), Office for National Statistics.

²⁷ Retail Footprint 2011, CACI Ltd.

Universities, Lenton Lane, Blenheim Industrial Estate, and NG2 business park to the west are major employment locations.

Social / Community Issues

2.9.14 There is a strong history of manufacturing, textiles and pharmaceuticals in the City, and with the decline in many traditional sectors, there is an ongoing and priority to re-skill and up-skill large sections of the local labour market to continue to address the stubborn pockets of deprivation. The supply of employment land and premises includes a large proportion of low quality space, as well as former industrial sites which offer potential for mixed-use regeneration and development. In addition, there remains significant demand for new, high quality family housing in the City to reduce the trend of young people and families moving out of the City. The 2001 census showed a low proportion of family homes within the City with only 30% of dwellings having 6 or more rooms in the City compared with 42% nationally. There is also a low proportion of owner-occupied housing (45%) compared with the rest of Greater Nottingham (75%)²⁸.

2.9.15 The City has a culturally and ethnically diverse population, with 25% of the population coming from Black and Minority ethnic groups (i.e. all ethnic groups except White British), this compares to 10% for the rest of Greater Nottingham²⁹. The strong influence of University of Nottingham and Nottingham Trent University are attracting a significant student population, including a large proportion of international students and post graduates.

Links to Sustainable Community Strategy (SCS)

2.9.16 Priorities within the SCS include:

- **Develop Nottingham's international standing for science and innovation, sports and culture**
Planning has a key role in developing Nottingham's international standing. Nottingham's science and innovation standing should be assisted through employment provision, economic development and links to Nottingham's Universities. The City's sports and culture standing will be developed through the protection of existing facilities and the provision of new facilities.
- **Transform Nottingham's neighbourhoods**
The planning system has a role to play in transforming Nottingham's neighbourhoods. It will help enhance the vitality and viability of town and local centres. It will help to secure the successful regeneration of many areas including Regeneration Zones, Boots campus and Stanton Tip. It will achieve a mix and choice of housing. Planning will support local services and healthy lifestyles and green infrastructure.
- **Ensure that all children thrive and achieve**
The planning system has a role to play in ensuring that children have good and safe access to schools, clubs and outdoor play areas both formal and informal. The provision of safe and accessible walking and cycling routes has a key role. By planning for new housing development to support and enhance existing services

²⁸ 2011 Census Standard Table 51, Office for National Statistics.

²⁹ Experimental Population Estimates by Ethnic Group for 2009, Office for National Statistics.

and facilities such as youth groups, sports clubs, other leisure facilities and shops it will be possible for young people to play an active and positive part in their local community.

- **Tackle poverty and deprivation by getting more local people into good jobs**

The planning system is a key driver of economic growth. It can play a positive and proactive role in providing and facilitating the release of sufficient sites in sustainable and accessible locations to meet the needs of the economy such as new offices and retail, particularly in locations that will support sustainable transport and regeneration aims. It is also essential to ensure that members of the community have access to training and education facilities to develop skills to contribute to the changing economy and access newly created jobs. In this regard it is important to recognise the significance of Nottingham's Universities as key drivers of economic development and to facilitate their further sustainable growth.

- **Reduce crime, the fear of crime, substance misuse and anti-social behaviour**

Planning has a key role in ensuring that new developments are designed in such a way that discourages crime and anti social behaviour, at the same time as ensuring there are safe and convenient cycling and walking routes linking housing with employment, education, leisure and retail facilities that will be attractive for people to use. These principles are addressed in CABI's building for life standards.

- **Improve health and wellbeing**

Through careful planning it is possible to ensure that communities have the maximum opportunities to follow a healthy lifestyle. This would include new housing development in locations that have good links to high quality existing and new areas of open space, shops and community facilities with opportunities to walk and cycle safely to these facilities on attractive well lit routes. For businesses it would be to ensure that staff are given the maximum opportunity to walk and cycle to work which could be partly addressed in travel plans, but will mainly relate to ensuring that new businesses are in accessible locations and provide adequate cycle parking facilities.



The Delivery Strategy

Section A: Sustainable Growth



This section sets out policies which are aimed at ensuring growth is delivered as sustainably as possible. There is policy aimed at minimising climate change (in combination with other policies) and reducing its impact, so the area can play its part addressing this national and international priority. This policy also includes a proposed approach to flooding, as climate change may lead to an increased likelihood of flooding from the Trent and its tributaries and other sources.



The other policies set out where new growth should be directed, including naming locations for major new development and listing the Sustainable Urban Extensions which have been identified to meet housing requirements. The principle of the Green Belt is important in shaping the future growth of Greater Nottingham and guidance is given on its future review in the plan area. Planning for changes in the future economy is as important as planning for new housing growth, and the two need to be considered together. Our city and town centres are important in this regard, and also need to be sustainable and attractive hubs to the communities they serve. There are a number of regeneration challenges throughout the area which need to be addressed if best use is to be made of brownfield land, so it can be brought back into productive use, and some neighbourhoods need interventions to help them achieve their potential to become neighbourhoods of choice.



The core policies for a sustainable growth are:

- A Presumption in Favour of Sustainable Development
- 1 Climate Change
- 2 The Spatial Strategy
- 3 The Green Belt
- 4 Employment Provision and Economic Development
- 5 Nottingham City Centre
- 6 Role of Town and Local Centres
- 7 Regeneration



Policy A: Presumption in Favour of Sustainable Development



1. **A positive approach will be taken when considering development proposals reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The relevant Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.**
2. **Planning applications that accord with the policies in the Local Plan³⁰ (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.**
3. **Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:**
 - a) **any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
 - b) **specific policies in that Framework indicate that development should be restricted.**

Justification

3.A.1 The Government's National Planning Policy Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.

3.A.2 In line with Government policy advice, the Councils have adopted a positive approach in seeking to meet the objectively assessed development needs of the area. The policies in the Aligned Core Strategies provide a clear framework to guide development that creates positive, sustainable economic growth, therefore following the presumption in favour of sustainable development, enabling proposals that accord with the plan objectives to be approved without delay. This policy is therefore at the heart of decision making when assessing planning applications.

³⁰ The Local Plan includes the Aligned Core Strategies and the Council's part 2 Local Plans.

3.A.3 There may be instances where the plan is silent or in future years, policies become out of date. To enable the Councils to continue to take a sustainably positive approach to decision making, applicants will need to assist by submitting evidence to demonstrate how the benefits of a proposal outweighs any adverse impacts. In this way economic, social and environmental responsibilities can continue to be met without compromising the ability of future generations to meet their own needs and wellbeing.

Policy 1: Climate Change



- 1. All development proposals will be expected to mitigate against and adapt to climate change, to comply with national and contribute to local targets on reducing carbon emissions and energy use unless it can be demonstrated that compliance with the policy is not viable or feasible.**

Sustainable Design and Adaptation

- 2. Development, including refurbishment where it requires planning permission, will be expected to take account of the following:**
 - a) how it makes effective use of sustainably sourced resources and materials, minimises waste, and water use. For residential development, planned water use should be no more than 105 litres per person per day;**
 - b) how it is located, laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;**
 - c) that the building form and its construction allows for adaptation to future changes in climate; and**
 - d) that the building form and its construction permits further reduction in the building's carbon footprint, where feasible and viable.**

Reducing Carbon Dioxide Emissions

- 3. Development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:**
 - a) Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;**
 - b) Utilising energy efficient supplies – including connecting to available heat and power networks; and**
 - c) Maximising use of renewable and low carbon energy generation system.**
- 4. Further guidance on how development should contribute to reducing carbon dioxide emissions will be set out in part 2 Local Plans, where appropriate.**

Decentralised Energy Generation

- 5. The extension of existing or development of new decentralised renewable and low-carbon energy schemes appropriate for the plan area will be promoted and encouraged, including biomass power generation, combined heat and power, and micro generation systems. In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so.**

Flood Risk and Sustainable Drainage

- 6. Development will be supported that adopts the precautionary principle, that avoids areas of current and future flood risk, which, individually or cumulatively does not increase the risk of flooding elsewhere and, where possible, reduces flood risk.**
- 7. Where no reasonable site within Flood Zone 1 is available, allocations in Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.**
- 8. Where it is necessary to apply the Exception Test, the following factors will be taken into account when considering if development has wider sustainability benefits to the community that outweigh flood risk:**
 - a) there are exceptional and sustainable circumstances for locating the development within such areas, including the necessary re-use of brownfield sites; and**
 - b) the risk can be fully mitigated by engineering and design measures.**
- 9. Where appropriate, further guidance on the application of the sequential and Exception Test will be set out in part 2 Local Plans.**
- 10. All new development should incorporate measures to reduce surface water runoff whilst managing surface water drainage in a sustainable manner, and Sustainable Drainage Systems should be incorporated into all new development unless it can be demonstrated that such measures are not viable or technically feasible.**

Justification

3.1.1 The Councils will look to mitigate against and adapt to climate change and its effects through a variety of means including the policy outlined above. Policies 2 (The Spatial Strategy) and 14 (Managing Travel Demand) look to ensure that development is sustainably located to reduce the need to travel and where journeys are necessary that public transport, cycling and walking options are built into development from the start. Policies 16 (Green Infrastructure, Parks and Open Space) and 17 (Biodiversity) provide for a network of multifunctional green spaces and the protection of habitats and species. The Councils will also look to other methods beyond the planning system including addressing the impacts of their own activities (such as ensuring that vehicle emissions are reduced) and helping the community mitigate their own impact on climate (such as supporting schemes which help insulate older homes).

Further guidance can be found in Policies 10 (Design and Enhancing Local Identity) and 11 (The Historic Environment) on designing mitigation and adaptation measures in sensitive environments. The part 2 Local Plans may also provide further guidance on these issues.

3.1.2 This policy does not address all aspects of climate change. Further guidance can be found at Policy 10 (Design and Enhancing Local Identity) and Policy 11 (The Historic Environment) which include considerations which need to be taken into account when designing mitigation and adaptation measures in sensitive environments, Policy 14 (Managing Travel Demand) which seeks to reduce the need to travel and encourage modal shift, and Policy 16 (Green Infrastructure, Parks and Open Space) which emphasises the role of the green and natural environment in mitigating and adapting to climate change.

3.1.3 Tackling climate change is major challenge. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming. National objectives to address climate change will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

3.1.4 The Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide (CO₂) emissions by 80% below current levels by 2050. More recent publications, including the supplement to PPS1 on Climate Change and Building a Greener Future: Towards Zero Carbon Development pave the way for the delivery of more resource-efficient buildings in general and zero carbon homes by 2016. The National Planning Policy Framework reemphasises the approach, stating the Government's objective is that planning should fully support the transition to a low carbon economy in a changing climate.

3.1.5 All three Councils have signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting gas emissions such as CO₂ and preparing for the changes climate change will bring.

3.1.6 The Local Plan needs to ensure the use and development of land will help slow down the rate of climate change and be resilient its effects. In this respect the Aligned Core Strategies' task is to:

- reduce consumption of natural and non-renewable resources
- reduce dependence on non-renewable energy sources and promote renewable energy use and development
- reduce pollution to levels that do not damage natural systems
- help improve air quality
- effectively manage and reduce the impacts of flood risk across the area

Sustainable Design and Adaptation

3.1.7 Simple measures, such as the design, siting and orientation of development, appropriate sourcing of materials (for instance, where there is a choice, using materials

with a lower 'carbon footprint'), and minimising waste, both during construction and in use, can improve the sustainability of development at little or no cost. Energy Statements can be an effective way of demonstrating how development contributes to both mitigating the causes of climate change and adapting to its effects, and their use will be encouraged. Similarly Site Waste Management Plans, where required should draw on best practice, and development should promote waste minimisation and recycling. There is evidence that climate change will effect health globally and alter the patterns of morbidity and mortality in the UK. Some groups, such as the very young, the elderly and those with disabilities, may feel the effects of climate change more than others. Buildings which will serve these groups should be designed to take account of this

3.1.8 A large part of the potential to reduce CO₂ emissions lies in the existing stock of buildings, both residential and commercial. Whilst tackling this source of emissions lies largely outside of the planning system, where refurbishment requires planning permission, the opportunity to address climate change issues should not be lost. However, development of or affecting heritage assets, which include measures to address climate change will need sensitive treatment to ensure the impact will not cause material harm to the asset or its setting, unless this harm is outweighed by the proposal's wider social, economic and environmental benefits.

3.1.9 The Greater Nottingham and Ashfield Outline Water Cycle Study (2010) highlights that the area is one of moderate 'water stress' (i.e. scarcity) in terms of water supply. It is therefore important that new development makes as efficient use of water as possible, and the Water Cycle Study recommends that new residential development adopts the water usage standards of level 3 of the Code for Sustainable Homes as a minimum, i.e. not more than 105 litres per person per day.

Reducing Carbon Dioxide Emissions

3.1.10 The Government has made clear its commitment to ensuring that all new homes built from 2016, and all other development by 2019, should be 'zero carbon' (see Glossary). The 'energy hierarchy' is a recognised approach to reducing the CO₂ emissions from new development. Firstly, long term reductions are normally most effectively made through ensuring the building itself is as energy efficient as possible, and by ensuring that the building's systems use energy as efficiently as possible, thus reducing its energy demands over its lifetime. Secondly, once the building's energy demands have been minimised, the focus should be on supplying energy efficiently (encouraging the use of local networks such as combined heat and power). Thirdly, sourcing the building's remaining energy requirements from renewable carbon sources can contribute to further CO₂ savings, whilst also contributing to national and local targets for renewable and low-carbon generation. (The City Council currently negotiates a proportion of energy usage in major development to be from renewable and low-carbon sources, known as the 'Merton Rule'). Implementing the energy hierarchy can also be important in meeting wider policy goals, such as reducing fuel poverty.

3.1.11 Considerations such as site characteristics, the nature of development, availability of local networks and viability can all influence the most cost effective approaches to addressing CO₂ emissions through the energy hierarchy, so its implementation is likely to vary. In addition, approaches to adapting to climate change and mitigating its

effects are changing rapidly, as are technologies available to reduce carbon emissions and generate renewable and low-carbon energy. For instance, the introduction of 'allowable solutions' where as part of ensuring new development is 'zero carbon', CO₂ emissions savings are secured off site rather than as part of the development, will require local approaches. Further guidance will be prepared as necessary in part 2 Local Plans.

Decentralised Energy Generation

3.1.12 Supporting renewable and low-carbon decentralised energy schemes is an important component of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than achievable through the development of new low carbon buildings. These types of energy generation are already an important component of energy use in Nottingham, with the energy from waste facility at Eastcroft providing both electricity and heat to parts of the City Centre and St Ann's. The area is also home to small scale hydro and wind energy generation. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate.

Flood Risk and Sustainable Drainage

3.1.13 Flood risk is a significant issue in Nottingham, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals will therefore be supported.

3.1.14 The plan area contains significant areas of brownfield land in urgent need of regeneration, but which may also be at risk of flooding. The Exception Test, as set out in the National Planning Policy Framework, applies to development in these locations, if lower risk alternatives are not available. Regeneration of this land can bring significant sustainability benefits to the wider community, in terms both of reducing the need to travel and reducing the need for greenfield development, and will therefore be an important consideration in applying the Exception Test locally.

3.1.15 Some parts of the urban area are also prone to flooding from surface water runoff, including steep sided sites where it is particularly important to manage surface water runoff to reduce flood risk to others. A Surface Water Flooding Management Plan is in preparation for the Nottingham City area. Reducing runoff can be helpful in reducing the risk of flooding from this source, and the Councils will seek the implementation of Sustainable Drainage Systems into all new development, unless it can be demonstrated that such measures are not viable or technically feasible. For development on brownfield sites, new developments should aim to reduce the rate of runoff from the sites. As a minimum, for greenfield sites, the aim should be to reduce surface water runoff where possible or maintain runoff levels compared to those present prior to development.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|--|
| To reduce per capita CO ₂ emissions and increase renewable power generation | <ul style="list-style-type: none"> Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities' | <ul style="list-style-type: none"> Part 2 Local Plans Development Management decisions |
| Zero planning permissions contrary to Environment Agency advice on flooding | <ul style="list-style-type: none"> Number of permissions in flood risk areas implemented against Environment Agency advice | |
| Increase the number of Sustainable Drainage Systems (SuDS) | <ul style="list-style-type: none"> Number of developments incorporating SuDS | |

Policy 2: The Spatial Strategy



1. Sustainable development in the plan area will be achieved through a strategy of urban concentration with regeneration. Most development will therefore be located in or adjoining the main built up area of Nottingham, with development adjacent to the Sub Regional centre of Hucknall aimed at regeneration and supporting its role. Key Settlements where significant growth is planned are identified.
2. The settlement hierarchy to accommodate this growth is defined on the Key Diagram and consists of:
 - a) the main built up area of Nottingham;
 - b) adjacent to the Sub Regional Centre of Hucknall; and
 - c) Key Settlements identified for growth:
 - i) Awsworth, Brinsley, Eastwood (including parts of Giltbrook and Newthorpe) and Kimberley (including parts of Nuthall and Watnall), in Broxtowe;
 - ii) Bestwood Village, Calverton and Ravenshead, in Gedling.
 - d) In other settlements (not shown on the Key Diagram) development will be for local needs only.
3. A minimum of 30,550 new homes (2011 to 2028) will be provided for, distributed as follows:

| | 2011 to 2028 | 2011 to 2013 | 2013 to 2018 | 2018 to 2023 | 2023 to 2028 |
|---|---------------|--------------|--------------|---------------|---------------|
| Broxtowe Borough Council | 6,150 | 200 | 1,800 | 2,150 | 2,000 |
| Gedling Borough Council | 7,250 | 500 | 2,200 | 2,400 | 2,150 |
| Nottingham City Council | 17,150 | 950 | 4,400 | 5,950 | 5,850 |
| Total | 30,550 | 1,650 | 8,400 | 10,500 | 10,000 |
| All years are financial years, April to March. Numbers rounded to the nearest 50. | | | | | |

- a) approximately 24,995 homes in or adjoining the existing main built up area of Nottingham, in the following distribution:

| | |
|---------------------------------|---------------|
| Broxtowe Borough Council | 3,800 |
| Gedling Borough Council | 4,045 |
| Nottingham City Council | 17,150 |

To include:

- i) Boots and Severn Trent site*, in Broxtowe (550 homes);
 - ii) A Sustainable Urban Extension at Field Farm, north of Stapleford#, in Broxtowe (450 homes);
 - iii) A strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton, in Broxtowe. This will include a minimum of 500 homes with the appropriate mix of this and other development to be recommended by the Broxtowe HS2 Working Group and determined in Broxtowe's part 2 Local Plan;
 - iv) Teal Close, in Gedling (830 homes);
 - v) Gedling Colliery/Chase Farm*, in Gedling subject to funding of Gedling Access Road (at least 600 homes);
 - vi) Remainder of Boots Site*, in Nottingham City (up to 600 homes);
 - vii) Stanton Tip, Hempshill Vale*, in Nottingham City (500 homes); and
 - viii) Waterside Regeneration Zone*, in Nottingham City (3,000 homes).
- b) approximately 1,300 homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District), comprising of Sustainable Urban Extensions at:
- i) North of Papplewick Lane# (up to 300 homes); and
 - ii) Top Wighay Farm# (1,000 homes).
- c) approximately 3,995 homes elsewhere, including in or adjoining the Key Settlements of:
- In Broxtowe**
- i) Awsworth (up to 350 homes);
 - ii) Brinsley (up to 150 homes);
 - iii) Eastwood (up to 1,250 homes); and
 - iv) Kimberley (up to 600 homes).
- In Gedling**
- v) Bestwood Village (up to 560 homes);
 - vi) Calverton (up to 1,055 homes); and
 - vii) Ravenshead (up to 330 homes).
- d) In Gedling up to 260 homes will be provided in other villages not specifically identified above, solely to meet local needs.

4. Significant new employment development will take place in the following areas:

- a) Boots* & Severn Trent site, in Broxtowe;
- b) Land in the vicinity of the proposed HS2 station at Toton, in Broxtowe;
- c) Top Wighay Farm#, in Gedling;

- d) Teal Close[#], in Gedling;
 - e) Gedling Colliery/Chase Farm^{*}, in Gedling;
 - f) Boots^{*} site, in Nottingham City;
 - g) Southside^{*} Regeneration Zone, in Nottingham City;
 - h) Eastside Regeneration Zone^{*}, in Nottingham City; and
 - i) Eastcroft area of the Waterside Regeneration Zone^{*}, in Nottingham City.
5. Retail, health, social, leisure and cultural development will be located in the City Centre, as set out in Policy 5, and the Town Centres of Arnold and Beeston. The District Centre of Bulwell will be developed to become a town centre. New retail development of an appropriate scale will be developed at the Waterside Regeneration Zone, Teal Close and at Gedling Colliery/Chase Farm. Further detail is set out at Policy 6.
6. Major new transport infrastructure will be provided to encourage sustainable alternatives to using the private car, address the impacts of growth, and/or meet the objectives of the Local Transport Plans as follows:
- a) existing planned transport schemes which are essential to the delivery of the Core Strategies and with committed funding are:
 - Public Transport
 - i) Nottingham Express Transit Phase 2 (extensions to Clifton and Chilwell); and
 - ii) Nottingham Midland Rail Station Hub.
 - Highway Improvements
 - iii) Nottingham Ring Road improvement scheme; and
 - iv) A453 Widening – from M1 to A52 (T) Clifton.
 - b) Other schemes with no committed funding but which are also important to the delivery of the Core Strategies include:
 - Public Transport
 - i) Nottingham to Lincoln rail improvements.
 - Highway Improvements
 - ii) Gedling Access Road; and
 - iii) A52 Junction Improvements (between A6200 Derby Road and Bingham).
 - c) National and local schemes which will have significant economic and sustainable transport benefits to the plan area if implemented include:
 - i) High Speed Rail 2 (HS2);
 - ii) HS2 hub station at Toton to serve the East Midlands;
 - iii) Extension to NET to serve the new HS2 hub station;
 - iv) Reopening of Ilkeston Station (in Erewash);
 - v) Access to the Rolls Royce site (in Ashfield District) from the A611;
 - vi) Midland Main Line Speed Improvements and Electrification;
 - vii) High Speed Rail 2; and
 - viii) Hucknall Town Centre Improvement Scheme (Ashfield District).

Further new transport infrastructure will be provided in line with the hierarchy of provision set out in Policy 14, with the aim of reducing the need to travel, especially by the private car.

7. Strategic Green Infrastructure will be provided or enhanced in conjunction with the locations for major residential development identified above, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, the Greenwood Community Forest, and Urban Fringe areas. Further detail is set out at Policy 16.
8. The implementation of this policy will be kept under review. Its effectiveness will be measured through the Key Monitoring Indicators set out in the table at paragraph 3.20.1, and, if required, remedial action will be taken as specified in this table.

Note: Strategic sites marked # have the status of 'strategic allocations' and are available for housing and other development where specified from the date of adoption of the Core Strategies, whilst those marked * have the status of 'strategic locations' and will be allocated through part 2 Local Plans. Key Settlements are also 'strategic locations' and will deliver housing throughout the plan period. Boots / Severn Trent and the Regeneration Zones are 'strategic locations' for housing purposes, but are capable of delivering economic development in the first 5 years from adoption, based on the existing infrastructure of the sites. The Boots site is anticipated to accommodate 1,150 homes in line with the Aligned Core Strategies. However, due to the ongoing masterplanning work the distribution of these homes between Broxtowe Borough and Nottingham City may change. This will not affect the housing provision figures for those two Councils.

Justification

Spatial Strategy

3.2.1 The spatial strategy flows from the spatial portrait, the vision, and the spatial objectives set out earlier in the document. It is aspirational but realistic, and has been positively prepared to meet the objectively assessed development and infrastructure requirements of the area as set out in the evidence base, and provides a framework and context for the other policies of the plan. The main proposals are shown on the Key Diagram which can be found at the end of this document.

3.2.2 A spatial strategy of urban concentration with regeneration is considered to be the most appropriate strategy for the area. This is because it makes the most of existing infrastructure, and because of the significant regeneration challenges faced by parts of the plan area, especially in the main built up area of Nottingham itself, where many of the brownfield development opportunities lie, and in the Sub Regional Centre of Hucknall which abuts the plan area. The strategy also performed well in the Sustainability Appraisal process. This strategy was originally proposed through the East Midlands Regional Plan, although the approach taken in this plan takes account of the difficulties experienced in delivering some sites on which the Regional Plan relied, and the specific development needs and potential of other parts of the plan area.

3.2.3 The settlement hierarchy set out in part 2 of Policy 2 reflects the role and size of the urban areas, with Nottingham and its built up area being of national and regional importance in terms of its size and economy, and the Sub Regional Centre of Hucknall (in Ashfield District), which is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations, particularly implications for the most important areas of Green Belt, especially those directly between Derby and Nottingham. The scale of development envisaged within or adjoining these Key Settlements varies, depending on a range of factors. These include local regeneration needs, the level of growth capable of being accommodated in or adjoining the main built up area of Nottingham or adjacent to Hucknall, and available sustainable development opportunities.

3.2.4 The concentration of development in or adjoining the main built up area of Nottingham applies across the area, rather than to individual Council areas, so the proportion of growth in or adjoining the main built up area varies between the Councils.

3.2.5 In line with the strategy, outside of those Key Settlements listed in part 3 (c) of the Policy, development will be of a scale appropriate to meeting local needs, to be defined in part 2 Local Plans.

Housing Provision

3.2.6 The housing provision between 2011 and 2028 for the three Council areas is 30,550. This level of housing provision is based on the Councils' objectively assessed evidence (see the Housing Background Paper, 2012, and the Household Projections Background Paper, 2012) and meets the needs of the existing population, whilst allowing for continuing in-migration to Greater Nottingham, albeit at a lower level than that experienced in the past. It also allows for a significant contribution towards affordable housing needs, and is sufficient to assist the considerable regeneration challenges present. Housing provision varies across the plan period on the basis of likely delivery timescales, taking into account infrastructure delivery and a recovering housing market. In addition, the housing provision level proposed is considered to be deliverable over the plan period, and is accommodated on a mix of sites offering early housing delivery and sites which will require a longer lead in time.

3.2.7 New Government Household Projections based on the 2011 Census are expected to be published in 2014, and by this time economic circumstances may have stabilised somewhat. Should the new objective assessment of housing needs which takes these projections as its starting point indicate that the Councils' assumptions underpinning housing provision are no longer appropriate, the Core Strategies will be reviewed, commencing in 2018 (three years from adoption of the Aligned Core Strategies).

3.2.8 Plan preparation began when the East Midlands Regional Plan was in place. This required the plan area to provide a minimum of 34,800 new homes between 2006 and 2026, as part of a Greater Nottingham minimum housing provision figure of 60,600. The figure in Policy 2 of 30,550 new homes for 2011 to 2028 is consistent with an updating of that Regional Plan figure, but the evidence underlying housing provision for the plan area has been fully reviewed. The review has included full consideration of the DCLG 2008-based household projections and other demographic and local socio-economic data.

3.2.9 In terms of deliverability, the housing provision figure is considered to be extremely challenging, and the housing trajectories in Appendix C show that a significant uplift in completions will be required if the total housing provision is to be achieved. However, the number is considered to be the appropriate level of housing provision to plan for, given the factors set out above, and, given an early return to good market conditions, it should be achievable. Indeed the area has, in three out of the past ten years, achieved completion rates that would deliver the total. Some of the housing provision included above is already allocated in adopted Local Plans or has planning permission.

3.2.10 Factors including the current economic downturn, the lead in time required to bring forward development on strategic sites, and in some cases the requirement for infrastructure to be in place prior to development, mean there are valid planning reasons why the delivery of housing is expected to be lower in the early part of the plan period (see Greater Nottingham Housing Market and Economic Prospects report, GL Hearn, 2012 and the Infrastructure Delivery Plan). Failure to take account of these market signals and delivery factors by planning for housing development at a constant rate across the plan period would lead to the release of additional Green Belt or greenfield land early in the plan period. Given that this additional land would need to be outside of existing settlement limits in the Green Belt and / or urban land of high environmental value, this approach would conflict with the strategy of urban concentration with regeneration, and core planning principles³¹ that underpin sustainable development, the consequences of which could be:

- Failure to protect the Green Belt through the release of more land than required;
- Failure to recognise the intrinsic character and beauty of the countryside;
- Failure to encourage the reuse of existing resources, including the conversion of existing buildings;
- Unnecessary harm to the natural environment and other land of higher environmental value;
- Unnecessary impact on standards of amenity;
- Failure to make effective use of land that has been previously developed; and
- Failure to manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

3.2.11 Housing delivery will build up after the early part of the plan period as a result of the return to more normal market conditions and the commencement and build out of the strategic sites. This is reflected in the table included at Policy 2.3. The figures in the table are not upper limits to development, they represent the anticipated rate of housing completions, and will be used by the Councils to determine the level of their 5 year supply of deliverable housing sites. (Each Council's anticipated housing completions for all the years over the plan period are set out in the 'Plan – Annual Housing Target' row of the housing trajectories in Appendix C)³². It is recognised that a more even level of housing delivery across the plan period would be preferable in terms of matching supply against identified need, therefore the Councils will do

³¹ See paragraph 17 of the National Planning Policy Framework.

³² The 5 year land supply will be calculated as follows: the anticipated housing delivery can be found by using the 'Plan – Annual Housing Target' for the appropriate period. Any shortfall (or over-provision) is taken into account by adding (or subtracting) proportionately from each remaining year of the trajectory. The relevant supply in each year making up the 5 year period is then added together. A 5% buffer or 20% can then be added to give the 5 year plus 5% or 20% housing figure for which each Council is required to ensure sufficient specific deliverable sites are identified. An example of the calculation is contained in the Housing Background Paper Addendum, 2013.

their utmost to speed up delivery of housing on strategic and other allocated sites. However, the approach adopted in the Core Strategies is realistic and sustainable, in that it minimises harm to core planning principles and represents a significant boost to the supply of housing by planning for the full objectively assessed needs for housing to be met across the plan period.

3.2.12 In line with sustainability principles, most of the main urban area development will be met within the main built up area of Nottingham, and sites at Boots (Broxtowe and Nottingham City), Stanton Tip (Nottingham City), and the Waterside Regeneration Zone are planned to deliver 4,650 homes. However, there is insufficient capacity to deliver all the required homes within the main urban area, so approximately 450 new homes will be provided at a Sustainable Urban Extension at Field Farm in Broxtowe Borough, and development in the vicinity of the proposed HS2 station at Toton to accommodate at least 500 homes. In Gedling Borough there will be a Sustainable Urban Extension at Teal Close, Netherfield for 830 homes based on allocations and safeguarded land from the existing Replacement Local Plan. Subject to funding for the Gedling Access Road, there will also be development on the Gedling Colliery/Chase Farm site of at least 600 homes. Further homes and employment land here is possible although the upper limit is uncertain at present. Outside the plan area, Rushcliffe is proposing Sustainable Urban Extensions south of Clifton and at Gamston.

3.2.13 The Sub Regional Centre of Hucknall (which is in Ashfield District) is also an appropriate location for growth. In Gedling, development adjoining Hucknall will include Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane, whilst Ashfield District Council is also proposing a strategic site on brownfield land to the south of Hucknall.

3.2.14 The locations of Sustainable Urban Extensions have been selected based on evidence and the findings of the Sustainability Appraisal, and informed by previous consultations. These new developments will be exemplar in terms of their design, and will incorporate measures to adapt to and mitigate the effects of climate change, and reduce its causes (see Policy 1).

3.2.15 The sites named in part 3 (a) to (b) of Policy 2 are considered to be strategic sites. Where they are expected to begin to deliver housing within the first five years of the adoption of the Aligned Core Strategies, they are 'strategic allocations' (see Appendix A) and are shown on each Council's Policies Map. More detail in terms of breakdown of uses, transport and infrastructure (including Green Infrastructure) measures, and facilities required to support the development is set out in the Infrastructure Delivery Plan which accompanies the Aligned Core Strategies, and is summarised in Appendix B. Where housing delivery is expected to begin beyond this period, they are 'strategic locations', shown indicatively on the Key Diagram, and their precise boundaries will be shown in part 2 Local Plans. In these cases, infrastructure requirements and funding are shown indicatively in the Infrastructure Delivery Plan. Some brownfield broad locations already support significant employment uses, and are expected to deliver further employment development earlier than 5 years after adoption, on the basis of existing infrastructure.

3.2.16 Several of the strategic sites have previously been included as allocations in adopted Local Plans and are rolled forward. These are Top Wighay Farm (Gedling) (where the allocation has been expanded to include part of land that was previously

safeguarded), Teal Close (Gedling) (where the allocations have been reconfigured and safeguarded land included), Gedling Colliery/Chase Farm (Gedling), and the Eastside, Southside and Waterside Regeneration Zones (Nottingham City). In addition, North of Papplewick Lane (Gedling) was previously designated as safeguarded land (see Glossary).

3.2.17 Development elsewhere in the plan area will be concentrated in the Key Settlements identified for growth and listed in part 3 (c) of Policy 2, and are considered to be strategic locations. The sites for development in these settlements will be determined through part 2 Local Plans, and informed by the Sustainable Locations for Growth Study, 2010 and by Strategic Housing Land Availability Assessments.

3.2.18 In the case of Calverton and Ravenshead in Gedling, which are close to the Sherwood Forest prospective Special Protection Area (see paragraph 3.17.3), the location of development will also have regard to the findings of the Habitats Regulations Assessment Screening Record. This recommended that unless more detailed analysis indicates otherwise, a precautionary approach should be adopted, and development north of the B6386 north of Calverton, and at Ravenshead, west of the A60 and north of Ricket Lane, should be precluded. A supplementary Habitats Regulations Assessment Screening Record was also commissioned to assess potential development sites in Gedling and it concluded that any development proposal coming forward in the vicinity of the B6383 north of Calverton would need to include an appropriate mitigation package that meets the requirements of the measures outlined in the supplementary Habitats Regulations Assessment Screening Record. A mitigation strategy would aim to prevent significant effects brought about by additional recreational pressure and disturbance as a result of the development on the nearby sensitive habitats. The principles are outlined on the Infrastructure Delivery Plan and the site proforma for Calverton village in Appendix A.

3.2.19 In addition, Natural England have recommended that if a SPA is formally proposed then the mitigation strategy may need to be reviewed to ensure that it is fit for purpose.

3.2.20 In Gedling, other settlements not named in Policy 2 (Burton Joyce, Lambley, Linby, Newstead, Papplewick, Stoke Bardolph and Woodborough) have only been allocated small scale development to meet local needs. Local need will be defined in the part 2 Local Plan, and may include exception sites, small scale infill, and rounding off of settlement boundaries. In Broxtowe, there are a limited number of settlements not named in Policy 2 (Babbington, Cossall, Trowell and Strelley), these are relatively small and will only be considered for limited infill and therefore no specific development provision is considered appropriate.

3.2.21 Due to some locally distinct factors within each of the Council areas, the detailed implementation of the broad spatial strategy has some variations across the plan area. These are set out below.

Broxtowe Borough

3.2.22 The majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of Nottingham. This is fully in accordance with the strategy of urban concentration with regeneration and, while this distribution will include new

housing in the north of Broxtowe, it will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe. This will include delivery of housing together with employment uses with the overall quantum and distribution of development subject to confirmation of land required for access and other arrangements associated with the proposed HS2 station and on the Boots / Severn Trent site which will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Areas in the urban south of Broxtowe benefit from being in the strongest housing sub market, having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. The proposed HS2 station at Toton will add significantly to the transport and economic sustainability of this area for new development. This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs. This strategy also ensures that the opportunity for future development in the proposed strategic location for growth on land in the vicinity of the proposed HS2 station assists with, and in no way compromises, the delivery of the station.

3.2.23 However, the housing numbers and distribution also reflect a strong desire to see a broad mix of housing provided within Broxtowe's boundaries to ensure sustainable settlements are able to expand to meet their growing needs at the same time as protecting the most strategically significant parts of the Green Belt, especially large open areas between Nottingham and Derby. Whilst the housing market has stalled in weaker housing sub markets such as Eastwood in recent economic times, there is no reason to suppose that further housing will not be provided here. Historic delivery has been good, housing need is high, and the area is supported by good access to local services, with Eastwood being the largest settlement with the widest ranges of services in Broxtowe outside of the main built up area of Nottingham with a need to provide new local employment opportunities here.

3.2.24 The employment strategy will protect and provide well-located employment land that continues to meet the needs of modern business in addition to the new jobs to be provided on the Enterprise Zone at the Boots campus and land in the vicinity of the proposed HS2 station at Toton. Although not a strategic site, the existing employment offer will also be enhanced at Beeston Business Park as a result of it being part of the Enterprise Zone. Many sites in Broxtowe have accessibility advantages being close to the M1 which make such sites attractive to the market. In terms of employment, Nottingham City has helped to provide much of the job needs of Broxtowe residents and the strategy will continue to support this relationship.

3.2.25 Broxtowe is preparing a part 2 Local Plan setting out its approach to meeting the housing figures and economic aspirations set out in the Aligned Core Strategies. The Council has resolved that where possible these will be prepared in the form of Neighbourhood Plans.

Gedling Borough

3.2.26 The Borough remains committed to the long term policy of urban concentration and regeneration. Development will be focussed in sustainable locations (urban edge and sustainable villages which are accessible to the City Centre) in order to support the role of the Nottingham City as a regional centre and contribute to ensuring that the development needs of the Greater Nottingham area are deliverable. As much housing

as is feasible has been located within and adjoining the Nottingham urban area. Sustainable urban extensions have also been identified at Hucknall in recognition of its Sub Regional Centre status, as well as Bestwood Village, Calverton and Ravenshead being Key Settlements identified for growth.

3.2.27 The development strategy for Gedling will support the development of key regeneration site. The location is considered to be highly accessible to the City Centre and town centres and should assist in town centre regeneration. The redevelopment of Gedling Colliery/Chase Farm is a regeneration priority for Gedling Borough Council but it is acknowledged that there are challenging delivery issues for this former colliery site. If the delivery issues, which are largely related to the funding of the Gedling Access Road, cannot be resolved by 2021 a review of the part 2 Local Plan will be required.

3.2.28 The employment strategy will continue to protect and provide well-located employment land that continues to meet the needs of modern business with the protected employment sites in Gedling being well placed to receive any relocating firms moving as the result of the strategy for the Regeneration Zones in Nottingham City. Evidence also suggests that employment sites in Gedling have traditionally played an important role in meeting the particular needs of smaller firms. In terms of employment, Nottingham City has helped to provide much of the job needs of Gedling residents and the strategy will continue to support this relationship.

3.2.29 The Borough is preparing a part 2 Local Plan setting out its approach to meeting the housing figures and economic aspirations set out in the Aligned Core Strategies.

Nottingham City

3.2.30 Due to its constrained boundaries, all development within Nottingham City is to be provided within or (to a very limited extent) adjoining the main built up area. The approach is strongly focused on economic development in the City Centre and the Regeneration Zones, and on key sites such as the Enterprise Zone which includes the strategic site at the Boots campus and existing employment sites at MediPark and Nottingham Science Park. Housing provision is sufficient to deliver the Council's regeneration ambitions, building on a past track record of good delivery on brownfield sites, but also reflecting other key Nottingham City priorities, particularly increasing the level of family housing provided in new development, to ensure the maintenance of balanced communities, and to allow choice to residents who would otherwise have to leave the City to meet their housing needs.

3.2.31 Early provision of housing will be through existing deliverable sites, whilst the strategic locations at the Waterside Regeneration Zone and Stanton Tip will take longer to deliver their full potential, so house building here is not expected early in the plan period. The delivery of housing on the Boots site will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Although the City Centre housing market has stalled due to recent economic circumstances, there is no reason to suppose that further housing will not be provided here, as the market currently experiences relatively low vacancy rates, and it is supported by a large number of students. Purpose built student accommodation is also an important part of the mix, and further provision is planned.

3.2.32 The City Council is preparing a part 2 Local Plan setting out its approach to meeting the housing figures, economic aspirations and environmental principles set out in the Aligned Core Strategies.

Other Spatial Priorities

3.2.33 Parts 4 to 7 of Policy 2 are included to give a more complete picture of the spatial strategy across the plan area but are supported by more detailed policies elsewhere in the plan.

3.2.34 This economic strategy complements the approach to housing provision, based around the short term aims of supporting economic recovery, and in the medium term supporting the ongoing transition to a knowledge based economy. New employment is needed not only to complement the population growth brought about by the level of housing provision, but also to provide a range of employment opportunities to existing residents, as unemployment and low economic activity is a significant issue in some parts of the plan area. Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, to provide for the growth in the working age population, a reduction in unemployment, and an increase in economic activity. Although hard to predict, around 27,900 of these jobs could be in the plan area. The provision of high skilled, knowledge based jobs will be particularly important in recognising Nottingham's Core City and Science City status and will be a significant component of the regeneration of the Boots campus (see Policy 7).

3.2.35 Nottingham City Centre is currently the main location for office jobs, and its importance in this regard will be strengthened with new office development, especially in the Regeneration Zones. New employment within large residential development at Top Wighay Farm will help to meet sustainability objectives in reducing the need to travel, and will also provide new opportunities for existing residents.

3.2.36 The retail hierarchy has been recognised and endorsed through various studies. However, some further provision will be needed to support major new development. Where this is proposed, the level of provision will be set out in Supplementary Planning Documents, Masterplans or in part 2 Local Plans. The role of the City Centre will be supported and enhanced in line with its regional status, as set out in Policy 5, and in particular through improvements and development at the Broadmarsh and Victoria Centres. Bulwell is currently identified as a district centre. However, it has in the past been recognised as a town centre, and new development of retail and health facilities, together with environmental improvements, will enable it to move up the hierarchy again. Other centres which require support, either to respond to nearby growth or because they are underperforming, will also be prioritised.

3.2.37 Transport is a major contributor to climate change, and congestion has adverse economic impacts, as well as being detrimental to air quality. Upgrading existing infrastructure and providing new infrastructure will therefore be aimed at reducing the need to travel, especially by private car, however, it is recognised in rural areas there may be limited alternatives available. There will be a strong focus on changing people's travel behaviour (see Policy 13) and improving opportunities for journeys to be made by public transport. Major improvements to highway capacity for private cars will be a last resort.

3.2.38 New and enhanced strategic Green Infrastructure is required to mitigate effects of growth and make good existing deficiencies. Wherever possible, it should be multifunctional, for instance, in providing adequate open spaces for recreation, assisting in providing for more biodiversity and in managing flood risk, or providing opportunities for growing local food.

3.2.39 During the preparation of the Aligned Core Strategies, it has become clear that some sites will take longer to deliver than originally proposed, for example Gedling Colliery/Chase Farm in Gedling. However, this site has now been identified as a strategic allocation for future housing development with additional growth potentially beyond the plan period.

3.2.40 Where other sites identified in the policy for housing or mixed use development do not prove to be capable of delivery within the envisaged timescales (for reasons other than poor housing market conditions), the Councils will look to make up the resulting shortfall of homes on other sites identified through Strategic Housing Land Availability Assessments relevant to their area. Where this is not possible, the Councils will look to other Sustainable Urban Extensions identified in the Assessment of Sustainable Urban Extensions Study. If required, the Aligned Core Strategies will be reviewed.

Monitoring Arrangements

Housing monitoring only – other spatial strategy elements dealt with under separate policies.

| Targets | Indicators | Delivery |
|---|--|--|
| Delivery of housing numbers within Policy 2 (30,550 new homes by 2028 (Broxtowe 6,150, Gedling 7,250 and Nottingham City 17,150)) | <ul style="list-style-type: none"> • Net additional homes | <ul style="list-style-type: none"> • Site specific allocations in part 2 Local Plans |
| 5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites | <ul style="list-style-type: none"> • Council supply of ready to develop housing sites • Planning permissions of Strategic allocations • Preparation of part 2 Local Plans to meet objectives of the Aligned Core Strategies | <ul style="list-style-type: none"> • Development Management decisions • Timely review of SHLAA to manage sufficient housing supply |

Policy 3: The Green Belt



1. **The principle of the Nottingham Derby Green Belt will be retained. The inner boundary of the Green Belt has been recast to accommodate the allocated Sustainable Urban Extension at Field Farm, as shown on the Policies Map. Part 2 Local Plans will review Green Belt boundaries to meet the other development land requirements of the Aligned Core Strategies, in particular in respect of the strategic locations and the Key Settlements named in Policy 2.**
2. **In reviewing Green Belt boundaries to deliver the distribution of development in Policy 2, part 2 Local Plans will use a sequential approach to guide site selection as follows:**
 - a) **Firstly, land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.**
 - b) **Secondly, other land not within the Green Belt (safeguarded land).**
 - c) **Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.**
3. **In reviewing Green Belt boundaries, consideration will be given to:**
 - a) **the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between Nottingham, Derby and the other surrounding settlements;**
 - b) **establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;**
 - c) **the appropriateness of defining safeguarded land to allow for longer term development needs; and**
 - d) **retaining or creating defensible boundaries.**

Justification

3.3.1 The Nottingham Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. Non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the Aligned Core Strategies and part 2 Local Plans.

3.3.2 When reviewing Green Belt boundaries, the original purposes of Green Belt as set out in the National Planning Policy Framework will be an important consideration, in particular, the need to prevent coalescence and maintain openness. Nottinghamshire and Derbyshire County Councils undertook a review of the Green Belt in 2006, and this provides some guidance as to the relative importance of different Green Belt purposes around the whole of Greater Nottingham. It highlighted that the area between Nottingham and Derby is overall the most sensitive area of Green Belt, in relation to the purposes of Green Belt set out in Government policy, and was taken into consideration in the preparation of the Appraisal of Sustainable Urban Extensions Study, 2008, and the Sustainable Locations for Growth Study, 2010.

3.3.3 These studies therefore informed the reasoning for the Aligned Core Strategies allocating Sustainable Urban Extensions, and the development decisions for Key Settlements identified for growth. For the Sustainable Urban Extension at Field Farm, the revised Green Belt boundary is shown on the Policies Map. For the edge of the main built up area, strategic locations, and for Key Settlements identified for growth named in Policy 2, the principle of Green Belt boundary reviews is accepted. The detailed boundaries will be defined through part 2 Local Plans. Some Green Belt releases may also be needed at the other villages to meet local growth needs and there may also be some minor amendments to the Green Belt as a consequence or for additional defensible boundary reasons. Both of these will also be through part 2 Local Plans.

3.3.4 When choosing land to meet the objectively assessed development needs of the area the sequential approach set out in Policy 3.2 will be used to promote a sustainable pattern of development in line with the advice in paragraph 84 of the National Planning Policy Framework. The sequential approach does not constitute a phasing policy for the delivery of sites but informs the selection of sites through part 2 Local Plans in a way that will deliver the distribution and strategy set out in Policy 2: The Spatial Strategy.

3.3.5 In Broxtowe Borough the Green Belt will be amended to allow for the long term construction of the proposed HS2 station at Toton and a mixed use development in the vicinity of it including access arrangements to the station, a NET extension and mixed use economic and housing development which will include a minimum of 500 homes, 18,000 square metres of new employment development and enhancements to provide significant Green Infrastructure. Amendments to the Green Belt will be undertaken as part of the Broxtowe's part 2 Local Plan.

3.3.6 In Gedling Borough, some areas of land are excluded from the Green Belt (as safeguarded land) to allow for long term (i.e. beyond the plan period) development needs. Areas of safeguarded land will remain, and elsewhere consideration will be given as to the appropriateness of excluding other land from the Green Belt as part of boundary review to allow for longer term development needs, as advised by Government policy. This can aid the 'permanence' of the Green Belt, and prevent the need for further early review of its boundaries.

3.3.7 The Green Belt 'washes' over many villages within the Aligned Core Strategies area. Whilst new building is inappropriate in the Green Belt where settlements are 'washed' over, infilling can be accommodated within a defined infill boundary of the

village. These ‘infill’ boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found. Infill boundaries, where considered appropriate, will be defined through part 2 Local Plans.

3.3.8 The Councils will set out their policies on development in the Green Belt in their part 2 Local Plans.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|--|
| Green Belt release in line with the needs set out in the Aligned Core Strategies | <ul style="list-style-type: none"> • Production of part 2 Local Plans | <ul style="list-style-type: none"> • Preparation of allocations in part 2 Local Plans • Development Management decisions |
| | <ul style="list-style-type: none"> • Location and area of land removed from Green Belt | |

Policy 4: Employment Provision and Economic Development



The economy of the area will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs with a particular emphasis on supporting Core and Science City objectives. This will be achieved by:

- a) providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration. Wherever feasible, rail accessibility for storage and distribution uses should be utilised;
- b) placing a particular emphasis on office development (Use Classes B1(a and b)) as part of providing for a science and knowledge-based economy. A minimum of 310,000 square metre of new office and research development (2011 to 2028) will be provided in the following spatial distribution:

| | |
|--------------------------|--------------|
| Broxtowe Borough Council | 34,000 sq m |
| Gedling Borough Council | 23,000 sq m |
| Nottingham City Council | 253,000 sq m |

The level of development of office floorspace will be kept under review. If it appears likely that the provision of undeveloped floorspace will fall below the equivalent of a 5 year supply across the plan area as a whole, part 2 Local Plans will be prepared to ensure a minimum provision equating to 5 years supply is available until 2028;

- c) promoting Nottingham City Centre as the primary location for new offices along with the Southside and Eastside Regeneration Zones, and the Eastcroft area of the Waterside Regeneration Zone; in addition promoting office development of a lesser scale in the town centres of Arnold, Beeston and Bulwell;
- d) joint working between the Councils to ensure that a sufficient supply of land is maintained in part 2 Local Plans to provide a range and choice of sites up to 2028 for new and relocating industrial and warehouse uses (Use Classes B1(c), B2 and B8). As a minimum, 37 hectares (2011 to 2028) will be identified in the following distribution:

| | |
|--------------------------|-------------|
| Broxtowe Borough Council | 15 hectares |
| Gedling Borough Council | 10 hectares |
| Nottingham City Council | 12 hectares |

- e) **promoting significant new economic development as part of Sustainable Urban Extensions at Top Wighay Farm (Gedling), Teal Close (Gedling), Gedling Colliery/Chase Farm (Gedling), land in the vicinity of the proposed HS2 station at Toton (Broxtowe) and at the Boots site (Broxtowe and Nottingham City) which is part of a designated Enterprise Zone. Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in part 2 Local Plans;**
- f) **encouraging the further expansion of the Universities, other higher education establishments and the hospital campuses for their own purposes, together with economic development associated with them, and allocating land specifically to meet the needs of high technology users;**
- g) **encouraging economic development of an appropriate scale to diversify and support the rural economy;**
- h) **appropriately managing existing employment sites and allocations to cater for the full range of employment uses by:**
 - i) **ensuring the allocations most attractive to the employment market remain available for employment uses;**
 - ii) **retaining good quality existing employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space; and**
 - iii) **considering the release of sites that do not meet criteria (i) and (ii); and**
- i) **working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.**

Justification

3.4.1 New employment development is vital to the growth of the plan area's economy, which supports a working population of 311,000³³ (363,000 for the Greater Nottingham). Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, of which around 27,900 are expected to be in the plan area³⁴. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from manufacturing sectors, where employment is expected to fall, to a more knowledge based economy. Nottingham's role as a Science City is an important part of facilitating this process. The area also experiences significant problems of unemployment and low economic activity amongst its population when compared to the national average, together with a relatively low skill base. Addressing these issues by providing employment and training opportunities is a key priority. More jobs may also facilitate less out-commuting from the area, providing sustainability benefits.

³³ Source: Business Register and Employment Survey 2009, not including agriculture, or self employed in Hucknall.

³⁴ See paragraphs 36 to 43 and 75 of the Greater Nottingham Employment Background Paper (June 2012) for the derivation of the Greater Nottingham and plan area future jobs figures.

3.4.2 Whilst planning can most directly influence office, industrial and warehousing jobs (B1, B2 and B8 Use Classes), it is important to recognise that jobs created outside traditional employment uses of offices, manufacturing and warehousing will assist in sustaining a strong and flexible economy, as they account for around half of all jobs. When making planning decisions, regard will be given to all uses which generate employment, such as retail, health, education and civic/science-based institutions. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for these other forms of employment will be made in site specific allocations in part 2 Local Plans.

3.4.3 Local Enterprise Partnerships (LEPs) have now replaced and assumed responsibility for some roles previously held by Regional Development Agencies (RDAs). Locally, the formation of the Derby Derbyshire Nottingham Nottinghamshire (D2N2) LEP was endorsed by the Government in October 2010. Comprising public and private interests, it will become a key driver of sustainable local economic growth across the LEP area. Its vision is to make the LEP area one of the strongest and most resilient in the UK, and its strategic priorities are identified as skills, innovation, finance, and infrastructure, with priority economic areas of transport equipment manufacturing, medical/bioscience, food and drink manufacturing, construction, the visitor economy and low carbon goods and services.

3.4.4 In promoting sustainable and coordinated economic growth across local authority areas, it will be important for the Councils to work collaboratively with the LEP to enable the delivery of strategic planning priorities and the Aligned Core Strategies will have an important role to play in promoting economic development.

3.4.5 Whilst the Government has made legislative changes which will remove the statutory requirement to produce Local Economic Assessments (LEA), both Nottinghamshire and Derbyshire County Councils continue to work on developing a robust base of evidence to assess the economic conditions within their areas.

3.4.6 To help promote and strengthen the role played by local economies serving communities around the conurbation, a range of suitable sites for new office-based development, and to a lesser extent industry and warehousing, will need to be provided across the area. This can include sites in adjoining local authority areas, for example the Rolls Royce site in the Hucknall part of Ashfield District, which will serve the employment needs of the conurbation as a whole. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental quality and with some being large in size. The locations listed in Policy 4 display such attributes and therefore should be a focus for the creation of employment-generating development of various scales. Equally, it is likely that some existing businesses may need to relocate for reasons which include the long-term suitability of their premises, desire to expand or in order to diversify the nature of their operations, or to allow for regeneration and redevelopment. To meet these needs, new sites are required which can help meet regeneration needs and also contribute to the creation of a greener, more sustainable economy through the construction of environmentally-friendly premises. When allocating land, Local Plans should have regard to meeting particular economic needs, for instance those arising from the proposed HS2 hub station at Toton and East Midlands Airport. Development in the vicinity of the proposed HS2 station at Toton will include a minimum provision of 18,000 square metres of B class employment floor

space. There is evidence that this employment element of development in this location will prove more attractive to the market in the later years of the plan period and quite possibly beyond 2028 when the station is operational. It is necessary to ensure that the land is available within the proposed strategic location as part of a comprehensive mixed-use development. The precise details of the allocation will be recommended by the HS2 Working Group and determined in the Broxtowe's part 2 Local Plan.

3.4.7 The Employment Land study (Nottingham City Region Employment Land Study) (2007 and updated in 2009) considered office jobs and industrial and warehousing jobs separately. The Office and Employment Provision Background Paper (2012) has been prepared showing how the findings of the study have been taken into account.

Office Development

3.4.8 The Employment Land study predicts how many jobs will be created in the office sector, and then uses a jobs to floorspace multiplier to calculate a level of floorspace required to support those jobs. The study focuses on the period between 2006 and 2016 (longer term projections being considered less reliable). The Office and Employment Provision Background Paper explains how provision for 2016 to 2028 has been accounted for.

3.4.9 As office floorspace has been developed at a slower rate than envisaged by the study between 2006 and 2011, there has been a 'shortfall' in provision of around 70,000 square metres across Greater Nottingham. This has been added to the floorspace total, which has then been distributed to Council areas taking account of anticipated supply to give the figures in Policy 4 (b). The inherent uncertainty of long term employment projections means the figures in the policy should be treated as indicative minimums.

3.4.10 The Employment Land study also recommends the use of a 'frictional margin' or a stock of developable sites/premises to ensure a range and choice of sites are always available. The study recommends a 'frictional margin' of between 2 and 5 years of recent take up. Because the provision figures proposed are significantly above the frictional margin, this additional amount of floorspace will only be required towards the end of the plan period, and if the rate of office development, or loss of office floorspace, proceeds faster than that envisaged by the plan. Given the uncertainty acknowledged by the Employment Land study of longer term projections, it is proposed that office development be closely monitored, and if it appears likely that the additional 'frictional margin' is required, then the Greater Nottingham Councils (including Erewash and Rushcliffe) will work together to ensure adequate provision.

3.4.11 Based on publicly available information, a jobs to floorspace requirement of 15 square metres per full-time equivalent (FTE) post has been used to generate the floorspace figures in the policy. However, as development occurs, job/floorspace ratios will be kept under review, and floorspace requirements will be interpreted in the light of any new evidence, should it prove necessary.

3.4.12 Many office jobs will be accommodated within existing buildings and current supply, including sites identified in Policy 4. However, new sites required to accommodate office development will be set out in part 2 Local Plans.

3.4.13 The primary focus for new office and commercial development should be within Nottingham City Centre, and more specifically the Regeneration Zones located around its periphery. This recognises the City Centre's regional importance, and its role as the main driver of the Greater Nottingham economy. Development here will make effective use of existing facilities, services and the high level of accessibility to surrounding parts of the conurbation and beyond.

3.4.14 The plan's town centres are also important employment locations, both for their service and retail functions. The development of new office floorspace can enhance their wider economic roles. They benefit from relatively high levels of accessibility, especially by public transport, and by the presence of supporting services. New office floorspace will help to meet localised needs around the conurbation in sustainable locations. However, new office floorspace provided should not be of a scale which could undermine the role of the City Centre in meeting demand or the development of strategically important employment opportunities on the sites identified within Policy 4.

Industrial and Warehousing Development

3.4.15 The Employment Land study highlights a decline in manufacturing and warehousing employment up to 2016 and this decline is expected to continue beyond this date. It also identifies an oversupply of sites for these sectors. Despite the anticipated overall net reduction in jobs and floorspace, the study encourages the identification of an appropriate supply of land to support opportunities for modernisation, relocation and expansion, and to allow a margin for the smooth operation of the market for such sites. To achieve this, the Councils will work together to maintain an identified supply of land across the plan period to 2028 for manufacturing and warehousing uses and identify suitable sites within part 2 Local Plans.

3.4.16 In the same way as for office provision, the Office and Employment Provision Background Paper also shows how the findings of the Employment Land study have been taken into account in deriving industrial and warehousing provision. Due to the ongoing decline and therefore reduced demand for sites and premises in the industrial and warehousing sector, some loss of land and premises from this use to other uses is acceptable, however land lost beyond this acceptable level, for other uses (including offices), should be made up. For Greater Nottingham as a whole, this equates to approximately 47 hectares of employment land for new industrial and warehousing use.

3.4.17 The Employment Land study also recommends the use of a 'frictional margin' for industrial and warehousing land across Greater Nottingham, of around 5 years take up, equating to approximately 33.5 hectares. Due to the area of land that needs to be made up in policy terms to account for planned losses of industry and warehousing being relatively modest, and not significantly greater than the 'frictional margin', for industrial and warehousing land the margin has been added in to the total Greater Nottingham requirement, which has then been distributed to Council areas taking account of available supply.

3.4.18 Because existing allocations and planning permissions exceed the foreseen need for industrial and warehousing land, the policy seeks to ensure a reasonable supply of land of good quality remains available for this use, however, it also encourages allocating new land where this will be attractive to the market.

3.4.19 The Employment Land study recommends that some employment sites should be considered for release to other uses, as they no longer serve the needs of modern businesses. It is therefore vital that viable employment sites that are an important source of jobs and cater for a range of numerous businesses and enterprises should be protected as they remain an important economic driver for the area, and when located in and near deprived areas, can help to provide less-skilled jobs. However, some employment land is no longer viable in its current use, and should be released for redevelopment. Based on policy recommendations from the Employment Land study, part 2 Local Plans will protect existing employment lands and premises which:

- Safeguards well-located land that continues to meet the needs of modern businesses, (for instance by having good access to the transport network and labour markets, and being premises capable of economic reuse) especially larger sites that may be considered strategically important; and
- Safeguards 'locally valuable' sites that are required to meet identified regeneration aims.

3.4.20 The Councils will work with partners to remove development constraints on existing employment sites which are well located.

3.4.21 To fully reflect Nottingham's status as a Science City, the Aligned Core Strategies encourage economic development which strengthens the plan area's role as an exemplar of international science and technology. Part 2 Local Plans will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area's hospitals and Universities, which are vital part of the area's economy in their own right, employing thousands of staff. Establishing growth opportunities for high technology companies to locate or expand will help the conurbation to diversify its economy in line with the initial priorities of the Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership and will provide employment opportunities for graduates of the area's Universities, thus retaining them for the benefit of the area's economy. It will also maximise the potential of the designated Enterprise Zone at the Boots campus (which is a strategic site) and the existing employment sites at Beeston Business Park, MediPark and Nottingham Science Park. The Enterprise Zone will benefit from reduced business rates and the availability of super-fast (or high-speed) broadband to attract the creation of new businesses and jobs needed within the LEP area to help drive sustainable economic growth.

3.4.22 The Aligned Core Strategies will also support opportunities to help reskill the workforce, and with access to local job opportunities. Some parts of the areas experience significant levels of unemployment, low economic activity and low levels of skills, and these problems are particularly acute in Nottingham City (see paragraphs 2.2.7, 2.9.10 and 2.9.11). Employment and training opportunities, provided as part of new development, can enable the local population to take advantage of opportunities created by new development and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector across the conurbation. There is strong evidence that increasing employment and prosperity across the social gradient will also contribute to improving health and wellbeing and reducing inequalities.

3.4.23 The rural areas make a significant contribution and play an important role in the local economy. The continued importance of agriculture and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of the rural economy and which provides a source of local employment opportunities will be supported. The National Planning Policy Framework provides guidance on how best to support sustainable economic growth in rural areas and to encourage the rural economy to diversify.

3.4.24 To meet an identified sub regional need for strategic distribution uses, a Strategic Distribution Site Assessment study has reviewed development opportunities within the Nottingham, Derby and Leicester area of the East Midlands. This study (undertaken by AECOM) was published in May 2010 and recommended three sites based on their suitability against a range of criteria. None of the sites are located within the plan area (the nearest being to the north of East Midlands Airport in Leicestershire). Therefore no strategic distribution site is proposed in the Aligned Core Strategies. However, when allocating sites in part 2 Local Plans or determining planning applications for storage and distribution uses, the criteria set out in Policy 4 will be relevant.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|--|---|
| Strengthen and diversify the economy and create 27,900 new jobs | <ul style="list-style-type: none"> Overall number of jobs in the plan area | <ul style="list-style-type: none"> Employment land allocations in part 2 Local Plans Development Management decisions |
| Develop 310,000 square metres of office space (Broxtowe 34,000 sq m, Gedling 23,000 sq m and Nottingham City 253,000 sq m) | <ul style="list-style-type: none"> Net addition in new office floorspace | |
| Maintain a minimum amount of industrial and warehouse supply of 33.5 hectares | <ul style="list-style-type: none"> Available supply of industrial & warehouse land Net change in supply of industrial & warehouse land | |
| Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham City 12 hectares) | <ul style="list-style-type: none"> Net addition in new industrial and warehouse development | |
| Improve skill levels of the working age population | <ul style="list-style-type: none"> % of the working age population with NVQ level 2 or above | |
| Delivery of strategic sites within Aligned Core Strategies | <ul style="list-style-type: none"> Planning permissions | |

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 following strategy:

- a) Maintaining a prosperous, compact and accessible retail centre by:
 - i) significantly increasing the retail and leisure floorspace of the City Centre, to promote and strengthen current north-south and east-west shopping patterns and permeability through the mixed-use redevelopment and expansion of the Broadmarsh and the Victoria Centres;
 - ii) safeguarding the Primary Shopping Frontages as the focus for City Centre retail development to reinforce the north-south and east-west shopping patterns and connect the main retail destinations in the City;
 - iii) ensuring that other new retail development is well integrated and closely linked with the Primary Shopping Frontages in terms of proximity, continuity of function and ease of access; and
 - iv) ensuring that the Primary Shopping Frontages remain predominantly in retail and shopping use (Use Class A1).
- b) Developing an economically prosperous City Centre through the development of offices and businesses and supporting related uses such as new hotels (particularly addressing the lack of high quality hotels), exhibition and conference venues.
- c) Creating an inclusive and safe City Centre by:
 - i) making the City Centre more attractive to pedestrians, cyclists and public transport users;
 - ii) encouraging uses that make key night time pedestrian routes safer and well used;
 - iii) supporting leisure development and cultural facilities that appeal to the full range of the conurbation's population, especially families and young people; and
 - iv) having regard to crime and disorder issues through managing the scale, concentration and regulation of pubs, bars, nightclubs, and other licensed premises, hot food takeaways and taxi ranks.
- d) Making the City Centre the focus of public transport and sustainable transport modes by:

- i) providing for the delivery of NET Phase two and any future NET proposals;
 - ii) improving Nottingham Midland Rail Station and its integration with the City Centre;
 - iii) promoting replacement City Centre bus stations and improving other bus interchange facilities;
 - iv) increasing bus stop capacity and regulating quality, access and timings;
 - v) looking at the redistribution of through traffic movements to the east and south of the city and re-prioritising access for public transport;
 - vi) optimising parking supply and pricing to support the viability and vitality of the City Centre;
 - vii) improving cycling access and permeability throughout the City Centre; and
 - viii) rolling out Real Time Information for all City Centre bus services.
- e) Creating a network and hierarchy of safe pedestrian routes and good quality civic spaces to connect all parts of the City Centre by linking key historic and cultural assets, facilities and venues and reducing the severance effects of the current road network and urban form, especially between the City Centre and surrounding communities.
- f) Supporting City Centre living initiatives, where suitable living conditions can be secured by:
 - i) having regard to residential amenity when considering development in relation to the night-time economy and considering a restraint on uses and opening hours to reduce the risk of noise and other disturbance;
 - ii) diversifying the profile and mix of City Centre housing, including student housing where appropriate; and
 - iii) enabling the provision of facilities such as schools and health centres that would encourage more diversity in housing provision.
- g) Preserving and enhancing the rich historic, cultural and high quality built environment, recognising the positive contribution it makes to local character and distinctiveness and utilising its potential to attract visitors and tourists, supported by the development of appropriate facilities, events, markets and attractions.

Justification

3.5.1 Significant change is planned to the City Centre over the plan period, with improvements and development at the Broadmarsh Centre and the Victoria Centre. Development at the Broadmarsh Centre will be complemented by a new Midland Rail Station/NET interchange and other development in the Southside Regeneration Zone (see Policy 7) improving this important 'gateway' to the City Centre. In addition to this, further large scale office, housing and other complementary uses are planned for the periphery of the City Centre in the Eastside and Waterside Regeneration Zones, effectively extending the functional boundaries of the City Centre.

3.5.2 The City Centre is the most accessible and sustainable location for main town centre uses and performs a central role in the conurbation's economy and wider regeneration objectives. Consolidation and further improvement of the City Centre is absolutely critical to the future success of the conurbation. Nottingham City Centre's recent drop in CACI's 2010 retail rankings from 5th to 6th (although this position was maintained in 2011) suggests relative under performance compared to other major retail centres, and is in part a result of recent development in the competing centres of Derby and Leicester. In accordance with the National Planning Policy Framework, policies are therefore required which will support and sustain Nottingham's position, allow it to compete effectively with other centres, and enable further investment in the City Centre. It will therefore be important to encourage and retain retail development within and adjacent to the Primary Shopping Frontages which reinforces retail vitality and promotes competition between retailers and enhances consumer choice. At the same time, regeneration schemes within or adjacent to the City Centre will also be promoted, some of which will include local retail provision to complement the core retail function of the City Centre.

3.5.3 The Greater Nottingham Retail Study Partial Update 2013 indicates that during the plan period there will be sufficient increased spending capacity across the City Centre's catchment area to support significant new comparison shopping floorspace. The study includes a number of scenarios for examining the future capacity of the City Centre. The City Council's preferred scenario assumes city centre development will help to increase the city's market share of expenditure. Based on this scenario capacity will exist for around 35,500 square metres (net) of comparison retail floorspace by 2021 rising to around 47,000 square metres by 2026. The redevelopment of the Victoria and Broadmarsh Centres will account for most of this increase in market share and will absorb capacity to 2021. However, as the study was not a full update (it used the results of a Household Survey undertaken in 2009), it recommends that retail capacity projections will need to be updated and monitored, and any changes will need to inform the Nottingham City's part 2 Local Plan.

3.5.4 Development proposals at the Broadmarsh and Victoria Centres, and the reoccupation of vacant floorspace, are key priorities for City Centre retailing. Current proposals for the Victoria Centre redevelopment indicate proposed comparison floorspace of around 30,000 square metres. These proposals, together with the redevelopment of the Broadmarsh Centre will also deliver further convenience shopping and leisure opportunities. If fully implemented, the two development schemes will accommodate growth in comparison retailing expenditure over a significant part of the plan period. Given the fact that the Retail Study was only partially updated, and its long term projections are therefore less reliable, further major retail development will only be appropriate if evidence demonstrates the additional shopping floorspace growth can be accommodated. Once both schemes are committed, the focus of retail development will therefore be on the refurbishment, rationalisation and consolidation of the wider City Centre retail offer.

3.5.5 Protecting and enhancing the City Centre's retail and leisure functions is the best defence against the potential impact of out of centre shopping or leisure developments, and their attendant threats to the City Centre's vitality and viability. The National Planning Policy Framework continues to see in centre and then edge of centre developments as being preferable, and the evidence suggests no need to identify or plan for additional out of centre comparison retail development.

3.5.6 In addition to retailing, the City Centre is the key location of offices in the plan area, and Policies 4 and 7 will be important in delivering the scale of business and economic growth envisaged, and promoting areas of new office-led development. In order to support the City Centre's ongoing role in this regard, the development of related uses such as conference centres, exhibition space and hotels will be required. Indeed, the lack of high quality hotels has been identified as a significant omission in the City Centre's 'offer'.

3.5.7 In addition to the measures needed to support the improved retail offer, the focus on transport accessibility, connectivity within the centre, the creation of a high quality environment and improvements to safety will also be essential strategy components. In some parts of the City Centre there are existing issues of public order, noise and disturbance associated with both concentrations of licensed premises and with large, high occupancy venues. Planning can play a role in controlling or reducing the impact of licensed premises, in partnership with other licensing regimes and management strategies, and where this is the case, part 2 Local Plans will be prepared.

3.5.8 The City Centre is the most accessible part of the conurbation, and maintaining that accessibility will be essential to the ongoing vitality and viability of the City Centre, however, this should be part of a wider accessibility strategy including orbital and cross City movements. Bus and NET accessibility is particularly important in this regard, and a Statutory Bus Quality Partnership has been established covering the City Centre, regulating the quality, quantity and timing of bus movements. Improvements are also planned to the Midland Rail Station, which will accommodate a new interchange with the NET, and create a good quality 'gateway' to the City Centre. However, the location, quality and quantity of car parking is also key to supporting the vitality and viability of the City Centre, and optimising its use, balancing the needs of shoppers and long stay users, will continue to be important.

3.5.9 There is evidence that the housing market for the City Centre has slowed but it is anticipated that this will improve again as the economic cycle progresses. The quantum of new housing required overall means that a significant contribution will still be required from higher density schemes in and around the City Centre (which will include purpose built student accommodation in appropriate locations). However, it will be essential to see a greater mix of types, sizes and tenures than has been delivered previously, and this issue is addressed in Policy 8.

3.5.10 Nottingham's historic, cultural and high quality built environment is a unique asset for the conurbation, which makes a positive contribution to the local character and distinctiveness of the City Centre, and has the potential to make a more significant contribution to the economic wellbeing of the conurbation. The roles played by key historic and cultural assets such as the Old Market Square and the Lace Market are explicitly recognised, and will be enhanced wherever possible in bringing forward new City Centre development and regeneration. Similarly, it is increasingly recognised that successful city centres will need to capitalise on their wider roles as leisure destinations in order to support their key functions, and the promotion of specialist markets, attractions and events, or promoting specific 'quarters' defined by character, function or available development opportunities, will be important in this regard.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|---|
| Delivery of major projects outlined in Aligned Core Strategies | <ul style="list-style-type: none"> • Net new office floorspace in the City Centre • Net new homes in the City Centre • Planning permissions • Authority Monitoring Report | <ul style="list-style-type: none"> • Nottingham City's part 2 Local Plan • Development Management decisions |
| Maintain health of Primary Shopping Frontage | <ul style="list-style-type: none"> • New retail floorspace created • Vacancy rates • Proportion of A1 uses within Primary Shopping Frontage | |

Policy 6: Role of Town and Local Centres



1. The following network and hierarchy of centres will be promoted:

a) City Centre:

Nottingham City Centre.

b) Town Centres:

Arnold, Beeston and Bulwell.

c) District Centres:

Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, and Sherwood.

d) Local Centres:

Broxtowe
Gedling

No designated Local Centres.

Burton Joyce, Calverton, Carlton Hill, Gedling Colliery/ Chase Farm, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.

Nottingham City

Alfreton Road, Aspley Lane, Beckhampton Road, Bracebridge Drive, Bramcote Lane, Bridgeway Centre, Carrington, Mansfield Road, Nuthall Road, Robin Hood Chase, Sneinton Dale and Strelley Road.

e) Centres of Neighbourhood Importance:

Where appropriate, these will be defined in part 2 Local Plans.

2. The boundaries of centres, primary shopping areas and the identification of sites for main town centre uses to meet identified need will be defined in part 2 Local Plans. Development on identified sites should be appropriate in scale and nature to the role and function of that centre and of the area it serves.
3. A new Centre of Neighbourhood Importance to serve the new sustainable community at the Waterside Regeneration Zone (Nottingham City) and a Local Centre at Gedling Colliery/Chase Farm (Gedling), will be required. New retail development at these locations will be expected to consolidate and

strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres.

4. Other major residential-led development may require retail development of an appropriate scale and these will be addressed in part 2 Local Plans.
5. The following centres are considered to be in need of enhancement or to be underperforming. Part 2 Local Plans or informal planning guidance will be used to enhance their vitality and viability:
 - a) Arnold;
 - b) Bulwell (will be enhanced from a district to a town centre);
 - c) Carlton Hill (will be enhanced to become a local centre);
 - d) Clifton;
 - e) Eastwood;
 - f) Netherfield;
 - g) Robin Hood Chase;
 - h) Stapleford;
 - i) Strelley Road; and
 - j) The Bridgeway Centre.

A similar approach will be followed for other centres which are in need of enhancement or display signs of underperformance.

6. The vitality and viability of all centres will be maintained and enhanced, including widening the range of uses (whilst maintaining a strong retail character), environmental enhancements and improvements to access, which should all take account of equality issues. The primary focus for office-based development will be within the City Centre, with development of a lesser scale promoted in the town centres.
7. Main town centre uses should be located in centres. Development should be appropriate in scale and nature to the role and function of the centre. If no suitable sites are available in centres then edge of centre locations should be used, and only if there are no suitable sites will out of centre sites be considered. Proposals for edge of centre and out of centre sites should satisfy the sequential test and show how the development will not have a severe adverse impact on any centre. Part 2 Local Plans will set thresholds where impact assessments will be required for main town centre development in edge of centre and out of centre locations.

Justification

3.6.1 The area is served by a diverse range of distinctive town, district and local centres, of all which serve important roles in meeting the various needs of its many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities, with all being influential factors in ensuring the continued viability and vitality of a centre. The network and hierarchy of centres are shown below on Map 3.1 (which includes for completeness town and local centres throughout Greater Nottingham). Note: Hucknall is defined as a

Major District Centre in the Ashfield Local Plan, for the purposes of this policy, a Major District Centre is comparable to a town centre within the hierarchy.

3.6.2 It is also important that all centres continue to act as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of (predominantly) retail facilities, which can include markets, already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances. This approach is reaffirmed by the National Planning Policy Framework, which requires local authorities to apply a sequential test to accommodating new main town centre uses, requiring proposals to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. This will help to ensure that appropriately-sized and type of development make a positive contribution to the role and function of any centre where a scheme is proposed.

3.6.3 The National Planning Policy Framework also requires Councils to demonstrate through Local Plans how they can meet identified needs for main town centre uses. In achieving this, the Councils will be guided by evidence from their Retail Needs Studies. These provide detailed data on the level of need for comparison and convenience floorspace both within identified centres and also across local authority areas as a whole and will be regularly reviewed to inform future planning decisions. This evidence in conjunction with a clear definition of Primary and Secondary Frontages, will be used to assist the defining of the extent of town centres, primary shopping areas and the identification of sites for main town centre uses to meet identified need.

3.6.4 The retail hierarchy and network has been developed using evidence from the shopping studies. The existence of the hierarchy will help to guide new development to appropriately sized centres across the conurbation and ensure that future growth is adequately balanced across the plan area and Greater Nottingham as a whole. The hierarchy is influenced both by the scale and status of existing centres, and is flexible in allowing centres to grow sustainably where recognised retail needs are demonstrated.

3.6.5 Patterns of retail activity will inevitably evolve over the plan period. Large new communities, mainly on identified urban extension sites, are proposed and, to meet their needs, the designation of suitably sized centres, or the enhancement of existing centres, may be necessary to ensure access to a mix of facilities based on local need. New or enhanced centres should fit within the hierarchy, and reduce the current number of unsustainable journeys connected to retail activity. New centres should not have a detrimental impact on other existing centres recognised through the hierarchy.

3.6.6 Town centres have the potential to play a more significant role within the local economy. Offices can play a role in creating diverse centres, and with a strong network of linked centres around the area, opportunities of an appropriate scale to add to existing or provide new sources of local employment should be encouraged wherever possible.

3.6.7 It is acknowledged that some centres are not performing to their potential. It will therefore be necessary to keep the health of centres under constant review, and identify those which may be in decline where future changes will need to be carefully

managed. In addition to those centres specifically mentioned in the policy, the retail studies highlight Hyson Green, Sherwood, and Mapperley Plains as centres which are generally performing less well. These centres will be kept under review, and baseline data for social, environmental and economic factors relating to them will be used as a way of making decisions regarding their role and function.

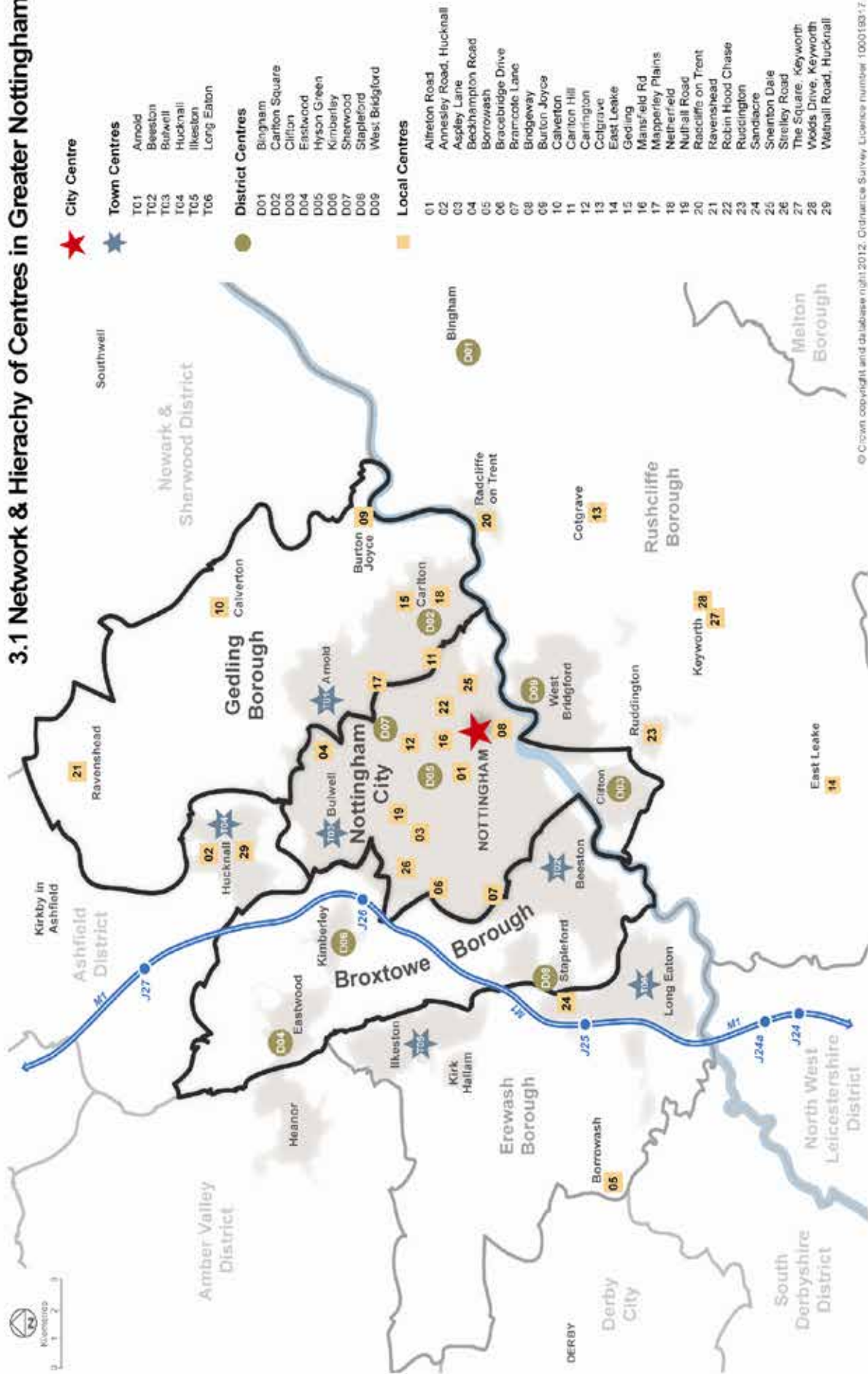
3.6.8 Indicators which point towards underperforming centres include high vacancy rates, poor built environments and a narrow retail offer, all of which influence how people make choices on where they wish to visit. Where centres display some of these indicators, policy interventions through informal planning guidance may be needed to improve economic performance.

3.6.9 The impact of out of centre or edge of centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of existing centres, and could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out of centre proposals that do not encourage sustainable methods of travel. Proposals for out of centre or edge of centre retail development and town centre uses will therefore be required to demonstrate both a sequential approach to their location and how they will not have a significant adverse impact on the vitality and viability of nearby centres, or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposals.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|---|
| Maintain or improve the vitality and viability of the centres within the plan area | <ul style="list-style-type: none"> • Planning permissions for retail and other town centre use development • Assessed retail need (from Needs Study) • Centre Health checks • Amount of new B1 office floorspace created in town centres • Amount of retail floorspace approved outside of defined centres | <ul style="list-style-type: none"> • Part 2 Local Plans • Masterplans • Development Management decisions |

3.1 Network & Hierarchy of Centres in Greater Nottingham



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Policy 7: Regeneration



1. **Regeneration will be focused in the following locations and sites:**
 - a) **Eastside Regeneration Zone will be a focus for major residential and employment led mixed use regeneration and redevelopment across a number of key sites, supported by complementary hotel, conference centre and retail development, sports and leisure, education, and new public open space. The improvement of east – west links and better connections with the existing central core will be required;**
 - b) **Southside Regeneration Zone will be developed as a mixed use business district, with a predominance of offices, supported by residential development, new hotels and complementary retail and leisure activity across a number of key sites. Improvements to Nottingham Midland Rail Station will include a better public transport interchange with additional NET lines, and improved operational and passenger capacity. Direct access to a future High Speed Rail network will be safeguarded. Development will enable enhanced links to be created between the City Centre and adjoining Meadows community/Trent Bridge and provide an upgraded public realm;**
 - c) **Waterside Regeneration Zone will be the location of new mixed use neighbourhoods at Trent Basin and Meadow Lane, with appropriate local supporting facilities, and strong links to surrounding communities and the riverside. A new business quarter in the vicinity of the Eastcroft Depot will be explored, linked to an upgraded canalside public realm. Improved Green Infrastructure connections, including a continuous footpath and cycleway along the north bank of the River Trent, pedestrian and cycle access across the river, to the City Centre and to surrounding communities will be required. Development will facilitate enhanced east – west transport links (including public transport), and the completion of a link road from Trent Lane to Racecourse Road;**
 - d) **The Boots campus and adjacent Severn Trent land will be developed to take full advantage of currently underused and surplus land to create a sustainable and vibrant mixed use environment, comprising of additional high quality employment facilities and new homes, established within a landscaped campus setting. The Boots campus itself has been designated as part of an Enterprise Zone;**

- e) **Gedling Colliery/Chase Farm offers the opportunity for the redevelopment and reuse of brownfield land to create a new sustainable neighbourhood. It will be designed to engender a safe and strong community and to create a place of distinction, and will require the construction of the Gedling Access Road;**
 - f) **Stanton Tip, Hempsill Vale provides a significant reclamation opportunity in Nottingham City to provide new family housing, employment, local community uses and additional and enhanced Green Infrastructure. Development here will lead to the creation of a new community which connects with and provides for existing adjacent neighbourhoods, and will safeguard the nature conservation and biodiversity value of the site; and**
 - g) **Local initiatives will be supported in other areas of recognised regeneration need. Major new development proposed in close proximity to these areas should be designed and implemented to assist in addressing those regeneration needs.**
- 2. Details regarding the specific sites and the mix of uses and scale of development on sites within the general locations referred to above will be identified in part 2 Local Plans.**

Justification

3.7.1 Regeneration, alongside urban concentration, is a key part of the plan's strategy. This means reusing land that has been previously developed (brownfield land) and identifying priority areas for economic regeneration (see Policy 4). The area faces significant regeneration challenges which will require the redevelopment of derelict or underused sites around the edge of the City Centre and elsewhere, revitalisation of water front locations, tackling problems from the area's industrial legacy, and the transformation of specific housing areas. The delivery of regeneration and development in the areas listed in the policy is considered to be complementary to development of other strategic sites, and both are required to ensure delivery of housing and economic development over the plan period. Where remediation of sites is proposed practical sustainable remediation technologies should be incorporated where applicable.

3.7.2 Achieving high quality urban renaissance is complex and demanding. It requires a clear and consistent policy framework to give a degree of long term security to developers and their partners that allows them to make investment decisions with confidence and to plan on the broadest and most comprehensive footing.

3.7.3 Within the regeneration areas identified above and shown on Map 3.2, development schemes will be comprehensive and coordinated, and follow the principles of sustainable development. Existing planning guidance exists for the Eastside, Waterside and Southside Regeneration Zones, and they are defined in saved Local Plan policies. Their extent, and the nature of mix of uses proposed for them, are being reviewed as part of the preparation of Nottingham City's part 2 Local Plan. Given the economic circumstances prevailing in the short term, this is likely to involve an approach emphasising the development of key sites, and capitalising on

their locational advantages, with regard not only to the proximity of the City Centre, but also to the ease of access to renewable energy networks.

3.7.4 The combined sites of the Boots campus (in both Broxtowe and Nottingham City) and adjacent Severn Trent land (solely within Broxtowe) cross the administrative boundary therefore a partnership approach to development is being pursued. The site is part of a designated Enterprise Zone, and it is intended to introduce a simplified approach to planning to maximise the economic benefits of Enterprise Zone designation.

3.7.5 For the other locations, part 2 Local Plans will provide further detail where necessary, including the promotion of:

- Economic growth through the delivery of high quality employment proposals suitable for the needs of modern business
- High quality, mixed residential neighbourhoods with access to a range of local facilities, which are integrated with and complement both existing adjacent communities and facilities
- Open spaces to meet the needs of the communities
- Mixed uses which allow the potential for work, rest and play
- Improved accessibility and connectivity to minimise the need for travel and facilitate opportunities for public transport, walking and cycling initiatives, including by the exploitation of the riverside and water corridor
- The protection and enhancement of Historic and Cultural assets
- The protection, enhancement and creation of natural habitats to increase ecological value, including new and existing biodiversity interests
- Training and employment schemes to maximise the opportunity for local job recruitment
- Relocation of existing businesses where appropriate
- Where relevant, addressing issues in relation to equalities matters and health and wellbeing.

3.7.6 Successful regeneration also requires a partnership approach, involving all the agencies with a relevant interest in the area. The Councils will therefore work with agencies such as the Homes and Communities Agency, Derby Derbyshire Nottingham Nottinghamshire (D2N2) Local Enterprise Partnership, 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. Given fragmented ownership, sometimes unrealistic expectations of value, and the costs and uncertainties of preparing previously developed land for development, together with access and other infrastructure issues, a pro active approach to land assembly may be required in some instances, including the use of Compulsory Purchase powers. An Infrastructure Delivery Plan, based around objective assessments of infrastructure capacity, funding sources and timescales for delivery sits alongside the Aligned Core Strategies, and provides further detail regarding expectations related to the timing and phasing of development.

3.7.7 Major new development, for instance at Sustainable Urban Extensions, can assist in meeting the regeneration aims of nearby communities, by ensuring wider regeneration needs are taken into account in planning for the development. This can include physical interventions for instance, to support existing facilities, but also

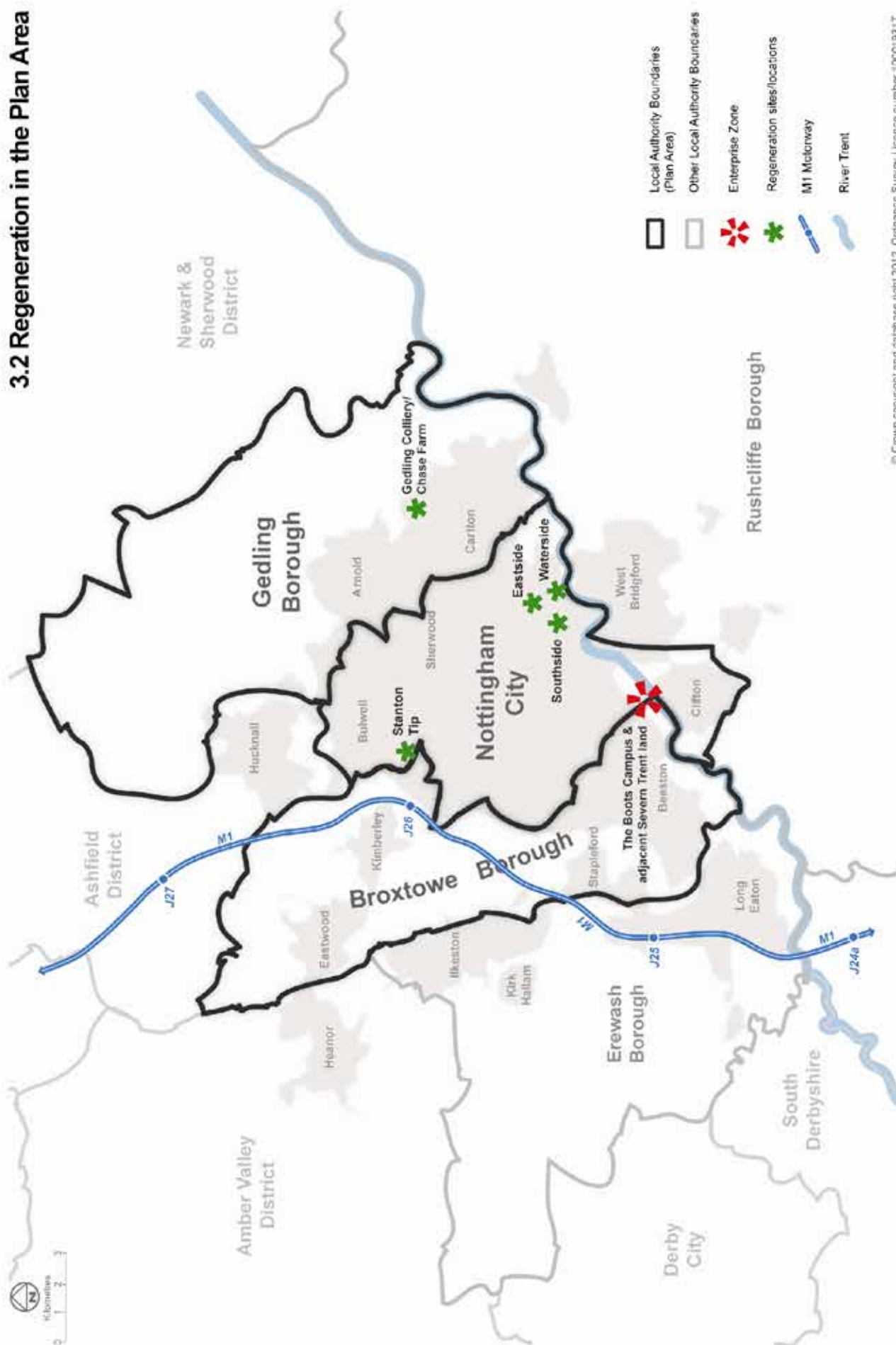
assisting in tackling wider issues, such as through ensuring affordable housing in new development being accessible to existing residents. This approach will be especially important where the development is in a different Council area to the regeneration need for instance, at the proposed Sustainable Urban Extension south of Clifton in Rushcliffe Borough.

3.7.8 In addition to the regeneration priorities identified above further areas may be identified for regeneration over the plan period, particularly in the Nottingham City area, where a number of Strategic Regeneration Frameworks and Neighbourhood Plans (predating the Neighbourhood Plans included in the Localism Act) have been prepared to assist in building up the evidence for future local development documents or other regeneration activities. Elsewhere, for example at some Key Settlements, development will also assist regeneration aims. Where necessary, proposals for these areas will be set out in part 2 Local Plans, depending on the scale and nature of intervention and the range of issues affecting particular sites.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|---|
| Delivery of major schemes promoted in Policy 7 | <ul style="list-style-type: none"> Progress towards an allocation in part 2 Local Plans or Supplementary Planning Document Completion of site or certain elements of it (e.g. sqm of offices developed) | <ul style="list-style-type: none"> Site specific allocations in part 2 Local Plans Supplementary Planning Documents |

3.2 Regeneration in the Plan Area



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Section B: Places for People

The plan area has a unique and special character which needs to be protected, conserved and enhanced. The housing mix needs to be managed to ensure new homes are the right ones to maintain and develop mixed communities, with the right amount of affordable housing in the right places. New development needs to be well designed, and historic assets and their settings need to be protected and enhanced. To ensure that both existing and new communities are places where people will choose to live they need a range of facilities and services located in the right places so all residents can access them easily. Promoting transport modes apart from the private car is important in tackling climate change, pollution and congestion, and given that many routes are already at or close to capacity in peak times, managing travel demand must form a key part of the approach to transport planning.

The core policies for places for people are:

- 8 Housing Size, Mix and Choice
- 9 Gypsies, Travellers and Travelling Showpeople
- 10 Design and Enhancing Local Identity
- 11 The Historic Environment
- 12 Local Services and Healthy Lifestyles
- 13 Culture, Tourism and Sport
- 14 Managing Travel Demand
- 15 Transport Infrastructure Priorities

Policy 8: Housing Size, Mix and Choice



General Approach

1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants, as defined by part 2 Local Plans.
2. Within Nottingham City there should be an emphasis on providing family housing, including larger family housing, to meet Sustainable Community Strategy and Housing Strategy objectives. Within the City Centre there should be an emphasis on flats of two or more bedrooms to diversify the existing mix, together with innovative family housing on the City Centre fringes. Elsewhere in the plan area there should be a broader mix of housing.
3. Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population.
4. The appropriate mix of house size, type, tenure and density within housing development will be informed by:
 - a) evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements;
 - b) the Councils' Sustainable Community Strategies and Housing Strategies;
 - c) local demographic context and trends;
 - d) local evidence of housing need and demand;
 - e) the need to redress the housing mix within areas of concentration of student households and Houses in Multiple Occupation;
 - f) area character, site specific issues and design considerations; and
 - g) the existing or proposed accessibility of a location by walking, cycling and public transport.

Approach to Affordable Housing

5. Affordable housing will be required in new residential developments on appropriate sites. The following percentage targets will be sought through negotiation:

- a) Broxtowe Borough: 30%
 - b) Gedling Borough: 10%, 20% or 30% depending on location
 - c) Nottingham City: 20%
6. Any locational variation in affordable housing requirements, and the mix and threshold for affordable housing will be set out in part 2 Local Plans by each Council, determined by:
- a) evidence of housing need, including where appropriate housing tenure, property type and size;
 - b) the existing tenure mix in the local area;
 - c) the ability to deliver affordable housing alongside other requirements, taking into account broad assessments of viability. Where the findings of local assessments are disputed on a particular site, a financial appraisal of the proposal will be expected in order to determine an appropriate level of affordable housing; and
 - d) the availability of subsidy on a development to deliver affordable housing within weaker housing submarkets.
7. In the case of larger developments the level of affordable housing will be considered on a site by site basis taking into account localised information and set out in part 2 Local Plans. The type of affordable housing provision will be assessed throughout the lifetime of that development to ensure the development is responsive to updated evidence of need.

Approach to Rural Affordable Housing

- 8. Where there is robust evidence of local need, rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements.
- 9. In allocating rural affordable housing, priority will be given to people that have a connection to that settlement who are unable to afford market housing.

Justification

Housing mix

3.8.1 It is important that the right mix of housing is developed across the plan area over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen. The reduction of the average size of households has led to the under occupation of properties, especially within more affluent suburbs of Nottingham, and within rural areas. In addition, improving the quality of housing conditions and design can have substantial impacts on improving health inequalities.

3.8.2 The Strategic Housing Market Assessment (2007) provides a high level assessment of the likely profile of future household needs by authority. This assessment highlights that the biggest growth is likely to be amongst smaller households, and a significant increase in single person households. The increase in smaller households is largely

down to a number of factors. The biggest factor, particularly within suburban and rural areas, is down to an aging population. Other factors leading to an increase in smaller households include increases in younger people remaining single and family breakdowns.

3.8.3 Whilst households are projected to continue to get smaller, and the population will on average be getting older, a significant amount of existing family housing will not become available for new households as elderly residents often choose to remain within existing houses for a variety of reasons. 2001 census data shows that both the suburbs of the city and the more rural parts have high degrees of under-occupation within the existing dwelling stock. It is therefore important that new developments provide a range of types of housing, including housing likely to be attractive to older persons.

3.8.4 The City Council area has a lower percentage of family housing than the other authorities within Greater Nottingham. In 2011, 30% of dwellings had 6 or more rooms (equivalent to a larger 3 bedroom dwelling), compared with 42% in Greater Nottingham and 42% in England. The situation is similar for larger family housing (7 or more rooms, equivalent to a 4 bedroom house) – Nottingham City 12%, Greater Nottingham 21% and England 23%. This contributes to the loss of families, particularly to other parts of Greater Nottingham. Every year, in net terms, the City loses about 700 children aged under 16 through out migration to the other Greater Nottingham districts³⁵.

3.8.5 Whilst the trend is for an increase in smaller households, one of the objectives of Nottingham's Sustainable Community Strategy (September 2009) is that a 'greater balance will be achieved in the city's housing market with an increased choice of good quality housing meeting the needs of a diverse population and enabling the city to retain more of its aspiring residents'. In order to achieve this, there is a headline target, by 2020, to increase family housing to at least 33% of all housing stock outside of the City Centre (Baseline: 2001 Census: 29%, target revised September 2011). In order to do this, there is also a shorter term target to increase the percentage of new dwellings built outside of the City Centre which have 3 or more bedrooms to 60% by 2013/14 (2008/09: 47%).

3.8.6 The City Council's Housing Strategy 2008-2011 says that 'the provision of more homes suitable and attractive to families is a key priority' and that 'the imbalance is particularly acute in larger homes of 4 or more bedrooms and the provision of these larger homes is a particular priority'.

3.8.7 The number of full-time students attending Universities in the area has increased considerably in recent years. The process of change brought about by increased numbers of student households and Houses in Multiple Occupation (HMOs) has altered the residential profile of some neighbourhoods dramatically, and has led to unsustainable communities and associated amenity issues. This problem is most acute within Nottingham City, and in order to help address this the City Council has introduced an Article 4 Direction that requires planning permission to be obtained before converting a family house (C3 Dwellinghouse) to a House in Multiple Occupation with between 3 and 6 unrelated occupiers sharing basic amenities (C4 Houses in Multiple Occupation), thereby enabling it to better manage the future growth and distribution of C4 HMOs across the City. The policy approach to considering planning applications

³⁵ Source: National Health Service Central Register data, Office for National Statistics.

for student accommodation, C4 HMOs and larger 'sui generis' HMOs with 7 or more occupiers sharing basic amenities will be set out in Nottingham City's part 2 Local Plan.

3.8.8 A further key strand of creating and maintaining sustainable, inclusive and mixed communities is the encouragement of purpose built student accommodation in appropriate areas. Such developments can provide a choice of high quality accommodation for students and also assist in enabling existing HMOs to be occupied by other households, thus reducing concentrations of student households. Suitable locations are identified in Nottingham City's part 2 Local Plan.

Affordable Housing

3.8.9 Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Government guidance indicates that affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

3.8.10 It is acknowledged that the requirements for affordable housing will not always be viable. Where this is the case, lower proportions can be justified through clear evidence set out in viability assessments which should include all potential contributions from grant funding sources.

3.8.11 In order to meet identified need, it is important for the Aligned Core Strategies to plan for the delivery of affordable housing. The Nottingham Core HMA Strategic Housing Market Needs Assessment Update 2009 identifies the level of need for each authority based upon current and future projections and the development targets. A further Affordable Needs update was undertaken in 2012. The need levels are estimated to be as follows:

| Authority | Potential level of net affordable housing need per annum (2009 update) | Potential level of net affordable housing need per annum (2012 update) |
|------------------|---|---|
| Broxtowe | 445 | 535 |
| Gedling | 396 | 301 |
| Nottingham City | 289 | 444 |

Source: Nottingham Core HMA Strategic Housing Market Needs Assessment Update 2009 and 2012. NB: The table above contains potential levels of affordable housing need and does not take into account viability considerations and other policy factors.

3.8.12 The 2012 update found increased levels of need in the Housing Market Area (albeit that need had declined in Gedling). This is largely due to the housing market conditions prevailing at the time, in particular the lack of availability of mortgage finance meaning it is more difficult for households to access the housing market (house prices themselves are lower in real terms than in 2009, and interest rates on mortgages are also at historically low levels). As economic conditions and access to credit improve, affordability will also improve towards the level identified in the 2009 needs update.

This demonstrates the volatility of affordable housing need, and highlights uncertainties associated with projecting annual need assessed at one point in time over the plan period. For this reason, the Councils consider the monitoring of need should be undertaken on the basis of the Affordable Housing Needs update 2009, because these figures reflect a period of more buoyant housing market conditions, rather than the 2012 information. Affordable housing need will be monitored and kept under review, and a full review of the Strategic Housing Market Assessment will be undertaken after the production of Government Household Projections based on the results of the 2011 Census, which are expected to be published in 2014.

3.8.13 The 2009 Nottingham Core Strategic Housing Market Area Assessment findings equate to an affordable housing provision for the three Councils of 19,210, representing approximately 63% of the total housing provision of 30,550 for the plan area. Evidence clearly indicates that achieving this level of provision through the planning system is unviable, and the varying percentages sought by the Councils have regard to viability evidence.

3.8.14 Strategic viability assessments have been carried out for all of the authorities looking at each authority as a whole, and individual submarkets within them. The general conclusions of these studies are similar in that there is a wide ranging picture of viability across the plan area and within individual authorities themselves. Given the wide disparities between submarkets, studies have recommended the possibility of having split targets for some authorities. They also recommend that new development of a significant scale, such as Sustainable Urban Extensions, should be considered on an individual basis as they are likely to have more specific infrastructure requirements, and are capable of forming their own housing submarkets and therefore may not be constrained in viability terms by being in or adjacent to weaker sub-markets.

3.8.15 Given the complex picture across the area in relation to affordable housing viability, the detailed approach to affordable housing varies considerably between the Councils. Currently, the Councils' saved policies and part 2 Local Plans provide for a range of percentages of affordable housing on appropriate sites and Gedling Borough seeks varying percentages in different parts of their area. There are also different thresholds and sliding scales determining the mix of affordable housing required, and the provision of financial contributions, where appropriate.

3.8.16 Due to the complex picture of viability across the area, and the range of approaches which are tailored to local circumstances, the detailed approach and mechanisms to assist the delivery of affordable housing will be outlined in part 2 Local Plans.

3.8.17 The Strategic Housing Market Assessment Needs Update identifies potential net need for affordable housing across submarkets in both urban and rural areas. In smaller settlements across the area where growth is not proposed, there may still be a local need for affordable housing that is justified by a robust local assessment. It is therefore considered appropriate to make provision within the Aligned Core Strategies for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages where affordable housing can remain affordable in perpetuity. Part 2 Local Plans or Neighbourhood Plans will give consideration as to whether there is a case to allow for a small amount of market

housing in villages where this will facilitate the provision of significant additional affordable housing to meet local needs.

3.8.18 Section 17 of the Housing Act 1996 sets out how to enable affordable housing to remain affordable for present and future generations. The majority of rural settlements within the area that have a population of around 3,000 or below will qualify for developments of local needs housing under this policy.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|---|--|--|
| Maintain an appropriate mix of house type, size and tenure | <ul style="list-style-type: none"> • Completions by dwelling, type, size and tenure | <ul style="list-style-type: none"> • Part 2 Local Plans • Development Management decisions |
| Provision of affordable housing (6,725 for monitoring purposes – made up of 1,845 in Broxtowe, 1,450 in Gedling and 3,430 in Nottingham City) | <ul style="list-style-type: none"> • Affordable housing completions by Social Rent, Intermediate Housing, Affordable Rent | |

Policy 9: Gypsies, Travellers and Travelling Showpeople



- 1. Sufficient sites for Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made in part 2 Local Plans in accordance with the evidence base.**
- 2. The following criteria will be used to identify suitable Gypsy and Traveller and Travelling Showpeople sites and associated facilities. The criteria will also be used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:**
 - a) the site is not located in the Green Belt except in very special circumstances;**
 - b) the site should be located within (or a reasonable travelling distance of) a settlement which offers local services and community facilities, including a primary school; and**
 - c) the site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of the site's occupiers and occupiers of nearby properties or the appearance or character of the area in which it would be situated.**
- 3. Existing permanent provision will also be safeguarded from alternative development.**

Justification

3.9.1 Planning Policy for Traveller Sites, which was published in March 2012, sets out the Government's planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework. This document requires Councils to prepare assessments of need. These should be based on robust evidence of local need and authorities should set targets (for pitches and plots) based on this evidence.

3.9.2 The Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire, 2007 sets out permanent pitch requirements for each local authority within Nottinghamshire between 2007 and 2011. It also states there is a requirement for a transient site somewhere within Nottinghamshire. The pitch requirements, taking into account recent planning permissions, are identified below. All the Councils are now reviewing and updating this evidence in order to identify the requirement for new Gypsies, Travellers and Travelling Showpeople accommodation over future years.

| Local Authority | Pitch Requirement |
|-----------------|-------------------|
| Broxtowe | 2 |
| Gedling | 4 |
| Nottingham | 0 |

3.9.3 It is still however considered that a general policy approach in providing for Gypsies, Travellers and Travelling Showpeople should be included within the Aligned Core Strategies in order to provide guidance on where such provision should generally be steered. Where appropriate, the allocation of sites will be made in part 2 Local Plans in light of any revised evidence base.

3.9.4 In seeking to allocate traveller sites, appropriate local consultation will be undertaken to ensure, as far as is possible, that the views and needs of both settled and traveller communities are taken into account.

Monitoring Arrangements

| Target | Indicator | Delivery |
|---|--|--|
| Meet the needs of Gypsies, Travellers and Travelling Showpeople | <ul style="list-style-type: none"> Number of traveller plots/pitches allocated and granted planning permission and then implemented | <ul style="list-style-type: none"> Part 2 Local Plans Development Management decisions |

Policy 10: Design and Enhancing Local Identity



1. All new development should be designed to:
 - a) make a positive contribution to the public realm and sense of place;
 - b) create an attractive, safe, inclusive and healthy environment;
 - c) reinforce valued local characteristics;
 - d) be adaptable to meet changing needs of occupiers and the effects of climate change; and
 - e) reflect the need to reduce the dominance of motor vehicles.
2. Development will be assessed in terms of its treatment of the following elements:
 - a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
 - b) permeability and legibility to provide for clear and easy movement through and within new development areas;
 - c) density and mix;
 - d) massing, scale and proportion;
 - e) materials, architectural style and detailing;
 - f) impact on the amenity of nearby residents or occupiers;
 - g) the ground conditions of the site, including that arising from land instability or contamination, together with the mitigation/remediation proposed or required;
 - h) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments;
 - i) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
 - j) setting of heritage assets.
3. All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in part 2 Local Plans.
4. Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.

5. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.

Justification

3.10.1 All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access.

3.10.2 Many of the plan's urban areas include locally distinct and important features, including historic street patterns such as those found in the City Centre, the use of local materials such as Bulwell stone, villages with local vernacular style, and historic residential areas. New design will be expected to relate positively to these and other important local features which can include religious or cultural character.

3.10.3 Local evidence will be used to inform and guide decisions, including urban characterisation and landscape characterisation studies where appropriate, and further design guidance may be included in part 2 Local Plans. This more detailed guidance will assist in the implementation of this policy, especially for large or sensitive sites, and address particular design issues, or provide more detail, such as defining important views.

3.10.4 Although now considered to be greenfield sites, gardens can provide sustainable locations for new homes, and reduce the need to develop land within the Green Belt or the countryside. However, it can also change the characteristics of areas, and may damage biodiversity. In accordance with this policy and the National Planning Policy Framework, part 2 Local Plans may seek to restrict development to avoid areas of special character and to protect the amenity value of private gardens.

3.10.5 It is important that new housing development is of high quality, in order to enhance or create a distinctive sense of place, where people will be proud of their neighbourhood. 'Building for Life' is an established and recognised methodology for assessing the design of new housing and neighbourhoods, and all new housing development will be expected to perform well against it, or any successor standards. However it is recognised that it can be difficult to achieve these standards on smaller schemes therefore the policy offers some flexibility to deal with this. Further guidance on design standards for individual Council areas will be included in part 2 Local Plans.

3.10.6 In addition to reinforcing local identity and urban design characteristics, good design can also play a key role in providing sustainable development. Over the plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings, and Policy 1 sets out how new development should contribute to mitigating and adapting to climate change. There are some good local examples of development which performs to high design and sustainability standards, such as the Green Street residential development in the Meadows, and similarly high quality exemplar developments will be sought throughout the plan area.

3.10.7 At a wider, site or neighbourhood scale, independent assessments of the sustainability and environmental performance of proposals, such as the Building Research Establishment's 'Green Print' methodology, will also be encouraged to help inform decisions about the potential for high levels of sustainability.

3.10.8 New developments must also be accessible to all and meet the needs of a diverse population. The Manual for Streets is the preferred approach which sets out guidance for residential street design and aims to ensure streets are places that people want to spend time in, rather than just transport corridors. The quality of buildings and spaces has a strong influence on the quality of people's lives, and attractive, imaginative, and well designed environments can help reduce crime, the fear of crime, and discourage antisocial behaviour. Examples can include ensuring natural surveillance of access routes from living areas of dwellings and having a mix of house types to make it more likely that some of the homes will be occupied throughout the day.

3.10.9 The area has some distinctive and locally valued landscapes, such as the 'River Meadowlands' in the Trent valley, and the 'Dumble Farmlands' in Gedling. New development should have regard for the landscape in which it is located, for example the important ridge lines surrounding parts of the main built up area of Nottingham.

3.10.10 Development should protect, conserve or, where appropriate, enhance landscape character, in line with the relevant Landscape Character Assessments. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of the development, the appropriateness of materials and detailed design, and the objective of preserving or enhancing biodiversity value.

Monitoring Arrangements

| Target | Indicator | Delivery |
|---------------------------------|--|--|
| Improve the standards of design | <ul style="list-style-type: none">Indicators to be set locally by each Council | <ul style="list-style-type: none">Part 2 Local PlansSupplementary Planning DocumentsDevelopment Management decisions |

Policy 11: The Historic Environment



- 1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.**
- 2. Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced, with further detail set out in part 2 Local Plans. Elements of particular importance include:**
 - a) the industrial and commercial heritage such as the textile and coalmining heritage and the various canals;**
 - b) the literary heritage associated with DH Lawrence, Lord Byron and Alan Sillitoe;**
 - c) Registered Parks and Gardens and important historic landscape features such as Sherwood Forest, ancient or mature woodland and ridge and furrow field patterns;**
 - d) historic features within Nottingham City Centre such as the medieval street patterns, the networks of caves under the City Centre, the Park Estate and Lace Market; and**
 - e) prominent Listed Buildings and Scheduled Monuments with a wider visual and economic benefit such as Nottingham Castle, Wollaton Hall, Newstead Abbey, Bennerley Viaduct and buildings D6 and D10 on the Boots campus.**
- 3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:**
 - a) the use of appraisals and management plans of existing and potential Conservation Areas;**
 - b) considering the use of Article 4 directions;**
 - c) working with partners, owners and developers to identify ways to positively manage and make better use of historic assets;**
 - d) considering improvements to the public realm and the setting of heritage assets within it;**
 - e) ensuring that information about the significance of the historic environment is publicly available;**
 - f) where there is a loss in whole or in part to the significance of an identified historic asset then evidence should be recorded of its importance; and**
 - g) considering the need for the preparation of local evidence or plans.**

4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a group or give context to a wider area.

Justification

3.11.1 Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of 'significance'. Designated heritage assets include Listed Buildings, Conservation Areas, World Heritage Sites, Registered Parks and Gardens and Scheduled Monuments. The term heritage assets also cover those assets that have not been designated and afforded protection by separate legislation. The significance of these 'un-designated assets' is a material consideration in determining planning applications as identified in the National Planning Policy Framework.

3.11.2 The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

3.11.3 Policy 11 has identified a number of specific elements of the historic environment of the area that are considered to be particularly important to the plan area as a whole. There may also be many more elements that are particularly important and a number of elements which are of more localised value. These will be identified in part 2 Local Plans or work undertaken by individual authorities.

3.11.4 When considering applications which impact on the historic environment or heritage assets and their settings, the Councils will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and taken where possible. When considering sites of potential archaeological importance, including those as identified on the Historic Environment Record for the area, the Local Authority will, where appropriate, request a prospective developer to arrange for an archaeological assessment or field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified.

3.11.5 In looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. The care of our historic environment has to be carefully balanced with current economic and social needs. Carefully managed change can help preserve the significance of the heritage asset and also deliver viable uses consistent with conservation objectives.

3.11.6 This could include bringing an historic building back into use which has a benefit of reducing the overall amount of natural resources used, assisting regeneration and preserving or enhancing the character of the area in which the building sits.

3.11.7 Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living

and working conditions that will encourage inward investment – environmental quality is a key factor in many commercial decisions. The historic environment is of particular importance for sustainable tourism and leisure. Provided that this is a sufficiently realistic and imaginative approach to the maintenance of historic assets and their change of use, economic prosperity can be secured for the continued vitality of these assets.

3.11.8 The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The production of local lists of heritage assets will be considered as will the production of detailed master plans for specific areas. For example, the successful redevelopment of part of the Lace Market in Nottingham City to create a walkway and square to meet the needs of the new occupants and visitors has helped reinforce character and improve the public realm. This work was guided by a detailed master plan which helped ensure that the objectives were met. Other local evidence could include the development of criteria for the identification of ‘non-designated’ heritage assets or the use of urban characterisation studies.

3.11.9 Conservation Area Appraisals offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets. This approach may also identify changes to the public realm outside of Conservation Areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these cases steps should be taken to ensure that the assets are appropriately recorded before they are damaged or destroyed.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|---|--|--|
| Decrease number of heritage assets at risk | <ul style="list-style-type: none"> % and number of heritage assets at risk on national register | <ul style="list-style-type: none"> Development Management decisions Conservation Area Appraisals |
| Increase the number of Conservation Area Appraisals | <ul style="list-style-type: none"> Number of Conservation Area Appraisals | |

Policy 12: Local Services and Healthy Lifestyles



- 1. New, extended or improved community facilities will be supported where they meet a local need. In particular, where there is an evidenced need, new or improved community facilities should be provided to support major new residential development (especially in Sustainable Urban Extensions) or in renewal areas. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit developers providing community facilities provision directly.**
- 2. Community facilities should:**
 - a) be located within the City Centre, town centre or other centres, wherever appropriate; or**
 - b) be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and**
 - c) where possible, be located alongside or shared with other local community facilities.**
- 3. Where new community facilities (especially health and education) are intended to serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources.**

Justification

3.12.1 The delivery of healthy sustainable communities is a key priority in all the Councils' Sustainable Community Strategies and it is recognised that community facilities play an important part in people's lives and contribute to quality of life and sense of place. This policy will encourage proposals where they will increase the range or quality of community facilities across the plan area.

3.12.2 If community facilities are to serve the entire community they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the City, town or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of and need for facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population where there is a demand for these services.

3.12.3 The importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is disadvantaged in accessing health care facilities. Local authorities and Clinical Commissioning Groups have a duty to carry out a joint strategic needs assessment of health and wellbeing in their area. This helps them to understand the needs of the whole community, so that they can work together to put in place services that meet these needs. It is proposed to support and work with the NHS and health organisations to ensure the development of health facilities where needed in new development areas. Work with primary care providers will ensure a fair distribution of primary care facilities across the area and where appropriate these will be included in part 2 Local Plans.

3.12.4 Combined facilities either within the same building or alongside each other offers a way for community facilities to be viable in a location where they may not have been previously. This principle has been adopted by health providers and other agencies in several locations, through Joint Service Centres, which bring together a range of health services, with other community services, such as those provided by a Council, in one building. Joint Service Centres have recently been completed at Bulwell and Robin Hood Chase.

3.12.5 To protect community facilities it is necessary to put in place a mechanism to control alternative uses to ensure that their continued use as community facilities is fully explored. It is expected that the evidence submitted regarding the need for the facility would be appropriate to the scale and type and accessibility of the facility and address other alternative facilities in the locality that could meet any shortfall in provision.

3.12.6 Development can add extra pressure onto demand for existing community facilities or lead to the need for entirely new community facilities. This is especially true in relation to the Sustainable Urban Extensions which will form new communities. The impact on or the need to provide new community facilities should be examined when allocating sites or considering planning applications. Stakeholders and service providers should be consulted.

3.12.7 One of the key objectives of the Aligned Core Strategies is improving the health and wellbeing of residents. By prioritising new or improved health centres, leisure centres and other facilities that encourage healthy behaviour for residents of all ages through the Aligned Core Strategies, the Councils will work with partners to achieve a reduction in health inequalities.

3.12.8 For the purposes of this policy, community facilities include schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious instruction and church halls, health centres, GP practices, community pharmacies, dentists, community centres or halls, libraries, leisure centres and emergency services.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|---|---|--|
| Improve accessibility from residential development to key community facilities and services | <ul style="list-style-type: none"> % of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop | <ul style="list-style-type: none"> Part 2 Local Plans Development Management decisions |
| Improvements in health | <ul style="list-style-type: none"> Life expectancy | |

Policy 13: Culture, Tourism and Sport



Further provision of culture, tourism and sporting facilities will be supported with details set out in part 2 Local Plans as appropriate, in line with the following approach:

- a) major new cultural and tourism facilities of national or regional importance will be located in or adjoining Nottingham City Centre;**
- b) new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, or existing facilities will be improved;**
- c) major new sporting facilities of national or regional importance will be encouraged, especially where this complements the strengths of existing facilities located in the south east of the main built up area of Nottingham; and**
- d) where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.**

Justification

3.13.1 The area has significant strengths with regard to both culture and sport, having a critical mass of attractions and facilities which is an important part of the tourism and visitor 'offer'. These facilities are also important in the ongoing economic development of the area, both directly and through their contribution to the area's quality of life. As such, existing facilities will be protected and enhanced where there is a continuing viable need for them, and where they are affected by development, suitable alternative provision will be sought. There are currently no plans for major new facilities in the plan area, and this policy is therefore aimed at responding to any proposals which may come forward over the plan period for instance, the City Council is seeking funding opportunities to develop a new Central Library in the City Centre.

3.13.2 The City Centre is particularly well served by cultural facilities and is the premier tourist destination, with 'Nottingham Contemporary' art gallery and the Galleries of Justice being just two examples, while the south east of the Nottingham conurbation is home to Trent Bridge Cricket Ground, the Nottingham Forest and Notts County Football Grounds, and the watersports centre at Holme Pierrepont. Both these locations could benefit greatly from further development, which will assist in meeting the aim of making Nottingham a top European destination for sport and culture (sport is an important theme in Nottingham City's Sustainable Community Strategy).

3.13.3 In addition there may be opportunities to complement this existing range of sporting facilities in the south east of the main built up area, by redeveloping, re-provisioning existing facilities, or providing new sporting facilities. This would enhance the sporting reputation of the area, and make best use of existing transport and supporting infrastructure whilst also contributing to improving health and wellbeing.

3.13.4 An important part of the cultural, tourism and sporting offer is more evenly spread across the plan area, for instance the Lakeside Arts Centre at the University of Nottingham, the New Art Exchange in Hyson Green, and the International Tennis Centre at Highfields. Tourism is also important more widely, centred around Robin Hood, Byron and DH Lawrence, and has an important role for towns such as Eastwood and Hucknall. Similarly, the proposed Sherwood Forest Regional Park has the potential to increase visitor numbers, and there will be opportunities to expand and enhance existing facilities, both here and elsewhere, as well as encouraging new provision. This will be particularly encouraged where a critical mass of facilities can be created, for instance further enhancing the facilities within Nottingham City Centre. When considering new development, account will be taken of the population to be served by facilities.

3.13.5 The role of community level culture and sporting facilities is vitally important in creating sustainable and healthy neighbourhoods. In addition, facilities for faith groups provide important cultural facilities at a local level. However, these can require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. In some instances, it may be that new religious and cultural facilities need to be located outside of local centres in order to serve the catchment for the proposed facilities where this local need is shown not to be adequately addressed within a local centre. In addition, proposals in and around existing religious facilities needs to be dealt with sensitively. Where relevant, such issues will be picked up in part 2 Local Plans, or dealt with in Development Management decisions.

Monitoring Arrangements

| Target | Indicator | Delivery |
|--|---|--|
| Increase in provision of major sporting facilities | <ul style="list-style-type: none">Number of major sporting facilities developed | <ul style="list-style-type: none">Development Management decisions |

Policy 14: Managing Travel Demand



- 1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the spatial strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments.**
- 2. The priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport, but where accessibility deficiencies do exist these will need to be fully addressed. The effective operation of the local highway network and its ability to provide sustainable transport solutions or support economic growth should not be compromised.**
- 3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve new development, in particular, Sustainable Urban Extensions, will be adopted which will seek to provide (in order of priority):**
 - a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use public transport, walking and cycling for appropriate journeys including intensive travel planning);**
 - b) improvements to public transport services, walking and cycling facilities that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;**
 - c) optimisation of the existing highway network to prioritise public transport, walking and cycling facilities that are provided early in the build out period of new developments such as improved/ new bus and cycle lanes and measures to prioritise the need of pedestrians above the car; and**
 - d) Network Management measures then highway capacity enhancements to deal with severe impacts arising from residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys.**
- 4. There will be a level of iteration between the stages of the hierarchy above to ensure their effective delivery having regard to the role and function of the highway network, and the implementation of the approach will have regard to the needs of people with mobility difficulties.**

Justification

3.14.1 The key element of this policy will be to encourage development in locations which support the promotion of sustainable travel choices as alternatives to the private car, in particular good quality public transport and safe and attractive routes for cycling

and walking. A major way of achieving the objectives of this policy is to firstly secure new developments in locations where public transport, walking and cycling use are viable options, but also to improve the network of public transport provision (including orbital links and other link services) in terms of its extent and frequency, and use 'Smarter Choices' (see Glossary and paragraph 3.14.8) to significantly alter travel behaviour. A combination of these factors is aimed at achieving benefits in terms of reduced car use and associated savings in carbon emissions, noise and pollution, but also a reduction in the necessity of road building/ widening and junction improvements therefore saving money. This is particularly important at a time when available funding for major infrastructure work including road building both from private and public sectors is expected to be in short supply. In addition it is necessary to address inequality issues in public transport and to consider the impact of modal shift on disabled people which could be done by improving the quality and frequency of public transport provision and encouraging smarter choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.

3.14.2 Effective area wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.

3.14.3 The area enjoys an extensive public transport network comprising bus, tram and heavy rail which focuses on the City Centre as a key destination. However, capacity remains a key issue and, when considering how best to serve new developments, measures to make best use of capacity on existing services should be explored before proposing new services, and consideration should be given to increasing the frequency of existing services or providing feeder services which interchange with the main network outside of the City Centre, for instance at park and ride or tram stops.

3.14.4 A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, area-wide travel demand management. This approach is consistent with national and local transport policies promoted through the Local Transport Plans (LTPs).

3.14.5 The LTPs focus on strategy and implementation and have followed extensive consultation undertaken during 2010. This provided an opportunity to explore and understand the transport options available to deliver the Visions for Nottingham City, Nottinghamshire and where relevant Derbyshire.

3.14.6 Transport priorities within these LTPs reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of opportunity through maximising accessibility and reducing dependence upon the private car. This

approach has been broadly endorsed by the Government. They consider that of these DaSTS transport goals the two in particular that they would like to be addressed in LTPs are those which help to grow the economy and help tackle carbon emissions. This will be key to the sustainable delivery of Core Strategies objectives, and will require the commitment and close cooperation between the Highway Authorities, the Highways Agency and other transport providers.

3.14.7 The Aligned Core Strategies will have an important role to play in delivering LTPs objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements.

3.14.8 Travel 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'. They 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 and difficult to enforce when provided to large numbers of people.

3.14.9 Travel Plans will be required for significant new developments, showing how these objectives are to be met. Planning Conditions or Legal Agreements will be used to ensure Travel Plans are implemented. Existing major employers, schools, and other generators of travel demand will be strongly encouraged to develop Travel Plans including monitoring arrangements.

3.14.10 Initiatives will also include the promotion of more efficient and sustainable use of private vehicles, such as car sharing and car clubs, and low emission vehicles.

3.14.11 In order to encourage public transport for work commuting, long stay parking should be managed effectively. Within Nottingham City, the Council has introduced a Workplace Parking Levy to ensure employers adhere to the principle of managing demand and to attract revenue to contribute towards public transport initiatives and other alternatives to private car travel. Parking provision will continue to be carefully managed to help maintain vitality and viability in the city, town, district and local centres.

3.14.12 The Strategic Road Network (SRN) of motorways and trunk roads plays an important role in supporting the economy of Greater Nottingham. The emphasis on sustainable measures will assist in safeguarding the operation of the SRN but proposed growth in Greater Nottingham will give rise to cumulative impacts on the SRN. The committed A453 improvement will improve the operation of this key gateway into Greater Nottingham. Other elements of the SRN will be safeguarded chiefly through measures at key junctions, including network management and localised capacity improvements. The Councils in the area and the Highways Agency will work together to examine the cumulative impacts of development on strategic routes across the area with a view to identifying appropriate route measures that can be brought forward to support growth. The policy refers to a level of iteration between the four stages listed, to ensure their

effective delivery. For example, improvements to public transport services will enable more effective travel demand management measures to be introduced and improved highway operation may facilitate public transport improvements.

3.14.13 The Greater Nottingham Transportation Model has been used to identify the strategic transport impacts of the Aligned Core Strategies on the highway network in the form of stress maps. These demonstrate areas of pressure on the network for which mitigation measures will be required using the hierarchical approach outlined above.

3.14.14 More detailed transport modelling has been undertaken as part of the Infrastructure Delivery Plan on allocating strategic sites, to enable packages of measures to be identified to ensure the sustainable delivery of the plan.

3.14.15 Priority will be given to sustainable locations with access to the rail network when considering sites for storage and distribution uses, as set out in Policy 4.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|---|
| Increase modal shift towards public transport, walking and cycling | <ul style="list-style-type: none"> Proportion of households with hourly or better daytime bus service to town, district or City Centre Number of public transport trips Plan area wide traffic growth Number of cycling trips | <ul style="list-style-type: none"> Part 2 Local Plans Development Management decisions Consultation with the local Highway Authorities |
| Increase the number of developments supported by travel plans | <ul style="list-style-type: none"> Number of travel plans agreed | |

Policy 15: Transport Infrastructure Priorities



1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with delivering the spatial strategy in Policy 2, the principles of travel demand management in Policy 14 and the priorities of the Local Transport Plans covering the plan area. The details and certainty of funding and timing are in the Infrastructure Delivery Plan.
2. New development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non-private car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.
3. Existing planned transport schemes which are essential to the delivery of the Core Strategies and with committed funding:

Public Transport:

- a) Nottingham Express Transit (NET) Phase two (extensions to Clifton and Chilwell); and
- b) Nottingham Midland Rail Station Hub.

Highway Improvements:

- c) Nottingham Ring Road improvement scheme; and
- d) A453 widening – from M1 to A52(T) Clifton.

4. Other schemes with no committed funding but which remain important to the delivery of the Core Strategies include:

Public Transport:

- a) Nottingham to Lincoln rail improvements.

Highway Improvements:

- b) Gedling Access Road;
- c) A52 Junction Improvements (between A6200 Derby Road and Bingham).

5. Local and National schemes which will impact on the plan area if implemented include:

- a) reopening Ilkeston Station (in Erewash Borough);
- b) access to the Rolls Royce site (in Ashfield District) from the A611;

- c) Midland Main Line Speed Improvements and Electrification;
 - d) Hucknall Town Centre Improvement Scheme (Ashfield District);
 - e) HS2 hub station at Toton to serve the East Midlands; and
 - f) Extension to NET to serve the new station.
6. Further transport infrastructure schemes are likely to emerge through Local Transport Plan reviews, preparation of route strategies by the Highways Agency, through Transport Assessments for development sites and part 2 Local Plans.
7. Any development permitted in or adjacent to the proposed strategic location for growth at Toton shall allow for adequate provision for the construction of the HS2 route, the station, vehicle access to it and an extension of the NET route which as a minimum shall be to the station and which shall also allow for its potential future extension to Erewash Borough.

Justification

3.15.1 A sustainable, good quality transport system is essential to support the economic and social wellbeing of the plan area. Public transport and highway schemes listed in the policy will be important in providing high quality transport networks required to ensure the successful delivery of the development sites set out in Policy 2. The existing planned public transport and highway improvements listed under part 3 of Policy 15 are included in Local Transport Plans and/or Funding Allocations programmes, and are relatively certain.

3.15.2 Some of the schemes listed which have no currently available funding nevertheless have been or are included in programmes. If funding is secured, it is anticipated that all could be delivered over the plan period. The most significant of these is the A453 widening, which has been a longstanding local priority, as it serves as a main access to the conurbation from the M1, and will have significant economic benefits, improving access to the M1 and East Midlands Airport. The formal commitment to deliver the scheme was confirmed in April 2012. The work to assess and mitigate the full highways implications of development at Toton will be coordinated by the Broxtowe HS2 Working Group when the final quantum and distribution of development within the strategic location for growth at Toton is determined. In the unlikely event of the Government not proceeding with the HS2 station at Toton, then the development specified under Policy 15.7 will not be required but a future extension to the tram route into Erewash Borough should not be prejudiced, subject to technical and financial feasibility, and the support of the relevant transport and planning authorities.

3.15.3 Significant progress has been made in terms of putting together a funding package for the construction of the Gedling Access Road which has an estimated cost of £32.4 million. The Local Transport Board and the Homes and Communities Agency have committed some funding and other sources of funding are being pursued. A revised planning application for the Gedling Access Road is being prepared and expected to be determined in the autumn 2014. Subject to funding, construction of the first phase of the Gedling Access Road is expected to commence shortly after this and be substantially completed by April 2015.

3.15.4 Other schemes identified by the Councils but which have very uncertain funding or long-time delivery timescales are listed below and will be developed over the plan period with a view to them becoming deliverable schemes, and where appropriate will be included in future Local Transport Plan reviews. The schemes to be developed will follow the hierarchical approach set out in Policy 14.

- Further tram extensions
- Potential tram-train routes
- Cross-city bus transit corridors
- Nottingham to Grantham Rail upgrade
- Robin Hood Line Bingham extension and capacity improvements
- High Speed Rail
- Rail upgrades between Nottingham, London and other Core Cities including electrification of the Midland Mainline

3.15.5 Transport priorities within Local Transport Plans reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process (see paragraph 3.14.6). Transport improvements can have positive impacts on access opportunities for many groups who currently experience access problems. The detailed design and implementation of all transport schemes will ensure equalities issues are taken into account.

Monitoring Arrangements

| Target | Indicator | Delivery |
|---|---|--|
| Delivery of projects promoted in policy | <ul style="list-style-type: none"> • Implementation of individual schemes as in Infrastructure Delivery Plan | <ul style="list-style-type: none"> • Development Management decisions • Other delivery agents e.g. NET and Highways Agency |



Section C: Our Environment

The level of growth being planned for provides an opportunity to plan for the environment in a strategic and more comprehensive way. Policies are aimed at preserving, enhancing and making best use of environmental assets, and ensuring that new assets are delivered as part of growth proposals, which also meet strategic priorities. Multi functional spaces are promoted, with a clear aim to contribute to a step change in the levels of biodiversity.

The core policies for our environment are:

- 16 Green Infrastructure, Parks and Open Space
- 17 Biodiversity

Policy 16: Green Infrastructure, Parks and Open Space



- 1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of regional and sub-regional Green Infrastructure corridors and assets (as shown on the Key Diagram), particularly focusing on links between Nottingham and Derby, together with corridors and assets of a more local level which will be defined through part 2 Local Plans.**
- 2. The approach will require that:**
 - a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, Greenwood Community Forest, and Urban Fringe areas;**
 - b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused;**
 - c) developments proposed through the Core Strategies should enhance the Strategic Green Infrastructure network (either on site or off site or through contributions as appropriate). Non-strategic sites will be assessed through part 2 Local Plans;**
 - d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and**
 - e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included in part 2 Local Plans.**
- 3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for more than one of the following:**
 - a) access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;**

- b) physical activity and wellbeing opportunities for local residents such as formal sports provision;
 - c) educational resource for local residents;
 - d) biodiversity opportunities;
 - e) tackling and adapting to climate change;
 - f) enhancement of landscape character;
 - g) protection or enhancement of heritage assets; and
 - h) opportunities for sustainable leisure and tourism.
4. Parks and open space should be protected from development and deficiencies addressed in part 2 Local Plans. Exceptions may be made if the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

Justification

3.16.1 Natural England defines Green Infrastructure as a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The nature of local authority boundaries in the plan area means that residents use Green Infrastructure assets such as parks, rights of way and water courses/bodies regardless of where they live. Adopting a common strategic approach between the Council areas will ensure that a joined up approach is taken and allows for provision in different authorities to be taken into account regardless of where people live.

3.16.2 Green Infrastructure is a network of green spaces which perform a number of different functions. However, it is accepted that in some instances, such as sensitive biodiversity sites, it would not be appropriate to promote additional access as this could damage the resource. The Habitats Regulations Assessment screening of the Aligned Core Strategies found there could be potentially significant effects on parts of the prospective Sherwood Forest Special Protection Area (see paragraph 3.17.3), also included in the Greenwood Community Forest Green Infrastructure initiative. It concluded that a precautionary approach should be followed and that specifically this policy should not promote the enhancement of those parts of the Greenwood Community Forest, such that it would attract higher numbers of visitors to the prospective Special Protection Area. The supplementary Habitats Regulation Assessment Screening Record in reference to Calverton requires appropriate mitigation measures to be put in place in order to avoid significant effects. These are set out in the Infrastructure Delivery Plan and Appendix A and will be pursued with developers and partners, including the provision of Suitable Alternative Natural Green Spaces (SANGS) where appropriate.

3.16.3 The strategic approach set out in the policy is based on a framework of sub-regional Green Infrastructure corridors. These are broadly based on the strategic waterways of the Rivers Trent, Erewash and Leen as well as the Erewash and Nottingham Beeston Canals, and the initiative area of Greenwood Community Forest. These areas provide opportunities for countryside access and also allow for the migration of species. Additionally the river corridors provide the opportunity to help tackle climate change through energy production and flood attenuation where appropriate. All water courses in and adjacent to new developments provide opportunities to create enhanced green corridors including the potential for opening up culverted water courses. The strategic corridors and areas are shown on Map 3.3 and the Policies Map.

3.16.4 Proposals for a Sherwood Forest Regional Park are being progressed by a broad partnership including Gedling Borough Council and Nottingham City Council. Regional Parks are not planning designations but can help guide planning strategy to use environmental enhancements as a foundation for social and economic improvements. The objectives of the Regional Park include the increase in accessible Green Infrastructure and the provision of sustainable leisure and tourism opportunities. The proposals for a Sherwood Forest Regional Park will also link with policies in the Aligned Core Strategies related to economic growth, rural diversification, the protection of the landscape, historic environment and also tourism.

3.16.5 Where appropriate, land surrounding the built up areas will be targeted to provide a significant resource for communities and provide a context for the landscape setting of the urban area. Ensuring that Green Infrastructure is protected, enhanced or provided in this area will address the issues of access to the countryside and ensure that Green Infrastructure is factored into the development of Sustainable Urban Extensions from the start.

3.16.6 To ensure that existing areas maintain or enhance their provision of Green Infrastructure it is important to protect existing Green Infrastructure assets and seek to put in place active management of corridors and assets. One of the key issues that has been identified through the development of the Aligned Core Strategies is the poor access for many residents into the surrounding countryside. Improving access into the countryside and to other Green Infrastructure assets will encourage a healthy lifestyle and contribute to health improvement through increasing physical activity and improving mental wellbeing, and also allow commuting routes for non-motorised transport.

3.16.7 Parks and open spaces are an important part of the Green Infrastructure network, especially within urban areas. However, there are some areas of open space that can be threatening to use, or undervalued by the local community. Where these sites are identified as surplus to requirements through Open Space Assessments or local studies, redevelopment can help to address these issues, for instance through appropriate design to allow overlooking. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option, provided the loss can be replaced by equivalent or better provision in a suitable location.

3.16.8 Landscapes and features within them form an important part of the Green Infrastructure network and Landscape Character Assessments have informed the preparation of the Aligned Core Strategies by providing details on how the different landscape types can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in part 2 Local Plans prepared by the Councils.

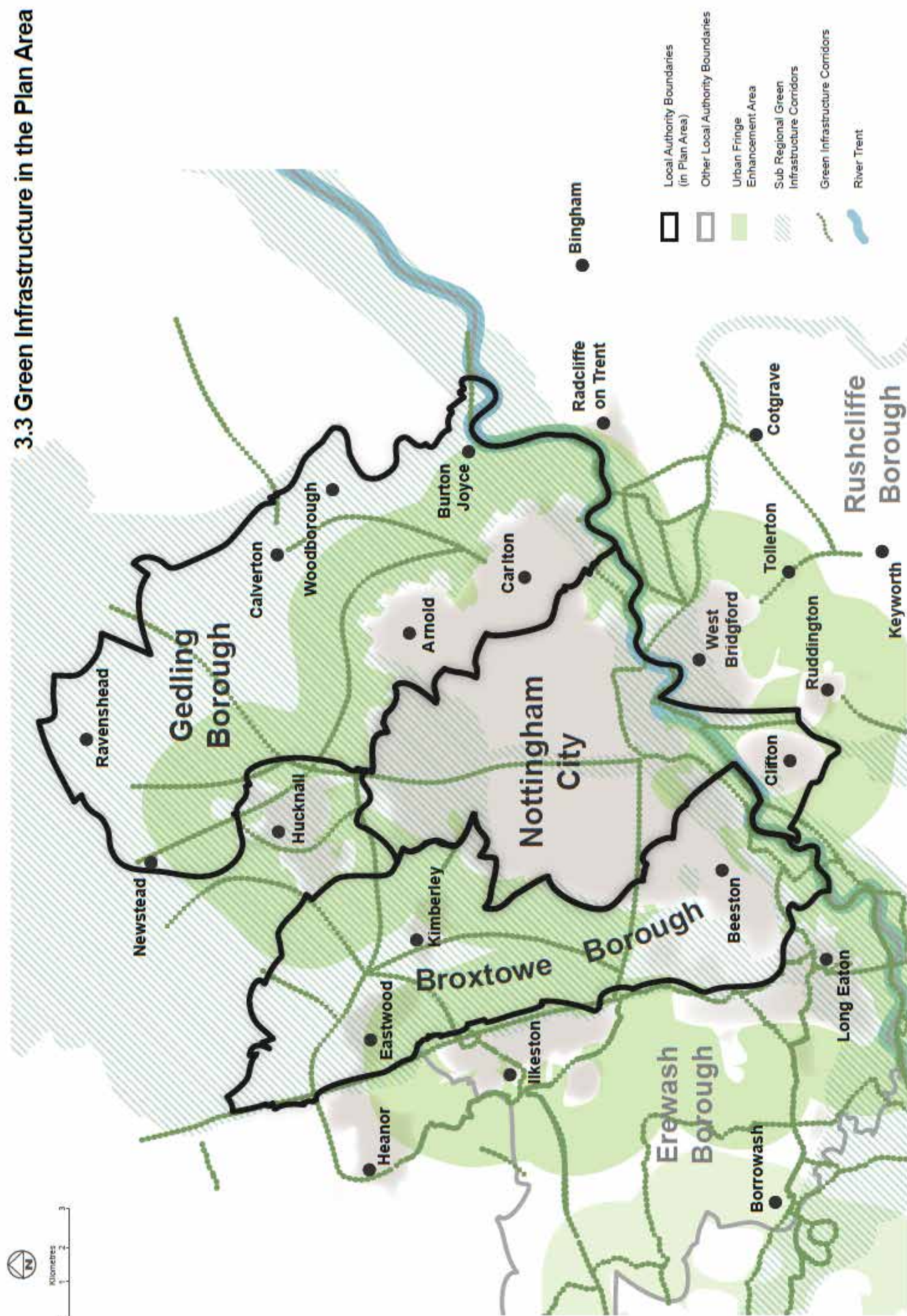
3.16.9 A strategic approach will be used in the protection of Green Infrastructure. This will include assessments of existing and future need, quantitative and qualitative audits of existing provision, the establishment of local standards, and considering the use of local Green Infrastructure asset mapping. In addition, other approaches for the protection of Green Infrastructure can include identifying ways of improving them, for example working with Nottinghamshire County Council (and with Derbyshire County Council where relevant) to make best use of the rights of way network. This will include a minimum of 16 hectares of Green Infrastructure on land at the strategic location for growth in the vicinity of the proposed HS2 station in Broxtowe. At Teal Close around 19 hectares of Green Infrastructure should be provided including about 10 hectares adjacent to the Netherfield Lagoons Local Nature Reserve.

3.16.10 A number of issues will be addressed in part 2 Local Plans prepared by the Councils. These may include Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|---|
| Increase quality of open spaces | <ul style="list-style-type: none"> Number of Local Wildlife Sites under positive conservation management, using Single Data List indicator 160 Number of Local Nature Reserves with a management plan in place Green Flag Status of open space Number of S106 contributions related to open space | <ul style="list-style-type: none"> Green/Open Space Strategies Development Management decisions |
| Increase the percentage of population with access to GI assets | <ul style="list-style-type: none"> To be set locally | |

3.3 Green Infrastructure in the Plan Area



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Policy 17: Biodiversity



- 1. Biodiversity will be increased over the plan period by:**
 - a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plans;**
 - b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;**
 - c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;**
 - d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and**
 - e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum firstly mitigate and if not possible, compensate at a level equivalent to the biodiversity value of the habitat lost.**
- 2. Designated international, national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and further sites will be designated where they meet the relevant national or local criteria.**
- 3. Development on or affecting other non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.**

Justification

3.17.1 The DEFRA publication 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' builds on previous work and sets out the strategic direction for biodiversity in England for the next decade. It aims to 'halt overall biodiversity loss, support well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.' The National Planning Policy Framework also looks to conserve and enhance the natural environment through protecting valued landscapes and minimising impacts to biodiversity and also recognises the need to prevent the loss or deterioration of irreplaceable habitats such as ancient woodland.

3.17.2 The East Midlands currently compares unfavourably with other regions in England in terms of the surface area covered by designated nature conservation sites, has lost more wildlife than any other region in England and has lost large amounts of its wildlife habitats with losses continuing and those sites remaining becoming increasingly small, isolated and fragmented. There is a recognised need to deliver a major step change increase in the level of biodiversity across the East Midlands. Action is required to re-establish habitats and species and to develop appropriate data to monitor and target biodiversity action.

3.17.3 Whilst the plan area contains a number of nationally designated Sites of Special Scientific Interest, such as Attenborough Gravel Pits in Broxtowe and Bulwell Wood in Nottingham City, there are no currently designated European sites. However, the policy makes reference to internationally designated sites because some areas of woodland to the north of the plan area, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The Infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not known.

3.17.4 New sites and key linking corridors should be identified for biodiversity conservation and enhancement and these could include brownfield as well as greenfield sites. Examples of large scale projects include habitat improvements along the River Erewash and the River Leen and its tributaries, heathland and acid grassland expansion in Sherwood Forest near Burntstump Country Park and maintaining and expanding Magnesian Limestone grasslands between Bulwell and Hucknall. There are also opportunities within new development to incorporate new biodiversity features, for example wetlands, green roofs, native species hedgerows and unimproved grassland.

3.17.5 Proposed development should particularly seek to contribute towards delivery of the Local Biodiversity Action Plan objectives for habitats and species. The Nottinghamshire Local Biodiversity Action Plan identifies priority wildlife habitats and species that are a priority for protection, either because they are nationally or locally rare or in decline, or are characteristic of the area; and sets targets and action plans for their conservation in order to address their continued decline. The Biodiversity Action Plan contains Habitat Action Plans for several types of priority woodland, grassland, wetland and farmland habitat. Their importance varies with location. Examples of strategies to manage habitats include improving wetland along the Nottingham canal, woodland and grassland conservation at Bramcote Hills and safeguarding rare grassland on the colliery spoil heap at Netherfield Lagoons. Where development of land is proposed that is known or likely to be used by European protected and other species, further guidance is available from Natural England's website.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|---|--|
| Retain areas of biodiversity importance | <ul style="list-style-type: none"> • Net change in the area of Local Wildlife Sites | <ul style="list-style-type: none"> • Development Management decisions • Part 2 Local Plans |
| Improve management of biodiversity sites | <ul style="list-style-type: none"> • Number of SSSIs in a favourable condition • Number of Local Wildlife Sites under positive conservation management, using Single Data List indicator 160 • Number of Local Nature Reserves with a management plan in place | |
| Designation of and thereafter maintain or improve condition of Special Protection Area | <ul style="list-style-type: none"> • Progress on designation and if designated what condition it is in | |



Section D: Making it Happen

It is important that new infrastructure is delivered in a timely fashion, and that development pays for infrastructure that is required to make it sustainable. The policies here are aimed at achieving this and are to be read in conjunction with Appendices A and B which set out the infrastructure required to deliver the development included in the Aligned Core Strategies.

The core policies for making it happen are:

- 18 Infrastructure
- 19 Developer Contributions
- 20 Key Monitoring Indicators

Policy 18: Infrastructure



- 1. New development must be supported by the required infrastructure at the appropriate stage. The Councils will work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies in seeking the provision of necessary infrastructure to support new development.**
- 2. Contributions will be sought from development proposals which give rise to the need for new infrastructure.**
- 3. Critical infrastructure requirements are identified in the Infrastructure Delivery Plan, and can be found in Appendix B:**
 - a) for strategic sites which are strategic allocations, the Infrastructure Delivery Plan identifies what, where, when and how critical new infrastructure will be provided; and**
 - b) for strategic locations the Infrastructure Delivery Plan identifies likely infrastructure requirements and the measures needed to ensure their future delivery.**
- 4. There are known infrastructure and capacity constraints, in particular related to transport, education, open space and flood risk. Further detailed assessment of these issues will be required through Local Development Documents such as in masterplans.**

Justification

3.18.1 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities.

3.18.2 Delivering infrastructure on time is, therefore, important in ensuring that local services and facilities and the transport network can cope with added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of a development, by contributions towards those needs, and through funding from relevant providers and partners. The Councils will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.

3.18.3 In line with the National Planning Policy Framework, an Infrastructure Delivery Plan (IDP) has been prepared for Greater Nottingham including Erewash and Rushcliffe. The IDP identifies where there are deficits in infrastructure provision within the study area and ascertains what additional infrastructure is needed to support the level of growth proposed by the Aligned Core Strategies. The IDP also sets out the scale of funding necessary to achieve the provision of critical infrastructure and the anticipated sources of funding from a range of agencies, including the Councils and developers. The IDP has been prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highways authorities, education authorities and water company.

3.18.4 Appendix B summarises the main elements of infrastructure identified in the IDP as required to deliver the Aligned Core Strategies. The schedule includes approximate costs, timescales and funding sources and likely delivery agents where known. It includes more detailed information on infrastructure requirements to support development which is planned to come forward in the early part of the plan period, together with identifying likely infrastructure requirements to support development later in the plan period, and highlights the actions required to bring that infrastructure forward in due course. The IDP will be updated as development proposals are refined through part 2 Local Plans, and to reflect any changes in likely funding sources or decisions on the implementation of major projects.

3.18.5 Transport modelling identifies that any issues arising at a strategic level can be managed via mitigation measures such as improved public transport and Smarter Choices packages to accommodate delivery of the quantum and distribution of the development set out in the Aligned Core Strategies. However local interventions will be necessary. These local interventions will depend on the final agreed developments and their configuration as set out in part 2 Local Plans and master-plans as appropriate which will be informed by wider route strategies prepared by the Highways Agency and the Councils.

3.18.6 In addition to named infrastructure, Appendix B also identifies capacity constraints relating to infrastructure where further assessment is needed, and this particularly applies to transport, education, open space and flood risk, and where proposals are identified within part 2 Local Plans or to come forward later in the plan period. In these instances and where possible, the IDP makes general assumptions regarding the overall scale of future investment required.

3.18.7 In addition to preparation of the Aligned Core Strategies, the IDP will also be used, alongside other evidence, to inform preparation of the other elements of the Councils' Local Plans. The intention is that they are 'living documents' and will evolve and change over time to reflect the circumstances at the time, for example changes in funding or decisions on the implementation of major infrastructure projects.

3.18.8 In preparing the IDP, full account has been taken of the Homes and Communities Agency's Local Investment Plan (LIP) that has been prepared for Greater Nottingham. This was prepared collectively by the HCA and relevant Councils. It identifies, in part, local investment priorities for Greater Nottingham, with the intention of shaping the HCA's proposed investment for the area.

3.18.9 The IDP is critically important to the delivery of not only the Aligned Core Strategies' vision and core objectives, but also where the identified priorities and objectives of public bodies and other service providers need to be delivered through the planning system. The IDP will also assist in providing a basis for making bids for public funding, from sources such as Growth Point Funding and from the HCA through the locally agreed LIPs.

Monitoring Arrangements

| Target | Indicators | Delivery |
|--|---|--|
| Delivery of the infrastructure identified in the Infrastructure Delivery Plan and part 2 Local Plans | <ul style="list-style-type: none"> • Implementation of individual schemes as in IDP and in part 2 Local Plans • Authority Monitoring Reports and periodic updates to the Infrastructure Delivery Plan | <ul style="list-style-type: none"> • Part 2 Local Plans |

Policy 19: Developer Contributions



- 1. All development will be expected to:**
 - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;**
 - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and**
 - c) provide for the future maintenance of facilities provided as a result of the development.**
- 2. The Councils intend to introduce Community Infrastructure Levies to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategies objectives.**
- 3. Prior to the implementation of a Community Infrastructure Levy, planning obligations will be sought to secure all new infrastructure necessary to support new development.**

Justification

3.19.1 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. Contributions from one or more developments may be pooled where appropriate, subject to adherence to future restrictions on pooling of developer contributions. When negotiating developer contributions, consideration will be given to changes in economic conditions over time and scheme viability.

3.19.2 Developments must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. These may include:

- transport infrastructure (including footpaths, bridleways, cycleways and roads)
- drainage and flood protection
- public transport (including services and facilities)
- travel behavioural change measures (including travel plans, marketing and promotion)
- affordable housing (including supported housing)
- education (including early years provision and community education)

- open space (including play areas, sport and recreation)
- community facilities (including libraries, youth activities and meeting venues)
- cultural facilities
- health and social care facilities
- emergency services (police/crime reduction measures, fire and ambulance services)
- environmental improvements
- waste recycling facilities
- shopping facilities
- Green Infrastructure (including new wildlife habitats)
- Information and Communication Technology
- training and employment measures for local people

3.19.3 Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. Each Council intends to prepare a Charging Schedule setting out those infrastructure requirements falling within the remit of CIL along with the rates to be charged. CIL may apply to all new residential, commercial and employment development, apart from where exceptions are identified. Gedling Borough Council is advancing the development of CIL as one of the Government's 'Front Runners' with close liaison with other Councils.

3.19.4 In accordance with requirements that have been identified in the Infrastructure Delivery Plan (IDP), and as summarised at Appendices A and B, it is intended that for certain required 'sub-regional' infrastructure there will be a process to allow a degree of pooling of CIL monies between the Councils to support delivery. It is also the intention, where justified by CIL evidence and associated economic viability assessment work, that there will be differential CIL rates within individual authority areas. Differential rates will provide flexibility to take account of varying local land values and viability.

3.19.5 Where the necessary infrastructure provision is not made directly by the developer or through a CIL, contributions will be secured through planning obligations. Planning obligation agreements will be drafted by the relevant local planning authority with the developer being responsible for the costs resulting from administering and monitoring the agreement. Part 2 Local Plans will provide more detailed information on the scope and operation of planning obligations.

3.19.6 After the implementation of CILs, planning obligations will continue to be used in relation to certain specified circumstances in line with policies in the Aligned Core Strategies or part 2 Local Plans.

Monitoring Arrangements

| Targets | Indicators | Delivery |
|--|--|--|
| Introduction of Community Infrastructure Levy | <ul style="list-style-type: none"> Adopt Community Infrastructure Levy charging schedule | <ul style="list-style-type: none"> Adopt Community Infrastructure Levy charging schedule |
| Ensure appropriate developer contributions to infrastructure | <ul style="list-style-type: none"> Authority reported on S106 contributions and Community Infrastructure Levy funding | <ul style="list-style-type: none"> Part 2 Local Plans Development Management decisions |

3.20.1 Monitoring arrangements are set out after each policy within the Aligned Core Strategies. There are however considered to be some key elements of the Aligned Core Strategies that need to be monitored in more detail to measure the success of the policies in the plan as a whole, and to set triggers where remedial action will be required to ensure the aims and objectives of the Aligned Core Strategies are met. The table below sets out these key indicators, together with the triggers and actions, and ultimately indicates when the Councils' Local Plans will require review.

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| Key objective | Target | Indicator | Trigger | Action |
|--|---|--|---|--|
| b) Affordable housing | Provision of affordable housing - 6,725 for monitoring purposes, made up of : 1845 in Broxtowe 1450 in Gedling and 3430 in Nottingham City | Number of affordable housing completions (net) - social rented, intermediate and affordable rent | Shortfall of 30% of cumulative 5 year rolling target based on the trajectories (starting 2015 on the adoption of the part 2 Local Plans) | <ul style="list-style-type: none"> Review with Housing Officers the reasons for the low performance Review policy application, viability and effectiveness including amending policy (in terms of tenure, size etc) and review policy implementation (s106 arrangements/terms) |
| 2. Employment land supply | | | | |
| a) Provision of additional office space (B1) | Develop 310,000 square metres of office space by 2028 (Broxtowe 34,000 sq m, Gedling 23,000 sq m and Nottingham City 253,000 sq m) | Total amount of additional B1 office floorspace | If delivery is 30% below a five year rolling cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan | <ul style="list-style-type: none"> Discuss with landowners reasons for performance, review market conditions and identify any barriers to development Commission evidence of adequacy of office supply Review allocations in part 2 Local Plans |
| b) Industrial and warehouse | Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham City 12 hectares) | Total amount (hectares) of additional industrial and warehouse development | If delivery is 30% below the five year cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan | <ul style="list-style-type: none"> Discuss with landowners reasons for performance, review market conditions and identify any barriers to development Commission evidence of adequacy of office supply Review allocations in part 2 Local Plans |

| Key objective | Target | Indicator | Trigger | Action |
|-----------------------------------|--|--|--|---|
| 3. Critical Infrastructure | | | | |
| Gedling Access Road (GAR) | <ul style="list-style-type: none"> Commitment of funding to construct GAR and 300 homes Actual construction of GAR and delivery of further 300 homes by 2028 | <ul style="list-style-type: none"> By 2015 – finance package agreed By 2018 – alternative funding package in place | <ul style="list-style-type: none"> No finance package agreed by 2018 No alternative funding in place by 2021 | <ul style="list-style-type: none"> Search for alternative funding Review allocations in part 2 Local Plan in 2021 |

Appendices

Appendix A

Strategic Site Schedules and Plans

Boots (Nottingham) and Boots and Severn Trent Land (Broxtowe)

Site Summary

| | |
|---------------------|---|
| ACS Designation | Strategic Location |
| Timescale | 6 + years |
| Site Area | 126ha (80.9ha in Nottingham City, 44.8ha in Broxtowe) |
| Housing Units | 1,150 (550 in Broxtowe, up to 600 in Nottingham City) |
| Employment Uses | Approx 200,000 sqm business and commercial space – high tech, high quality focus. |
| Other Uses | Open space and Green Infrastructure. Other uses to be confirmed. |
| Ownership/Developer | Willing owners positively engaged. |

IDP Constraints/Requirements Summary

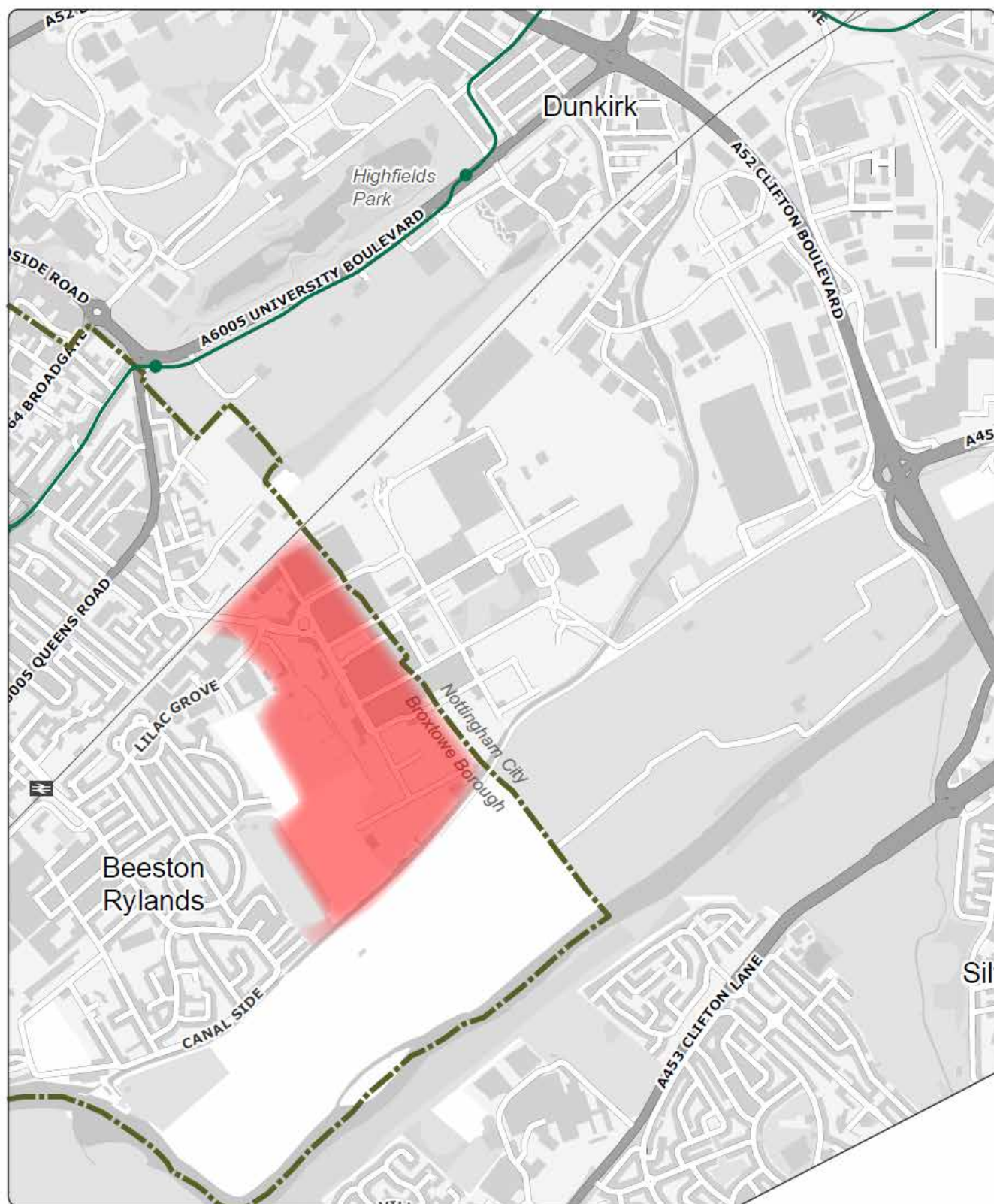
| Infrastructure | Summary Assessment | Further Work |
|----------------|---|---|
| Transport | Existing high frequency bus services. Access improvements to the strategic road network and modification and adoption of internal road layout required. Pedestrian route to NET stop. Provision of Integrated Sustainable Transport package. | Access strategy required as part of detailed master-plan and Transport Assessment (TA) as part of planning application. |
| Utilities | Electricity - Install a new transformer at Boots Primary and a new circuit from there to Nottingham. Gas – no abnormal requirements. Waste water – no major constraints anticipated subject to phasing. Further work required to confirm most appropriate Waste Water Treatment Works (WWTW). Water supply – no abnormal requirements subject to phasing. IT – No abnormal requirements. | Further dialogue with Western Power. Opportunities for extension to existing Combined Heat and Power (CHP) facilities. Further dialogue with Severn Trent as detailed proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|--|
| Flooding and Flood Risk | Part of the site is within Flood Zone 3 although 1 in 100 year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed. | Site specific flood risk assessment to inform flood mitigation strategy and disposition of uses/layout/design. |
| Health Facilities | To be confirmed could be provided in local scale retail centre. | To be reviewed as part of detailed master-plan. |
| Education Provision | Contributions to primary and secondary education may be required depending on final scheme details. Will require cross boundary LA collaboration. | Costs to be confirmed in parallel with detailed master-planning and future pupil projection data (projections only valid 5 years in advance of development - accurate assessment of local school capacity required in parallel with detailed development proposals). |
| Emergency Services | No abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | Good range of town centre facilities at Beeston. On site facilities to be confirmed. | Further dialogue as detailed proposals emerge. |
| Green Infrastructure | Protected species may be present on site. | Strategy to protect / enhance and or relocate required as part of master-plan. Opportunities to extend Green Infrastructure network. |
| Contamination | Historic uses on site necessitate remediation works to parts of site. Permitted waste site present at Harrimans Lane and Heat and Power Plant present on site. | Remediation strategy required as part of detailed master plan. Potential on and off site pollution mitigation measures to be considered as proposals emerge with further dialogue with the Environment Agency. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|--|--|
| Heritage Assets | Several high quality Listed Buildings on site. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. Strategy for reuse and conversion/adaptation costs required as part of detailed master-plan. |
| Other | Access over canal requires consent/agreements with British Waterways. Cross boundary considerations - site straddles Broxtowe and Nottingham City Council. | Strategy for reuse and conversion/adaptation costs required as part of detailed master-plan. Further dialogue as detailed proposals emerge. Ongoing joint working. |

| Indicative Assessment |
|---|
| <p>This strategic location straddles the boundary of Nottingham City and Broxtowe Borough Councils. Delivery is expected to be towards the end of the plan period with site allocation via the two Councils' emerging part 2 Local Plans. Collaboration between the two Councils and Alliance Boots, the principal land owner, has resulted in a joint Statement of Development Principles for the site. The site was confirmed as an Enterprise Zone in Spring 2011.</p> <p>This is a brownfield site with high infrastructure costs associated with contamination, flood risk, listed buildings and access. The Councils, Alliance Boots, Homes and Communities Agency (HCA) and the D2N2 Local Enterprise Partnership are proactively exploring financial tools associated with Enterprise Zone status and funding sources such as Growing Places Fund to accelerate delivery. Further site assessments and detailed master-planning to be undertaken. Ongoing dialogue with Alliance Boots and Severn Trent and Environment Agency.</p> |

Boots and Severn Trent Land (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

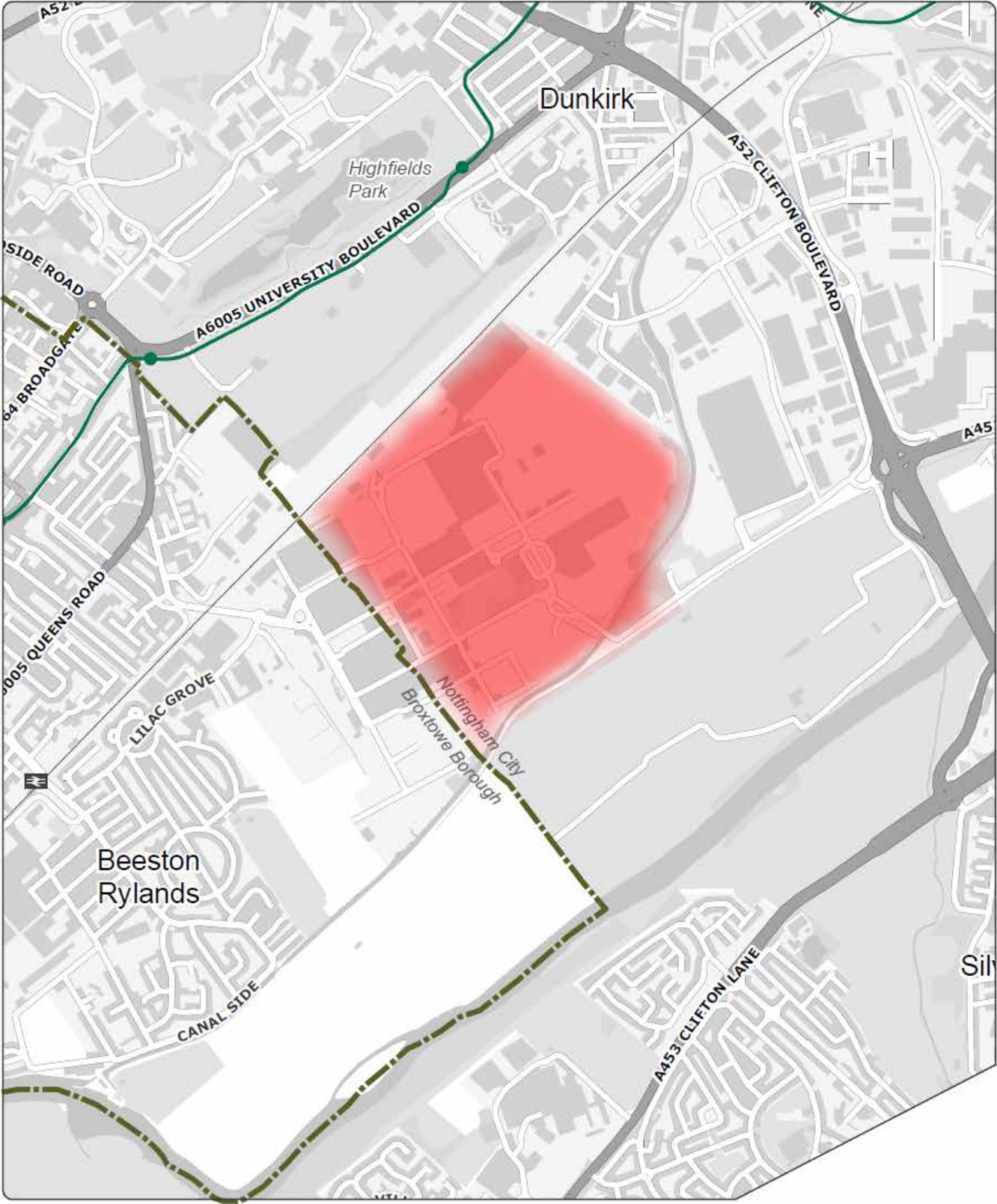
NET PhaseTwo
(under construction)

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0 50 100 200
Metres



Boots (Nottingham) Indicative Plan



Key

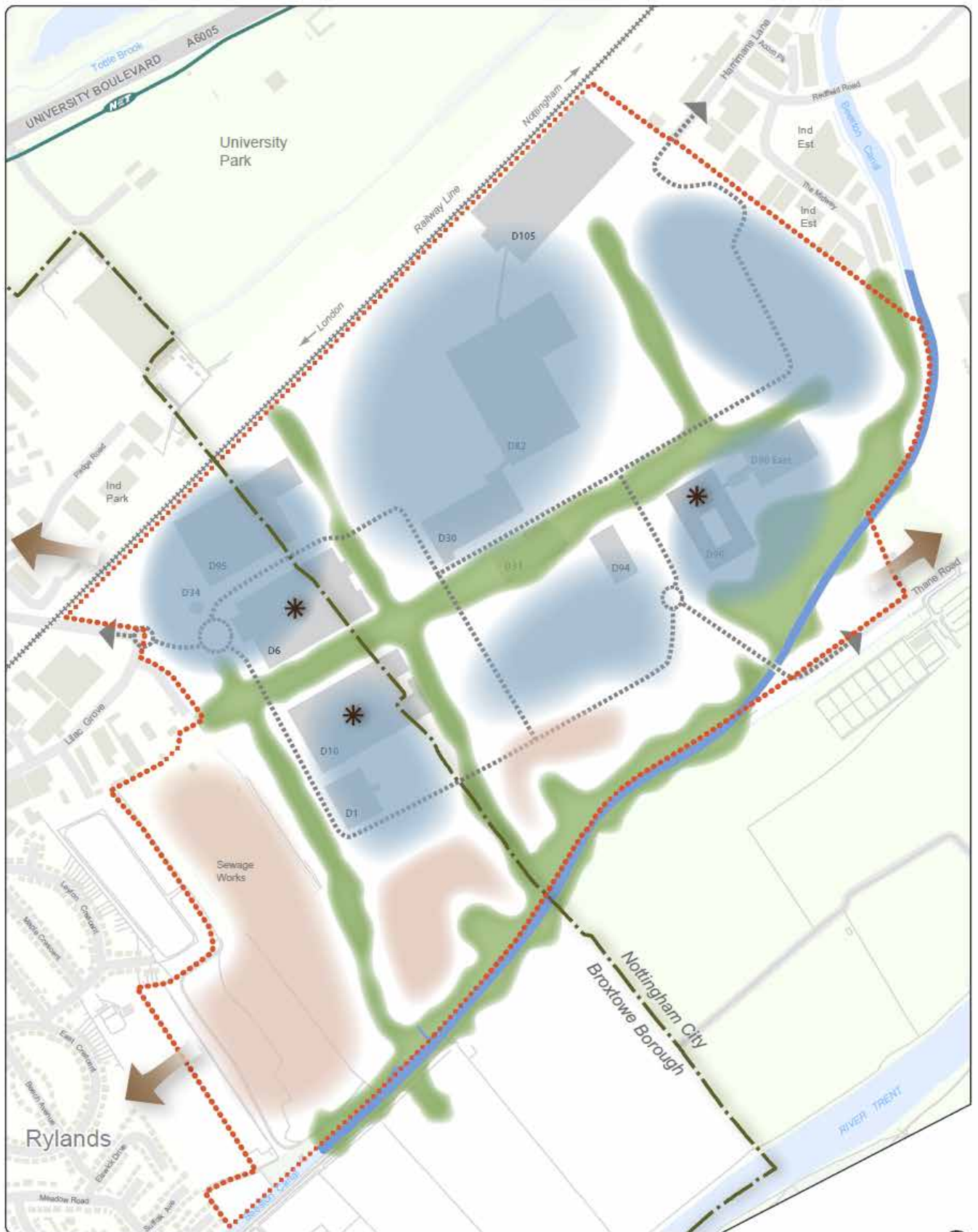
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0 25 50 100 150 200 Meters

- Strategic Location
- NET Phase Two (under construction)
- Administrative Boundary



Boots site (Nottingham and Broxtowe) Indicative Plan



Key

- Indicative Site Boundary
- Administrative Boundary
- Mixed use
- Residential
- Road Network
- * Existing Landmark Buildings
- Proposed improved links to surrounding area and/or strategic road network
- Landscape Structure
- Railway Line

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0 50 100 200
Metres



Field Farm, North of Stapleford (Broxtowe)

Site Summary

| | |
|---------------------|---|
| ACS Designation | Allocation |
| Timescale | To commence within first 5 years of plan period |
| Site Area | 28 ha |
| Housing Units | 450 |
| Employment Uses | None |
| Other Uses | Education, Health, Green Infrastructure. |
| Ownership/Developer | Willing developer in control of site. Planning Application for 450 homes submitted Winter 2011, considered by Development Control committee in April 2013 with a positive resolution to grant permission. Comprehensive Section 106 Agreement signed by all relevant parties. |

IDP Constraints/Requirements Summary

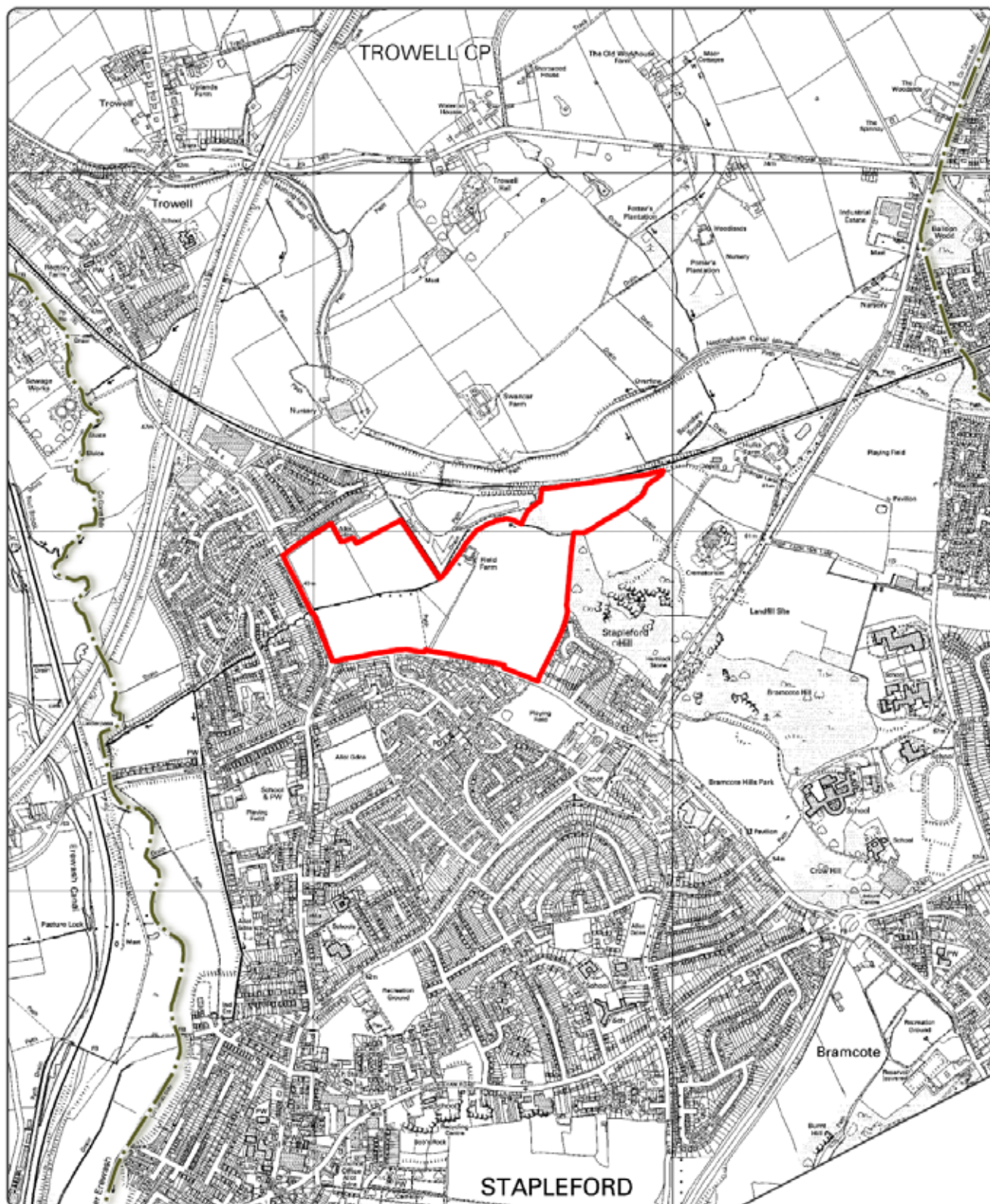
| Infrastructure | Summary Assessment | Further Work |
|----------------|---|--|
| Transport | Integrated transport package required estimated at £30,000 per net developable hectare of site, estimated cost of £750,000 - £900,000. No further highway improvements will be funded by the Highways Agency. | TA submitted and further detailed work on transport impacts carried out during the planning application process . Contributions have been agreed as part of S106 . A travel plan, covering measures for reducing the number of single occupancy car journeys to and from the site and increasing the use of more sustainable modes of transport, was submitted with the application. |
| Utilities | Electricity - no abnormal requirements. Gas – no abnormal requirements Waste water – existing service at/near capacity – see flooding info below. Water supply – no abnormal requirements IT – no abnormal requirements | Included in Western Power programme to be implemented by 2015. See flooding below. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|--|
| Flooding and Flood Risk | Part of the site is within the functional floodplain (Zone 3b) of Boundary Brook and part is within the 1 in 100 year floodplain (Zone 3a). A Sequential Test was completed in Feb 2012. The site covers a complex drainage area with previous flooding occurrences due to interaction of local sewers and overland flows. | Site specific flood risk assessment and development of strategy to reduce, manage and mitigate flood risk and increase resilience (including appropriate location of dwellings and use of flood areas for Green Infrastructure) was completed to the satisfaction of the Environment Agency as part of the outline planning application. Related conditions to be met which will include appropriate involvement from Severn Trent and the Environment Agency to secure mitigation measures. |
| Health | Enhancements to local health infrastructure assumed at an estimated cost of £427,500. No contributions requested as part of the outline planning application process. | |
| Education Provision | Contribution to provide capacity at infant and junior schools required - estimated cost £525,000. Capacity within existing secondary schools. | Contributions as part of S106. |
| Police Services | No abnormal requirements. | Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge through the consideration of reserved matters planning application details. |
| Ambulance Services | No abnormal requirements. | Further dialogue required on inclusion of standby locations as detailed proposals emerge through the consideration of reserved matters planning application details. |
| Fire and Rescue | No abnormal requirements. | Further dialogue required on layout and mix of units through the consideration of reserved matters planning application details. |
| Waste Management | No abnormal requirements. | Further dialogue on detailed proposals through the consideration of reserved matters planning application details. |
| Community Services | Good range of town centre facilities at Stapleford. | Further dialogue on detailed proposals but no additional facilities required to be provided on site. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|---|--|
| Green Infrastructure | Within the Greenwood Community Forest. Opportunities for on site Green Infrastructure and open space including 2 full sized football pitches and pavilion and playgrounds. Maintenance contribution sought of £828,666. | Indicative buffer of between 8 and 20 metres reserved next to Boundary Brook. To be progressed via reserved matters planning application details. |
| Contamination | No abnormal requirements. | |
| Heritage Assets | Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area or heritage assets. | |
| Other | Potential surface coal reserves and coal mining legacy issues. | Condition 14 (requiring further ground investigation works and implementation of any necessary mitigation measures) of the draft planning permission is recommended as a result of the comments from the Coal Authority who had no objection to the application subject to the imposition of this condition. |

| Indicative Assessment |
|--|
| <p>This is a green field site close to the existing urban area, Stapleford Town Centre and transport networks and is expected to commence within the first 5 years of the plan. A planning application has been submitted and positively considered by the Development Control committee (April 2013) and is ready for Broxtowe to determine subject to the Secretary of State withdrawing his call in direction. A section 106 agreement has been signed which provides a commitment to delivering a comprehensive package of measures designed to ensure the development is deliverable and responds positively to meeting the needs of the area.</p> <p>No irresolvable constraints to development have been identified. Joint meetings with the Environment Agency and Severn Trent have identified a need for an holistic approach to fluvial, surface water and waste water drainage including recommendations from the Pitt Review which have been addressed through the progression of the planning application. As part of the processing of the planning application it was identified that 6% of the site comprises Grade 2 Agricultural Land and 33% Grade 3a which amounts to 10.8 Hectares. There are two individual and woodland Tree Preservation Orders which were confirmed in 2012 and extensive open areas of the site are to be retained to allow recreational use and to allow some habitat to encourage barn owl feeding.</p> |

Field Farm, North of Stapleford (Broxtowe)



Key

- Site Boundary
- Administrative Boundary

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0 10 20 30
Meters



Field Farm, North of Stapleford (Broxtowe) Indicative Plan



Key

- Indicative Site Boundary
- Residential
- Undeveloped part of site
- Public Open Space
- Sustainable Urban Drainage
- Existing Greenery/Landscaping
- Play Area
- Estate Roads
- Site Access
- Pedestrian/Cycle Access
- Proposed Pedestrian Link
- Existing Public Right of Way

Land in the Vicinity of the Proposed HS2 Station at Toton (Broxtowe)

Site Summary

| | |
|---------------------|---|
| ACS Designation | Strategic Location |
| Timescale | 3 -15 years with employment uses potentially provided beyond the end of the plan period in 2028. |
| Site Area | Minimum of 73 ha |
| Housing Units | Minimum of 500 with any increase to be determined through the Broxtowe's part 2 Local Plan. |
| Employment Uses | Minimum of 18,000 square metres B class employment space with details to be determined through Broxtowe's part 2 Local Plan. |
| Other Uses | Minimum of 16ha open space, safeguarded route for a Net extension and vehicle access arrangements for the HS2 station, and additional land for community facilities including education and limited local retail provision. |
| Ownership/Developer | Planning Application submitted on part of the land. Willing owners positively engaged to meet the needs of HS2. |

IDP Constraints/Requirements Summary

| Infrastructure | Summary Assessment | Further Work to be coordinated by the Toton HS2 Working Group |
|----------------|--|---|
| Transport | <p>Integrated transport package required. Requirement for a subsidised bus service incorporating Banks Road estate, Stapleford, Beeston and the City Centre. Access improvements to the strategic road network to include new access points off Toton/ Stapleford Lane. Transport modelling undertaken for a location west of Toton/ Stapleford Lane for up to 1000 homes has been carried out. This indicates that the following mitigation works may be required including:</p> <p>A52 (T)/B6003 junction (Bardills Roundabout):</p> <ul style="list-style-type: none"> • Third traffic lane on the A52 (T) east approach • A 3 lane circulatory carriageway connecting the A52 (T) east approach to the A52(T) west exit • A 3 lane exit of the A52 (T) west exit • Extension to the A52(T) west approach | |

| Infrastructure | Summary Assessment | Further Work to be coordinated by the Toton HS2 Working Group |
|----------------|--|---|
| Transport | <ul style="list-style-type: none"> • M1 Junction 25 • Additional 60m lane on the A52(T) east off-slip to provide dedicated left turn along with extended 3 lane provision <p>Mitigation impacts to the following County Road junctions:</p> <ul style="list-style-type: none"> • Stapleford Lane / Darley Avenue • Stapleford Lane / Woodstock Road and • Stapleford Lane / Swiney Way. <p>Travel Planning with the following objectives:</p> <ul style="list-style-type: none"> • Achieve the minimum number of car movements to and from the development, • Reduce the need to travel to and from the site, • Address the access needs of site users, by supporting walking cycling and public transport, • Provide adequately for those with mobility difficulties. <p>Public Transport Support:</p> <ul style="list-style-type: none"> • Contribution to fund extension of existing bus services <p>Safeguarding NET extension:</p> <ul style="list-style-type: none"> • NET route safeguarded through the site <p>Road Safety Audit.</p> | <p>Internal roads layout to be prepared.</p> <p>Ongoing discussions with NET to ensure no conflict with the park and ride facility.</p> <p>Ongoing dialogue with HS2 to ensure no conflict with access arrangements including alternative access to the station and safeguarded extended tram to HS2 station.</p> <p>Ongoing dialogue with highway authorities and Highways Agency to confirm detailed requirements as set out in the Transport Background Paper Addendum May 2013 including consideration of potential improvements to the A52 between M1 J25 and A6007.</p> |

| Infrastructure | Summary Assessment | Further Work to be coordinated by the Toton HS2 Working Group |
|-------------------------|---|--|
| Utilities | <p>Electricity – overhead power lines to be rerouted underground beneath the roads on site and a new terminal pylon located in the SW corner of the site. Western Power have been consulted and have no objection in principle to doing this. Further work required to confirm most appropriate WWTW.</p> <p>Water supply – no abnormal requirements subject to phasing. There is no objection in principle from Severn Trent to the planning application for 775 homes on the west of Toton Lane</p> <p>IT – No abnormal requirements.</p> | <p>Opportunities for extension to existing CHP facilities.</p> <p>Further dialogue with Western Power and Severn Trent as detailed proposals emerge.</p> |
| Flooding and Flood Risk | <p>Site within Flood Zone 1. No significant flood risk. No significant risk for fluvial sources and therefore no specific mitigation required.</p> <p>Potential increase in surface water run off requiring mitigation from attenuation storage and on site Sustainable Urban Drainage Systems (SuDS) provision.</p> | <p>Ongoing dialogue with the Environment Agency to ensure suitable mitigation methods are adopted.</p> |
| Health | <p>Land set aside for health facilities if required.</p> | <p>Planning application contains a site for a medical centre. Further dialogue with PC/T/CCG. Contributions to be agreed as part of S106 discussions.</p> |
| Education Provision | <p>Detailed assessment of education requirement suggests development would generate a need for a new primary school and extended secondary school provision would be required. Land has been set aside for a nursery school if required.</p> | <p>Proceed with development of a Master plan for the education provision. Continued dialogue with the council, education authority, developers and the planning department regarding S106 contributions.</p> |
| Emergency Services | <p>No abnormal requirements.</p> | <p>Further dialogue as plans are finalised.</p> |

| Infrastructure | Summary Assessment | Further Work to be coordinated by the Toton HS2 Working Group |
|----------------------|--|---|
| Waste Management | No known abnormal requirements. | Further dialogue as plans are finalised. |
| Community Services | Good range of town centre facilities available at Stapleford Town Centre. Excellent potential (NET) access to range of facilities at Beeston and Nottingham City Centre. Land set aside for a community building if required. | Further details to be developed as part of ongoing discussions. Planning application proposals include a Local centre to be created incorporating offices, pub, restaurant/pub, education space, medical plot, limited local retail provision and day nursery. |
| Green Infrastructure | Extensive Green Infrastructure to be provided. Potential loss of hedgerows, damage to retained trees during construction, loss of roosting opportunities and bird migration patterns, degradation of local nature reserve through increased public activity from development. Opportunities for creation of new green infrastructure and swales which could offset negative impacts. Increased long term opportunities for wildlife and biodiversity and habitat creation. | Strategy to protect/enhance and/or relocate as part of ongoing studies. Opportunities to extend Green Infrastructure network. |
| Contamination | Potential contaminants from former agricultural uses on the site. Potential impact on the human receptors on the site from contaminants from Toton Sidings, the sewage works and the electricity substation. | Gas monitoring over a 3 month period and topsoil chemical tests should be carried out to further inform remediation strategy. |
| Heritage Assets | No significant heritage issues on the site. Erewash have undertaken a Conservation Area character appraisal of Sandiacre Lock which identifies a vulnerability of the area to development at Toton. | Erewash have been invited to participate in the Working Group, and this in combination with the Sandiacre Lock Conservation Area management plan will enable development at Toton to be designed in such a way as to have full regard to maintaining the character and appearance of the Conservation Area. |

| Infrastructure | Summary Assessment | Further Work to be coordinated by the Toton HS2 Working Group |
|----------------|---|--|
| Other | <p>Following HS2 announcement strong potential for positive social-economic benefits for the wider area.</p> <p>No significant demolition issues associated with the development.</p> | <p>Strategy and detailed assessment of HS2 requirements required to be incorporated into Master-plan. Ongoing discussions as detailed proposals of HS2 emerge. Joint-working with HS2 and NET. Volterra were commissioned by Nottingham City, Broxtowe Borough, Nottinghamshire County and Derbyshire County Councils to report on maximising the economic benefits of the East Midlands HS2 station at Toton. Their final report was published in November 2013 and their conclusions in relation to the economic benefits of development in the vicinity of the HS2 station at Toton are summarised in sections 7.22 to 7.24 of their report where they point out that-</p> <p>The main implication for the proposed development at Toton is that the commencement of residential development in the vicinity of the HS2 station does not mean that other mixed uses will not be built in the future. After all, NET phase 2 makes residential development viable in the near term, bringing the benefits forward. These economic benefits will be more valuable than those that will accrue in the medium to long term.</p> <p>Meanwhile, commercial development is unlikely in the near term within the vicinity of the HS2 station at Toton – as envisaged by HS2 Ltd in its regional factsheet. The absence of a market in the area, combined with uncertainty surrounding the HS2 station that will be developed in 20 years, means that there will be huge doubts over the viability of office type developments around the station in the near or medium terms.</p> |

Indicative Assessment

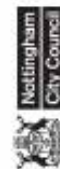
This strategic location is a green field site close to the existing urban area with existing links to Stapleford Town Centre and potential excellent future transport links to Nottingham City Centre and the rest of the UK/Europe. The site can be developed to reflect garden city principles and maintain the separate identities of Stapleford and Toton. Delivery is able to commence promptly following the adoption of Broxtowe's part 2 Local Plan in 2015. From this point it is expected that the provision of housing can be built earlier in the plan period than employment development, which at the earliest is not expected to commence until the middle years of the Core Strategy time period given the conclusions of the Volterra consultants in paragraphs 7.22 to 7.24 of their report. Broxtowe have established a working group to look at all of the issues, benefits and challenges linked to development of HS2. The Council views the HS2 station as being a nationally significant location and is concerned to ensure that any development in the area is appropriate to support such a significant scheme. Part of the terms of reference for the Working Group includes the preparation of a master plan for the development of the area which will feed into Broxtowe's part 2 Local Plan. Broxtowe views it as being essential that this work is allowed to conclude before development takes place and as a result it is not anticipated that development will come forward until after the adoption of the Broxtowe Part 2 Allocations Local Plan which is at Issues and Options stage now. This will allow full consideration of the requirements of HS2 and a better understanding of maximising the benefits of the station. A planning application has been submitted for land on the west side of Toton Lane and is under consideration and negotiations have reached an advanced stage. No irresolvable constraints have been identified. If built development takes place on the east of Toton Lane then the long term defensible Green Belt boundary in this location will be confirmed in the Broxtowe's part 2 Local Plan. Decisions on appropriate development to the west of the Strategic Location in the more immediate vicinity of the HS2 station will need to comply with the requirements of HS2 regarding land take and access arrangements for the station. The announcement from HS2 to locate their preferred station at Toton strongly contributes to the strategic importance of the site. Continued joint working with NET, the Highways Agency and the commencement of dialogue with HS2 will be essential.

The work described above will be coordinated by the Broxtowe's Toton/ HS2 Working Group.

A map of the area around B6003 Stapleford Lane. A large red highlighted area covers the central part of the map, extending from the top left towards the bottom right. The map shows various roads including A52 Brian Clough Way, Field Lane, and College Street. Other labels include 'B6003 STAPLEFORD LANE', 'Toton', 'Swiney W', 'Banks Road Open Space', 'Broxtowe Borough', and 'Erewash Borough'. The map is oriented with North at the top.

Strategic Location
Proposed HS2 Hub Station
Administrative Boundary

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 12-15 Projects/Catalogue/y00264 - Agreed Core strategy plan (Boots/Land of Toon, Stirling) revised March 2014. PLW Q15 13/03/2014



Key Settlement - Awwsworth (Broxtowe)

Site Summary

| | |
|------------------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Housing Units | Up to 350 |
| Other Uses | To be confirmed |

IDP Constraints/Requirements Summary

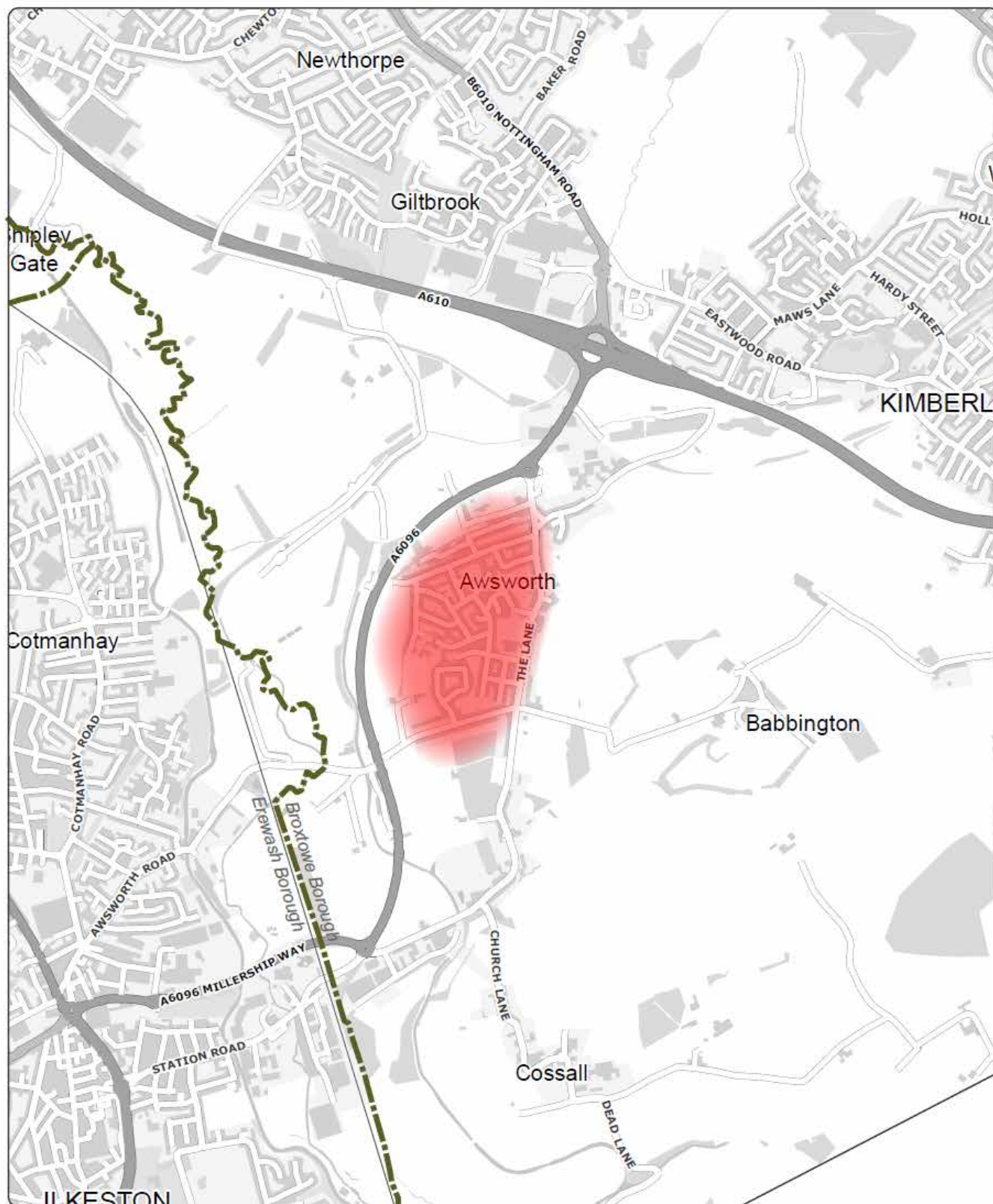
| Infrastructure | Summary Assessment | Further Work |
|----------------|--|---|
| Transport | Existing frequent bus service to Ilkeston and Kimberley. Transport modelling underway. Integrated transport/walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | Electricity - Additional 33/11KV primary required at Watnall. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. New primary at Watnall included in Western Power programme to be implemented by 2015 Gas – no abnormal requirements. IT – no abnormal requirements. Water supply/Waste water – no constraints identified subject to phasing. | Further dialogue with Western Power as proposals emerge. Further ongoing dialogue with Severn Trent. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|---|--|
| Flooding and Flood Risk | The Gilt Brook flows through land to the North of Awworth, some of which falls in Flood Zone 3, land to the East and South of the settlement lie largely outside of the floodplain, an ordinary watercourse flows between Awworth and Babbington. Settlement is located on a Secondary Aquifer. Alluvial deposits close to Erewash canal provide possible pathway for any contaminants. | Avoid areas of flood risk. Further flood risk assessment maybe required if land to north of settlement or land near to water course between Awworth and Babbington be considered. Development proposals to ensure adequate protection to aquifer from foul and surface water flows. |
| Health Facilities | No existing GP practice. Existing residents register with both Nottinghamshire and Derbyshire Practices. | Dialogue underway with Nottinghamshire PCT re appropriate future facilities. |
| Education Provision | Limited capacity at existing primary schools which requires further review in consultation with education colleagues. Potential for reconfiguration of secondary school. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £842k for primary school places and £967k for secondary school places. | Potential extension of existing schools under review by Education Colleagues. Contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Police Services | No abnormal requirements. | Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue required on inclusion of standby locations as detailed proposals emerge. |
| Fire and Rescue | No abnormal requirements. | Further dialogue required on layout and mix of units. |
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | Main town centre facilities located at Kimberley and Ilkeston. | Further dialogue as detailed proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|---|---|
| Green Infrastructure | Within the Greenwood Community Forest. Opportunities for enhanced Green Infrastructure along water courses (including SINCS). | Opportunities to enhance Green Infrastructure to be explored as proposals emerge. |
| Contamination | Areas of previously used land , landfill and waste transfer station present. | Appropriate desk top studies and investigation if required. |
| Heritage Assets | 3 Listed Buildings are present in Awwsworth. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Potential cross boundary considerations. Underlying coal strata and coal mining legacy issues. | Dialogue with Nottinghamshire and Derbyshire PCT's required re health facilities and Erewash Borough Council re Town Centre facilities. Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority. |

| Indicative Assessment |
|---|
| <p>No major constraints to development. An area of former landfill to the south west of the settlement will not impede delivery of the amount of new development proposed for Awwsworth with several options available to deliver Awwsworth Core Strategy housing numbers. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awwsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge. Proposals to have regard to presence of water courses outside of the main settlement.</p> |

Key Settlement - Awsworth (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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0 125 250 500
Metres



Key Settlement - Brinsley (Broxtowe)

Site Summary

| | |
|------------------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Housing Units | Up to 150 |
| Other Uses | To be confirmed. |

IDP Constraints/Requirements Summary

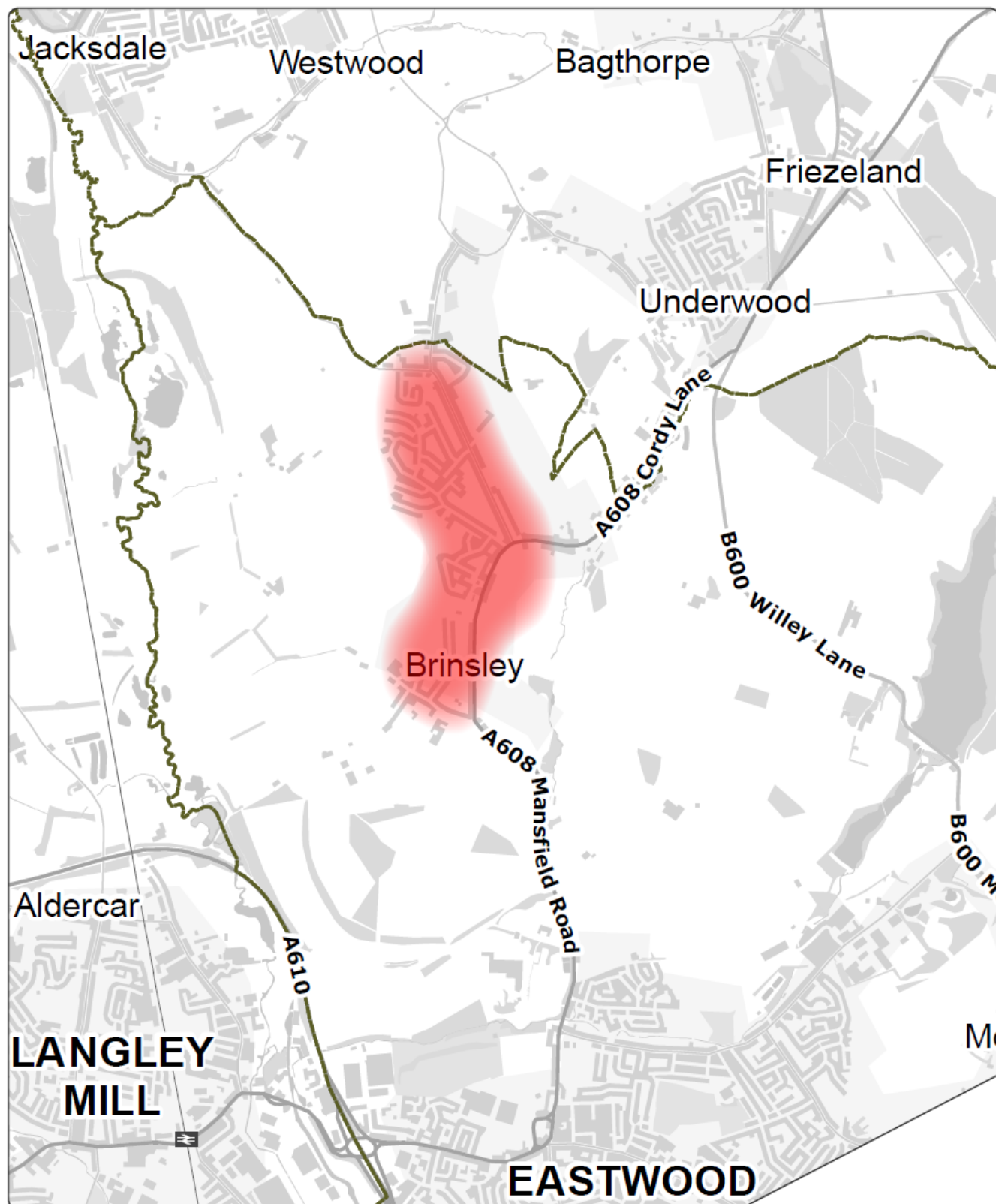
| Infrastructure | Summary Assessment | Further Work |
|----------------|--|---|
| Transport | Existing frequent bus services. Transport modelling underway. Integrated transport/walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | Electricity - Additional 33/11kV primary and circuits in the Eastwood area. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing. | Further dialogue with Western Power as proposals emerge. Further ongoing dialogue with Severn Trent. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|---|--|
| Flooding and Flood Risk | Much of area surrounding settlement is within Flood Zone 1 and therefore low risk. Some ordinary water courses present. Land to west of Brinsley is a Secondary Aquifer. Reservoirs along the railway line to the west of the settlement are sensitive groundwater receptors and surrounded by alluvial deposits. | Should development proposals include areas covered by ordinary water courses, further flood risk assessment may be required. Development proposals to include adequate protection to aquifer from foul and surface flows. Further dialogue with Environment Agency as detailed proposals emerge. |
| Health Facilities | No existing GP practices. Existing residents register at Eastwood, Jacksdale and Underwood. | Dialogue underway with Nottinghamshire PCT re appropriate future facilities. |
| Education Provision | Close relationship with schools in Selston. Limited capacity for expansion of primary schools. Further review required with education colleagues. Re-configuration of secondary school possible. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £361k for primary school places and £414k for secondary school places. | Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Police Services | No abnormal requirements. | Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue required on inclusion of standby locations as detailed proposals emerge. |
| Fire and Rescue | No abnormal requirements. | Further dialogue required on layout and mix of units. |
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | To be confirmed. | Further dialogue as detailed proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|---|---|
| Green Infrastructure | Within the Greenwood Community Forest and the Erewash valley. Areas of POS to the east and south of Brinsley, SINC located to west and smaller SINC to west and east. | Opportunities to enhance Green Infrastructure to be explored as proposals emerge. |
| Contamination | Areas of previously used land and landfill present. | Appropriate desk top studies and investigation if required. |
| Heritage Assets | There is one Conservation Area within Brinsley and 2 Listed Buildings in the area, in addition to Brinsley Headstocks . | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Alluvium deposits and coal strata and coal mining legacy issues. | Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority. |

| Indicative Assessment |
|---|
| <p>No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Areas to the west of Brinsley are visually prominent, include a Mature Landscape Area and several Sites of Importance for Nature Conservation. The amount of development proposed in the Core Strategy can be accommodated without adversely impacting on these areas.</p> <p>Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.</p> |

Key Settlement - Brinsley (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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0 137.5 275 550



Key Settlement - Eastwood (Broxtowe)

Site Summary

| | |
|------------------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Housing Units | Up to 1,250 |
| Other Uses | To be confirmed. |

IDP Constraints/Requirements Summary

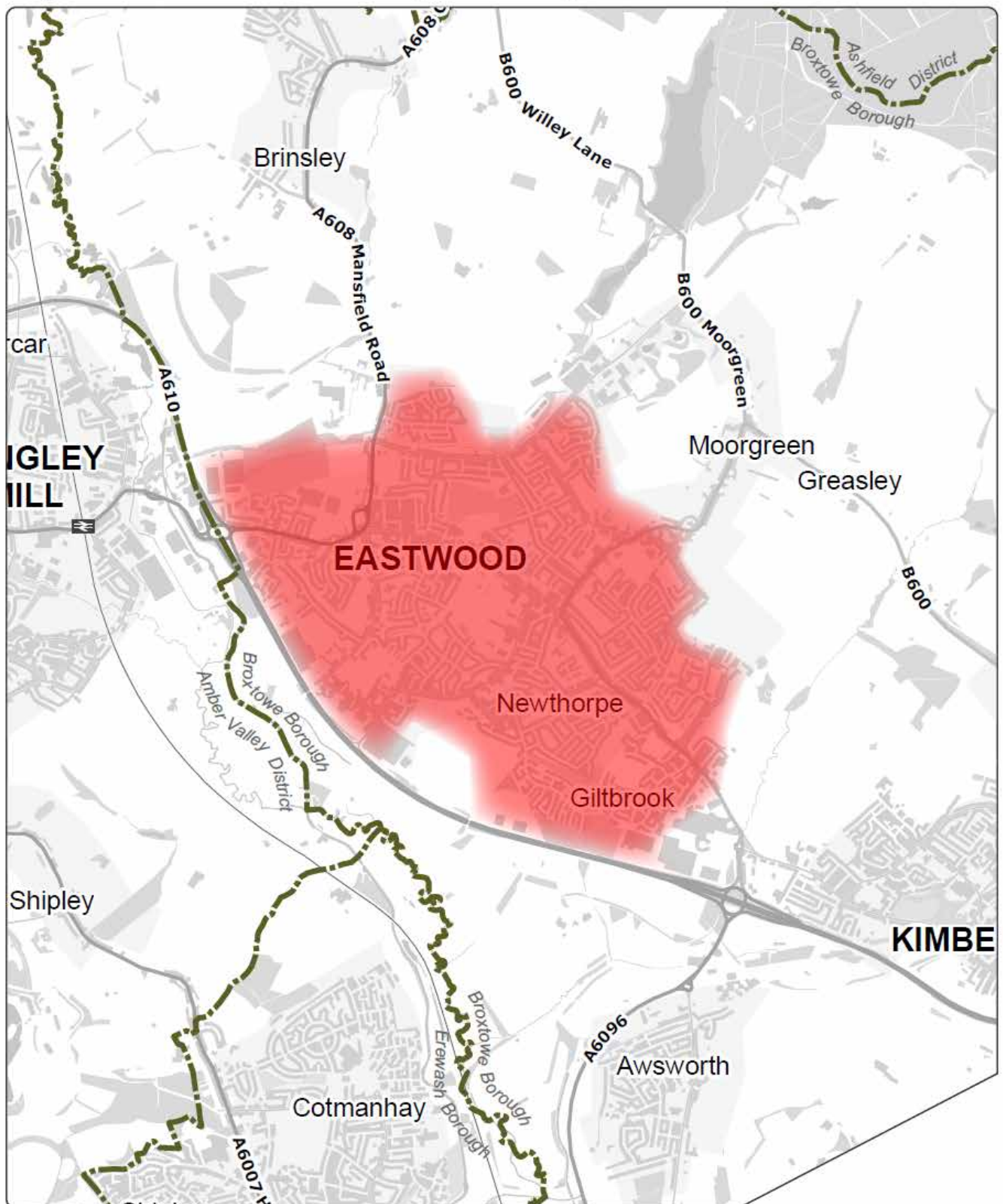
| Infrastructure | Summary Assessment | Further Work |
|-------------------------|---|---|
| Transport | Existing high frequency bus service. Transport modelling underway. Integrated transport/walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | Electricity - Additional 33/11kV primary and circuits in the Eastwood area. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. Gas – no abnormal requirements. IT – no abnormal requirements. Water supply/Waste water – no constraints identified subject to phasing. | Further dialogue with Western Power as proposals emerge. Further ongoing dialogue with Severn Trent. |
| Flooding and Flood Risk | Much of Eastwood and surrounding area lie in Flood Zone 1 and are at low risk. However the Beauvale Brook, River Erewash and Gilt Brook are located to the north, west and east of the settlement respectively. Other surface water courses to north and west of settlement on alluvial deposits are sensitive to development due to potential for transmission of pollutants. | Generally low risk. Should proposals near Beavale Brook or River Erewash emerge further flood risk assessment is required. Development proposals located to avoid sensitive areas. Further dialogue with Environment Agency as proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|----------------------|---|--|
| Health Facilities | 4 existing GP practices. | Dialogue underway with Nottinghamshire PCT re appropriate future facilities. |
| Education Provision | <p>Limited capacity at existing primary school, further review by education colleagues. Reconfiguration of secondary school possible.</p> <p>On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £3m for primary school places and £3.5m for secondary school places.</p> | Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Police Services | No abnormal requirements. | Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue required on inclusion of standby locations as detailed proposals emerge. |
| Fire and Rescue | No abnormal requirements. | Further dialogue required on layout and mix of units. |
| Waste Management | No abnormal requirements. | Further review when detailed proposals emerge. |
| Community Services | Opportunities to support existing town centre. | |
| Green Infrastructure | Within the Greenwood Community Forest and proximity to the Erewash Valley. Large SINC located to the southwest, smaller SINC to south and east. | Opportunities to enhance Green Infrastructure to be explored as proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|--|--|
| Contamination | Small area of land between A610 and New Eastwood is historic landfill, piled foundations unlikely to be acceptable due to nature of waste. Areas of previously used land. In proximity to a Waste Transfer Station and Household Waste Recycling Centre. | Development proposals to avoid this area. Appropriate desk top studies and investigation if required. |
| Heritage Assets | Scheduled Monument present at Greasley. Conservation Area and 20 Listed Buildings in Eastwood. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Underlying coal strata and coal mining legacy issues. | Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority. |

| Indicative Assessment |
|--|
| No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge. |

Key Settlement - Eastwood (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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0 175 350
Metres



Key Settlement - Kimberley (including parts of Nuthall and Watnall - Broxtowe)

Site Summary

| | |
|------------------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Housing Units | Up to 600 |
| Other Uses | To be confirmed. |

IDP Constraints/Requirements Summary

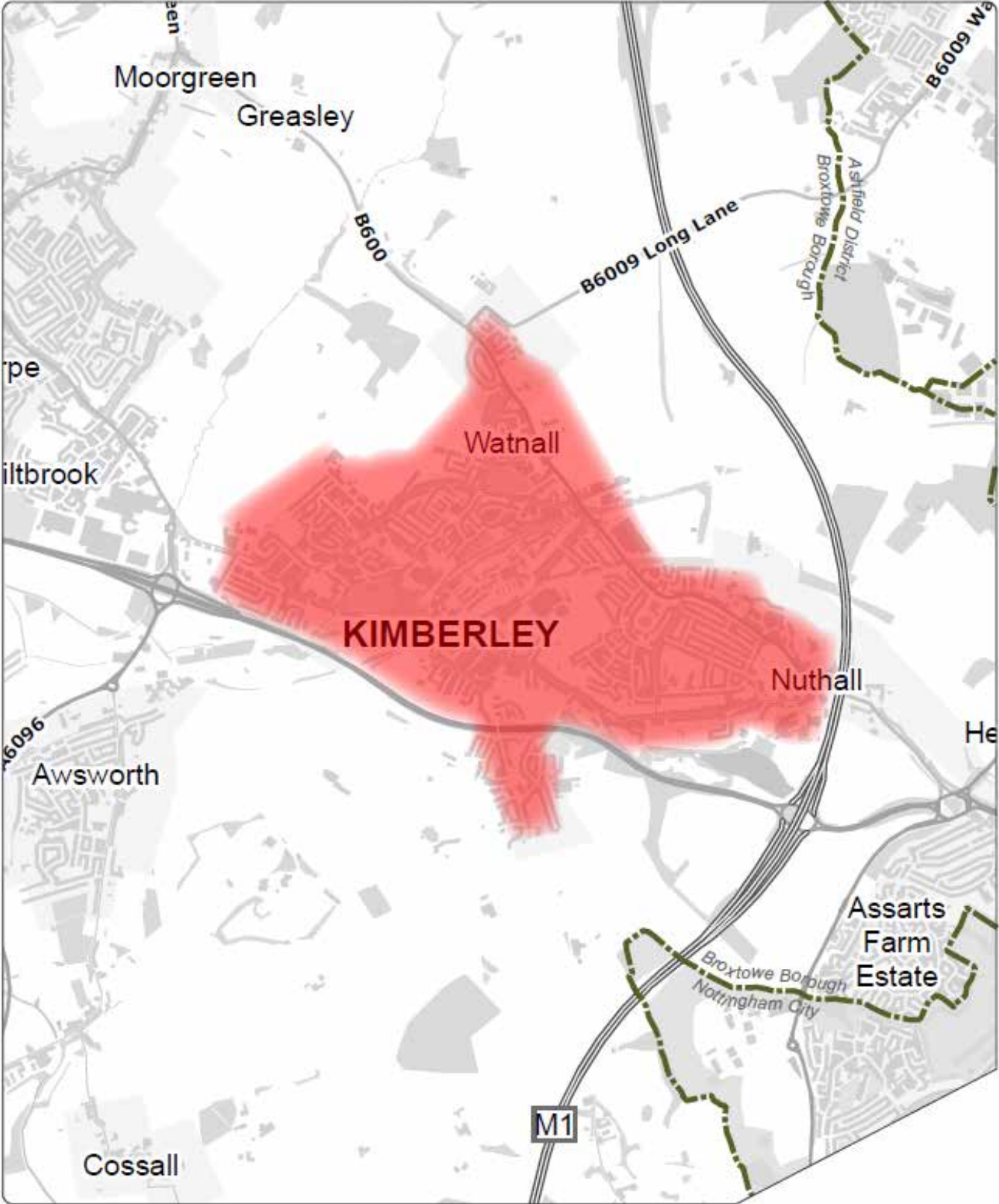
| Infrastructure | Summary Assessment | Further Work |
|----------------|---|---|
| Transport | Existing high frequency bus services to Nottingham. Transport modelling underway. Integrated transport/ walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | Electricity - new 33/11kV primary at Watnall required. Included in Western Power programme to be implemented by 2015. Gas – no abnormal requirements. IT – no abnormal requirements. Water supply/Waste water – no constraints identified subject to phasing. | Further dialogue with Western Power as proposals emerge. Further ongoing dialogue with Severn Trent. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|---|
| Flooding and Flood Risk | <p>The Gilt Brook runs to the west of Kimberley. Much of Kimberley and Watnall and land to the immediate west of Nuthall fall within Flood Zone 1 and are therefore low risk. Environment Agency maps identify some surface water flooding. A lake and ordinary watercourse are located to the south of the settlement, north of the A610.</p> <p>Area underlain by a Principal Aquifer. Underlying bedrock at Nuthall susceptible to rapid migration of pollutants.</p> <p>A total Source Protection Zone is present over High Wood Cemetery (west of A6002).</p> | <p>Generally low flood risk but depending on the location of development further flood risk assessment (including surface water) may be required.</p> <p>Development proposals to include full protection from contamination for the aquifer/ground water and controlled waters.</p> <p>Further dialogue with Environment Agency as proposals emerge.</p> |
| Health Facilities | One existing GP practice. | Dialogue underway with Nottinghamshire PCT re appropriate future facilities. |
| Education Provision | <p>Most primary schools nearing capacity but some potential to expand. Further review with education colleagues. Potential capacity within existing secondary schools.</p> <p>On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £1.4m for primary school places and £1.6m for secondary school places.</p> | Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Police Services | No abnormal requirements | Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue required on inclusion of standby locations as detailed proposals emerge. |
| Fire and Rescue | No abnormal requirements. | Further dialogue required on layout and mix of units. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|---|---|
| Green Infrastructure | Within the Greenwood Community Forest, local SSSIs and SINC's. Several water courses present. | Opportunities to enhance Green Infrastructure to be explored as proposals emerge. |
| Waste Management | No abnormal requirements. | |
| Community Services | Good range of facilities within existing settlement. | Opportunities to support existing town centre as details of proposals emerge. |
| Contamination | Areas of previously used land and landfill. | Appropriate desk top studies/investigation if required. |
| Heritage Assets | There are two Conservation Areas within Kimberley and 13 Listed Buildings in the area. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Underlying coal strata and coal mining legacy issues. | Appropriate desk top studies/investigation if required. Further dialogue with the Coal Authority. |

| Indicative Assessment |
|---|
| <p>No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with planning permission or allocated for housing in the adopted Broxtowe Local Plan. Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required.</p> |

Key Settlement - Kimberley (including parts of Nuthall and Watnall - Broxtowe) Indicative Plan



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00294 - Kimberley key settlement revised. PLW 16/07/2014



- Strategic Location
- Administrative Boundary



Teal Close (Gedling)

Site Summary

| | |
|------------------------|--|
| ACS Designation | Allocation |
| Timescale | To commence within first 5 years of plan period |
| Site Area | Development area approximately 48 ha |
| Housing Units | 830 |
| Indicative Housing Mix | affordable housing to be confirmed as part of section 106 discussions |
| Employment Uses | 7 ha |
| Other Uses | Local Centre, community building, care home, education, formal and informal recreation and green infrastructure. |
| Ownership/Developer | Proactive owner, planning application submitted. |

IDP Constraints/Requirements Summary

| Infrastructure | Summary Assessment | Further Work |
|----------------|--|---|
| Transport | Integrated transport walking and cycling package required. Primary access to the western and eastern residential areas will be provided from the A612. The employment uses will be accessed via Stoke Lane. | Transport Assessment submitted as part of the planning application. Contributions sought up to about £2.3 m for integrated transport measures/public transport improvements and contribution to the Gedling Access Road/works to individual junctions in local network, to be agreed as part of S106 discussions. |
| Utilities | Gas – no abnormal requirements Electricity – no abnormal requirements Water – no abnormal requirements IT – no abnormal requirements | Initial utility information document provided as part of planning application concludes that there are potential connection points for gas, electricity and water to serve the proposed development. |

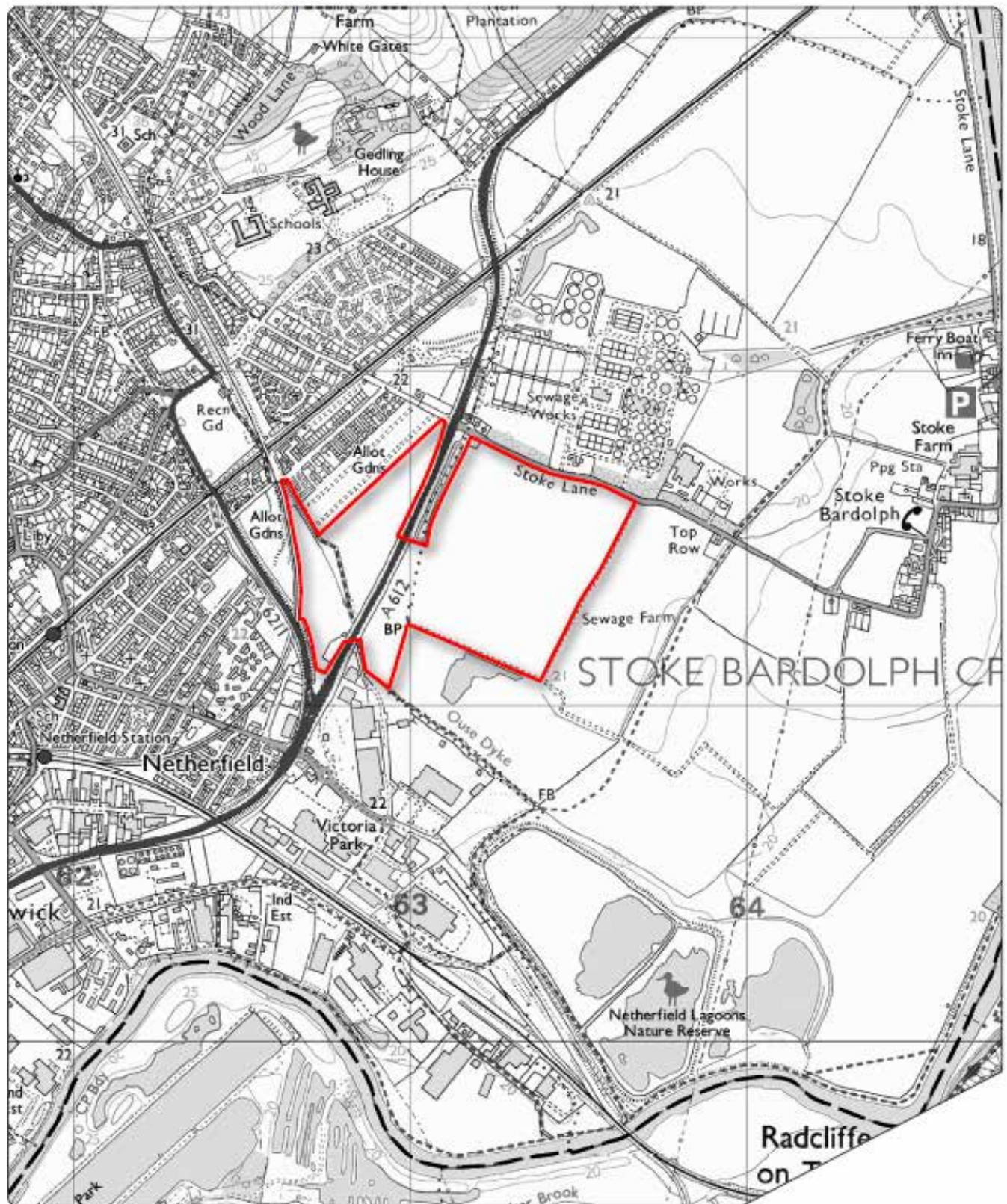
| Infrastructure | Summary Assessment | Further Work |
|--------------------------|--|---|
| Flooding and Flood Risk | Part of the site is located within Flood Zones 2 and 3a. A watercourse the Ouse Dyke runs along the southern boundary of the site. | A site specific flood risk assessment (FRA) has been submitted as part of the planning application. The FRA shows that the majority of the site is only at risk of flooding in the event of a breach of the established flood defences. Details of strategy to reduce and mitigate against residual flood risk is being progressed as part of the planning application details. |
| Health | Contribution to local health care facilities required. | Contributions sought up to £360,000. Level of contribution to be agreed as part of section 106 discussions. |
| Education | New 1 form entry primary school to be provided on 1.1 ha site. | Contributions and phasing to be agreed as part of S106 discussions. |
| Police Services | No abnormal requirements | Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required. |
| Ambulance Services | No abnormal requirements | |
| Fire and Rescue Services | No abnormal requirements | |
| Waste Management | No abnormal requirements | |
| Community Services | Local Centre to be accommodated including up to 2,800 sq. m A1 – A5 and D1. | Details to be progressed as part of planning application process. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------------------|--|--|
| Green Infrastructure/ Open Space | Significant levels of green infrastructure to be provided, including adjoining Netherfield Lagoons Local Nature Reserve and utilising as necessary the adjacent Green Belt to the south. Public open space and green infrastructure to be provided to reflect scale of development / resident needs. Replacement sport pitch provision and community building to be provided. Allotments to be provided. Landscape buffers/structural planting required around the boundaries of the site particularly to the northern/eastern boundary. | Details to be progressed as part of the planning application. |
| Contamination | The site has been subject to sewage sludge disposal. A ground condition survey is required. | A ground condition survey has been prepared as part of the planning application. Details to be progressed as part of planning application process. |
| Heritage Assets | There are no designated heritage assets on site. | |

Indicative Assessment

This is a green field site adjoining the existing urban area, close to Netherfield town centre, facilities at Victoria Park and transport networks. It is expected to commence within the first 5 years of the Plan. The site has outline planning consent for a mixed use development of 830 homes and employment use. No major constraints to development have been identified.

Teal Close (Gedling)




Key

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00294 Netherfield OS base map 15/07/2014

0 50 100 150
Metres



 Local Authority Boundary

 Site Boundary

 Nottingham
City Council

[illegible]

Local Centre
Primary School

Gedling Colliery/Chase Farm (Gedling)

Site Summary

| | |
|------------------------|--|
| ACS Designation | Strategic Location |
| Timescale | Last six years of the plan |
| Site Area | To be determined |
| Housing Units | At least 600 |
| Indicative Housing Mix | Affordable housing to be confirmed as part of section 106 discussions. |
| Employment Uses | At least 2 ha |
| Other Uses | Local Centre, education, green infrastructure. |
| Ownership/Developer | Proactive owner, work on funding scheme for highway infrastructure underway. |

IDP Constraints/Requirements Summary

| Infrastructure | Summary Assessment | Further Work |
|----------------|---|--|
| Transport | Requires delivery of the Gedling Access Road (GAR) alongside other integrated transport measures. | Secure funding for the GAR. |
| Utilities | Gas – no abnormal requirements. Electricity – no abnormal requirements. Water – no abnormal requirements. IT – no abnormal requirements. | Detailed dialogue with utilities providers underway as part of planning application process. |

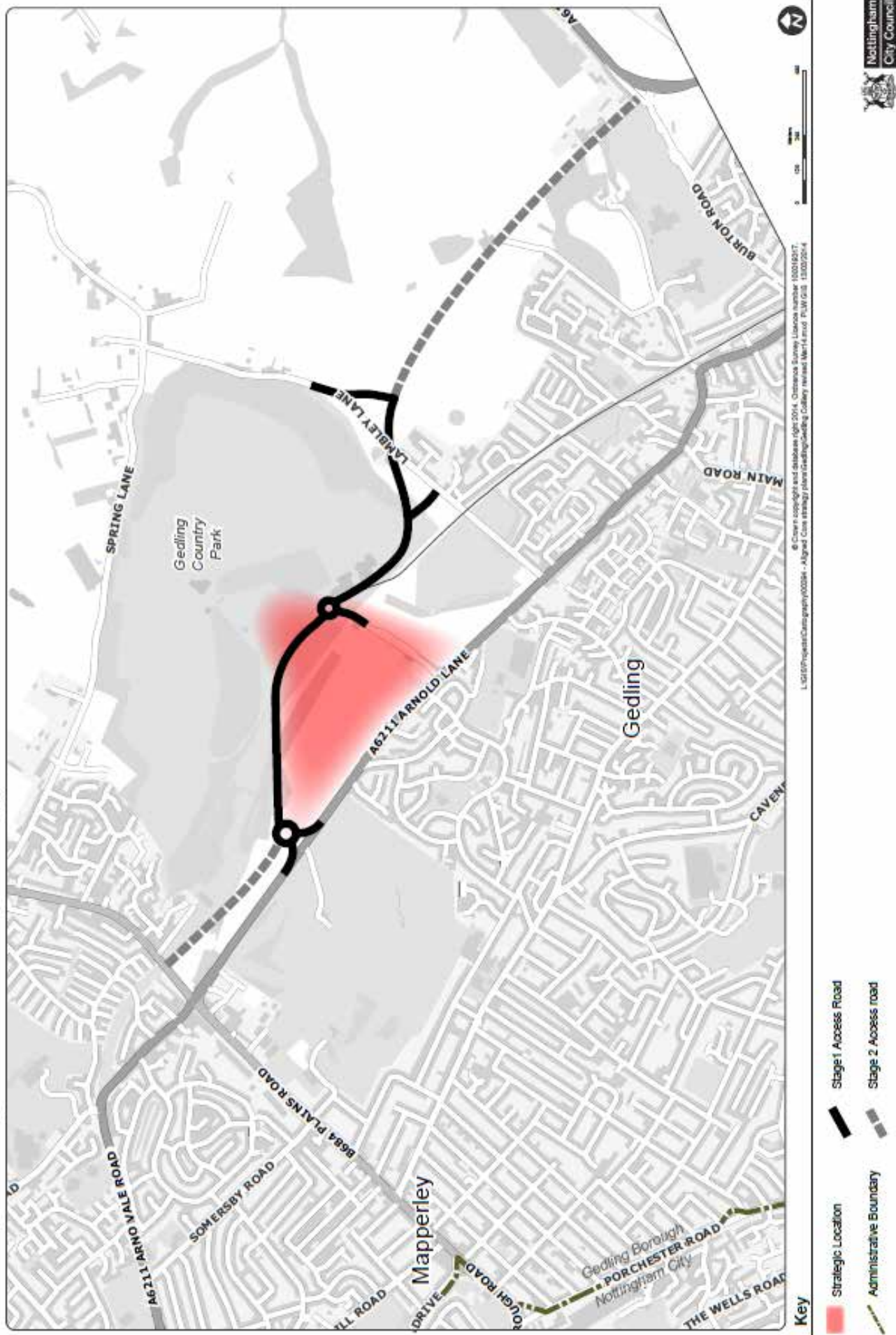
| Infrastructure | Summary Assessment | Further Work |
|-------------------------------------|--|--|
| Flooding and Flood Risk | No flooding on site. SUDs will be required to address surface water runoff. | Detailed SUDs scheme to be worked up as part of planning application/masterplan. |
| Health | Contribution to local health care facilities required. | Contributions to be agreed as part of section 106 discussions. |
| Education | New primary school to be provided on 1.1 ha site at a cost of £3.5 m. | Contributions and phasing to be agreed as part of S106 discussions. |
| Police Services | No abnormal requirements. | |
| Ambulance Services | No abnormal requirements. | |
| Fire and Rescue Services | No abnormal requirements. | |
| Waste Management | No abnormal requirements. | |
| Community Services | A new local centre will be provided which will include community facilities. A contribution will be required. | Details of contributions to be worked up as part of planning application/masterplan. |
| Green Infrastructure/ Open Space | Site is adjacent to the Gedling Country Park and an existing playing field. Local play facilities will be required within new residential areas. | Details to be progressed as part of the planning application/masterplan. |
| Contamination | The site is heavily contaminated due to former uses. A detailed ground survey and remediation scheme will be required. | |

| Infrastructure | Summary Assessment | Further Work |
|-----------------|---|--|
| Heritage Assets | There are no designated heritage assets on site. There are three Grade II and one Grade 1 Listed Buildings to the south along Arnold Lane however impact is not considered substantial. | Detailed assessment of impact and mitigation to be worked up as part of planning application/masterplan. |

Indicative Assessment

This is a mixed brownfield and green field site adjoining the existing urban area, close to Gedling village. It is expected to commence within the last 6 years of the Plan. A planning application for the Gedling Access Road is being prepared and anticipated to be submitted to Gedling Borough Council in the summer of 2014. A hybrid planning application for 300 homes and outline application for the remainder of the site is anticipated to be submitted summer 2015. The key constraint to development is the need to construct the Gedling Access Road.

Gedling Colliery/Chase Farm (Gedling) Indicative Plan



North of Papplewick Lane (Gedling)

Site Summary

| | |
|------------------------|--|
| ACS Designation | Allocation |
| Timescale | To commence within first 5 years of plan period |
| Site Area | Development Area approximately 10 hectares. The planning application also includes land outside the strategic allocation in the same ownership to the north east which is to remain in the Green Belt for surface water attenuation. |
| Housing Units | Up to 300 |
| Indicative Housing Mix | 30% affordable housing |
| Employment Uses | None |
| Other Uses | Education, green infrastructure. |
| Ownership/Developer | Willing owner. Planning application has been submitted on behalf of the Co-operative Group for 300 houses on 15.7 ha which includes additional land outside of the allocation for an Ecological Park which will be made available to the public. |

IDP Constraints/Requirements Summary

| Infrastructure | Summary Assessment | Further Work |
|----------------|--|---|
| Transport | <p>A Transport Assessment has been completed as part of the planning application by the Co-operative Group. The assessment utilised the highways model for Hucknall prepared and supported by Nottingham County Council and verified by MVA Consultancy.</p> <p>Integrated transport/walking and cycling package required including links to Hucknall Station (NET/Train stops within 800 m of parts of the site).</p> <p>TA provided as part of planning application for 300 dwellings. The Co-operative Group site is to be accessed from Papplewick Lane.</p> | Contributions to highway mitigation and integrated transport/walking and cycling package be agreed as part of S106 discussions. |

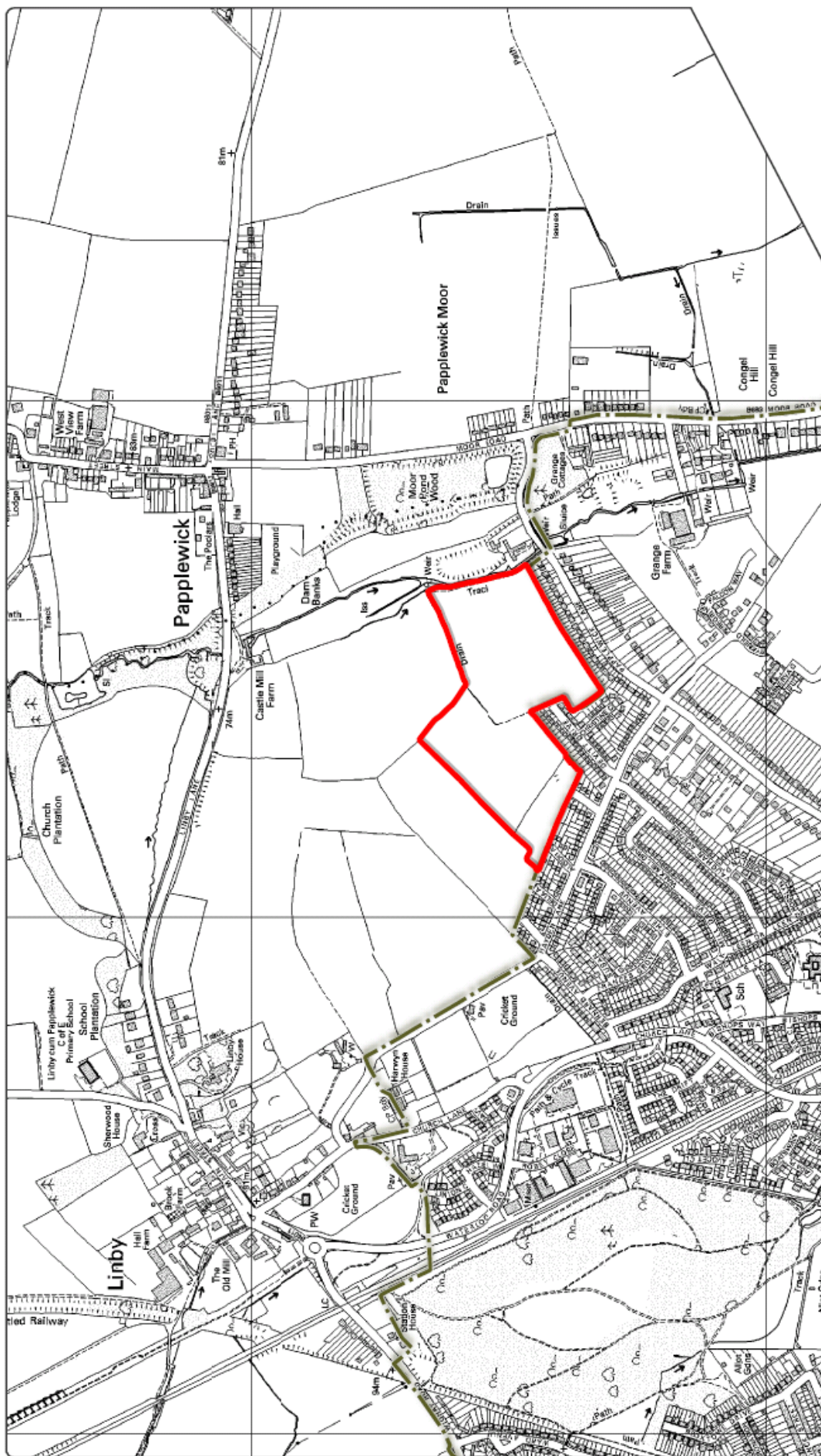
| Infrastructure | Summary Assessment | Further Work |
|-------------------------|---|---|
| Utilities | <p>Electricity - Update required to existing 33/11KV primary at Calverton, may also require new 33/11kV primary in the area. Depending on phasing new Bulk Supply Point may be required.</p> <p>Waste water – no abnormal constraints or requirements.</p> <p>Water supply – no abnormal constraints or requirements.</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p> | <p>Early dialogue with Western Power required re phasing.</p> |
| Flooding and Flood Risk | <p>According to the Environment Agency's Flood Zones a small part of the site is in Flood Zone 2 of the River Leen with the remainder of the site being in Flood Zone 1 with other smaller watercourses that run through the site. Environment Agency comment that site has an overall low flood risk.</p> <p>A detailed flood risk assessment has been submitted with the Planning application. Following a successful challenge by the Co-operative Group's consultants to the Environment Agency's Flood Zone, the extent of Flood Zone 2 has been revised in consultation with the Environment Agency. Approximately, 1% of the site is now located in Flood Zone 2 and the remainder is in Flood Zone 1. The sequential test has been satisfied because there are no other suitable sites available which would meet the housing requirement at a lower flood risk. Within the site only amenity and open space would occupy the small part of the site in Flood Zone 2.</p> | <p>A sustainable drainage strategy will be required including the use of attenuation ponds to the north east of the development site along the Leen Corridor. The north east field adjoining the developable part of the site is to remain in Green Belt. For the parts of the site which cannot be drained into ponds a tank storage system will be required. The Flood Risk Assessment submitted as part of the planning application details that the risk from groundwater flooding is less than 25%. Additional site specific ground investigations may be required to provide information to accurately quantify risk of groundwater flooding.</p> |
| Health | <p>Likely that a financial contribution towards the expansion of existing primary health care surgeries will be required.</p> | <p>Contributions to be agreed as part of S106 discussions.</p> |

| Infrastructure | Summary Assessment | Further Work |
|--------------------------|--|---|
| Education | <p>New primary school to be provided on 1.1 ha site cost estimated at £3.5m, subject to an assessment demonstrating that the anticipated pupil yield cannot be accommodated in the existing school system through the extension or improvement of existing schools. Capacity to expand existing secondary school with contributions based on Nottinghamshire County Education multiplier estimated cost is £1.24m.</p> | <p>Following consultation with the Education Authority land is set aside for an annex primary school. Details to be confirmed through the planning application process.</p> |
| Police Services | No abnormal requirements. | Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required. |
| Ambulance Services | No abnormal requirements. | |
| Fire and Rescue Services | No abnormal requirements. | |
| Waste Management | No abnormal requirements. | |
| Community Services | <p>Close to existing local centre and Hucknall Town Centre. Potential to support town centre regeneration.</p> <p>The planning application includes supporting information which sets out the benefits of the development in terms of helping regeneration in the town centre.</p> | |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------------------|--|---|
| Green Infrastructure/ Open Space | <p>Significant Green Infrastructure assets on site. A significant proportion of the existing hedgerows will be retained and will form Green Infrastructure routes along the northern boundary. There will be a 30m buffer from the River Leen Corridor to provide public open space and pedestrian routes in this area. Additional Green Infrastructure is provided from Papplewick Lane through the site. Public open space of approx. 1.6ha to be provided on site with maintenance via a Management Company or through a commuted sum payment.</p> <p>Planning application extends the outline area to include the field to the north east of the safeguarded land which is required for surface water attenuation. The indicative masterplan includes a network of new attenuation ponds in this north eastern area close to the Leen Corridor. A 30 m buffer strip along the Leen Corridor is also to be maintained.</p> <p>The area of land to be used for attenuation ponds will include significant landscaping and a network of green infrastructure to create an Ecological Park which will be open to the future and existing community. This area of land totals nearly 5ha and constitutes additional off site Public Open Space.</p> | Further details to be agreed as part of planning application process. |
| Contamination | No abnormal requirements. | |

| Infrastructure | Summary Assessment | Further Work |
|--|--|--|
| Heritage Assets | <p>Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Areas at Linby and Papplewick, Ancient Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby and Papplewick. There are no 'on-site' heritage assets.</p> <p>As part of the planning application an Archaeological Geophysical Survey was completed. This showed that no anomalies of archaeological potential have been identified and the archaeological potential of the site is assessed as being low.</p> | <p>A landscape and visual impact Assessment has been prepared as part of the planning application which concludes the development will not have a significant adverse impact on surrounding areas. Any further details to be progressed as part of planning application.</p> |
| Other | <p>Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall. The Co-operative Group has secured access to their land from Papplewick Lane as proposed in the planning application.</p> | <p>Further dialogue with adjacent Local Authorities (particularly re highway, public transport and communities facilities) to help inform S106 discussions.</p> |
| Indicative Assessment | | |
| <p>No major constraints to physical site delivery are identified. The site is close to the administrative boundaries of Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities is awaited.</p> | | |

North of Papplewick Lane (Gedling)



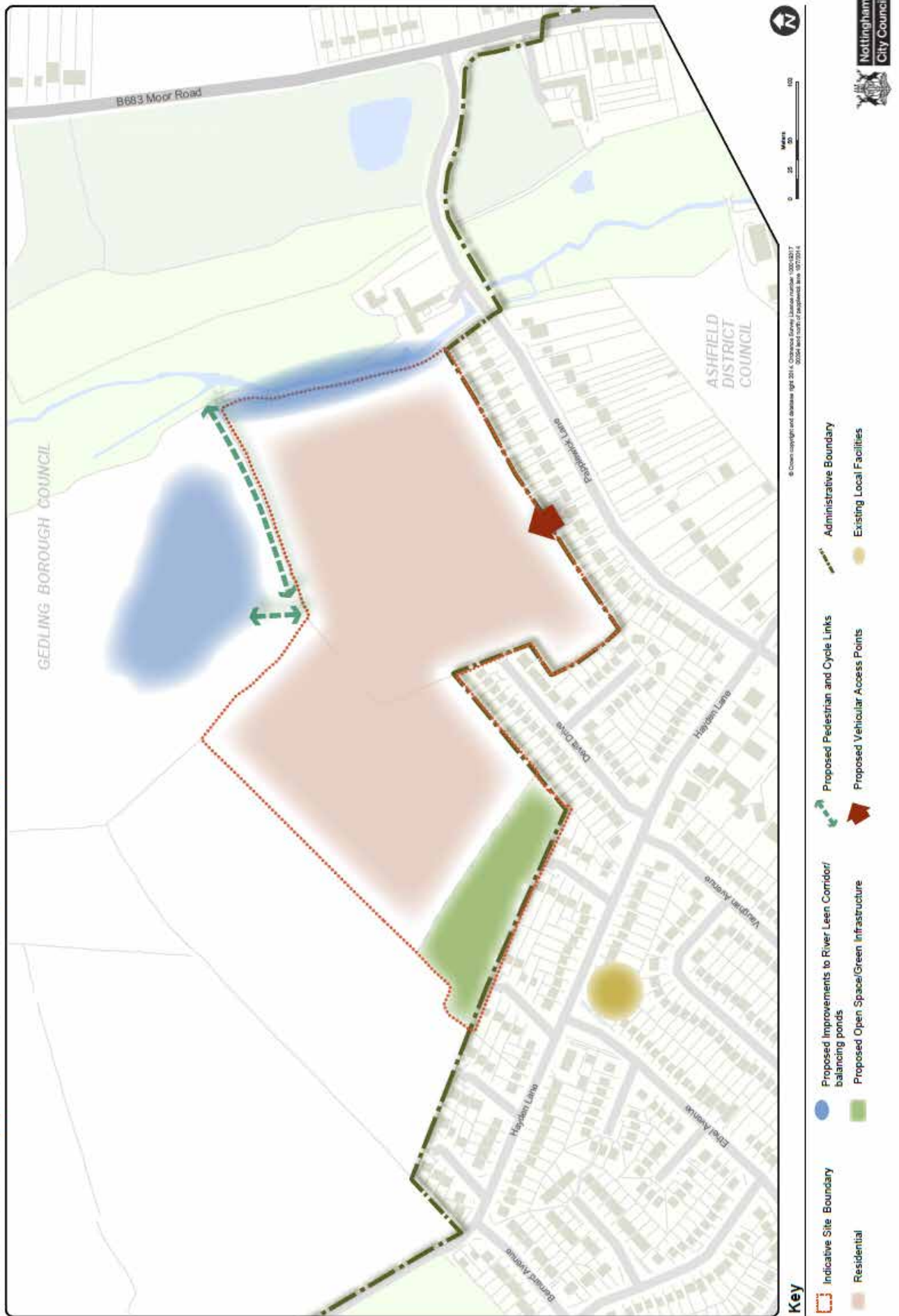
Key

Site Boundary

Administrative Boundary

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00254 OS data North of Papplewick Lane PUW 16/07/2014

North of Papplewick Lane (Gedling) Indicative Plan



Top Wighay Farm (Gedling)

Site Summary

| | |
|---------------------|---|
| ACS Designation | Allocation |
| Timescale | To commence within first 5 years of plan period |
| Site Area | 35.6 ha |
| Housing Units | 1000 |
| Housing Mix | 30% affordable housing. |
| Employment Uses | 8.5 ha (B1, B8) |
| Other Uses | Education, health and green infrastructure. |
| Ownership/Developer | Willing owner. Dialogue underway. |

IDP Constraints/Requirements Summary

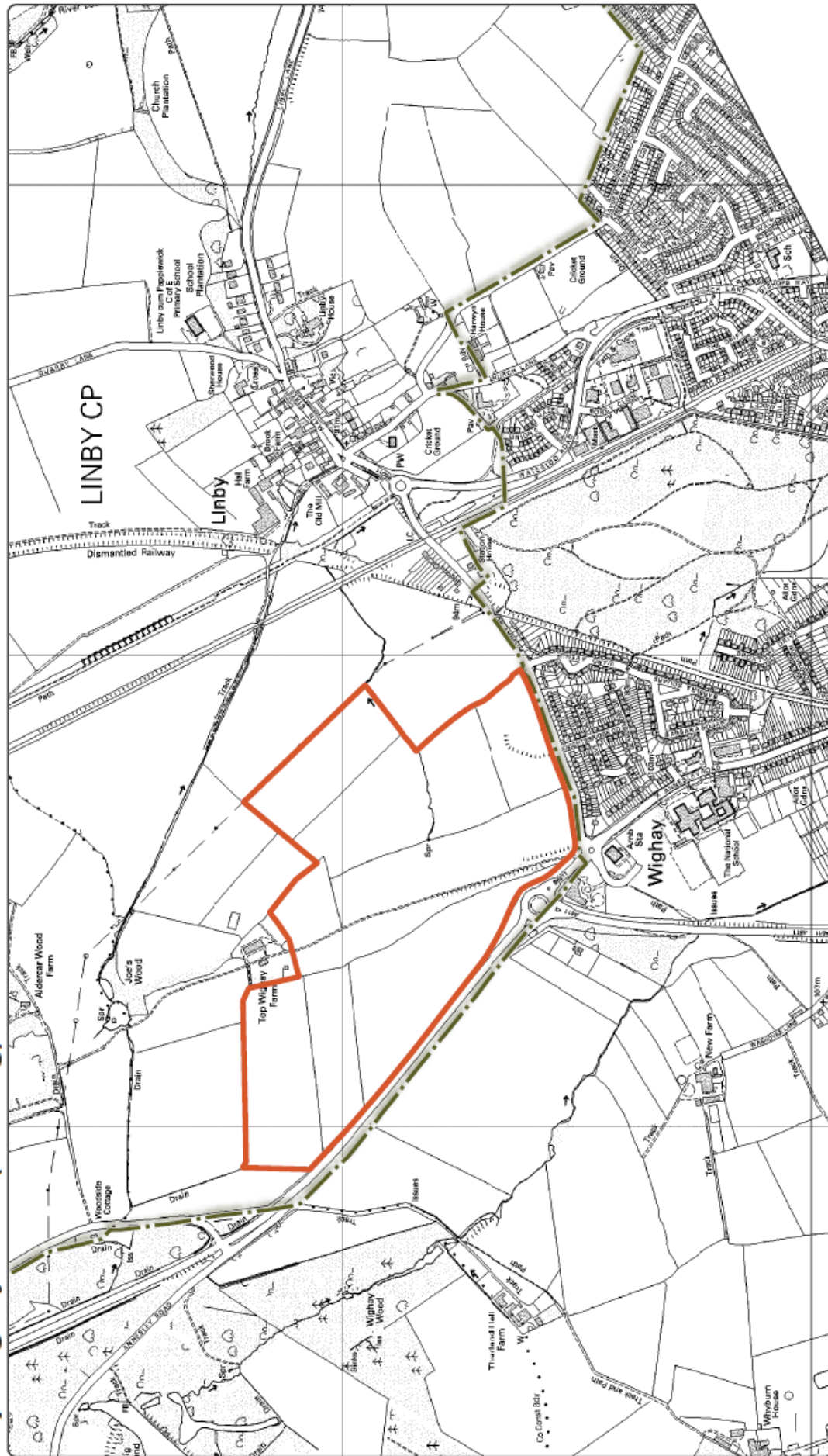
| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|---|
| Transport | Access details developed. Planning permission granted for two junctions from A611/Wighay Road. Integrated transport/walking and cycling package required including potential link buses to Hucknall NET/train station. | TA required as part of planning application. Contributions to be agreed as part of S106 discussions |
| Utilities | Electricity - Up-rating Hucknall to 40MVA required. Depending on phasing a new Bulk Supply Point may be required. Up-rating works programmed by Western Power for completion by 2015. Waste water - local upsizing likely to be required, subject to hydraulic modelling. Water supply - extensive off-site mains may be required - approx 1.5km to Wood Lane and booster pumps. Gas – no abnormal requirements. IT – no abnormal requirements. | Further dialogue with Western Power and Severn Trent re phasing as details emerge. |
| Flooding and Flood Risk | No abnormal requirements | |

| Infrastructure | Summary Assessment | Further Work |
|--------------------------|--|--|
| Health | Contributions to be sought to support health care – likely to be in the form of a contribution to existing Hucknall surgeries (info from PCT awaited). | Contributions to be agreed as part of S106 discussions. Dialogue with PCT underway. |
| Education Provision | New primary school to be provided on 1.5 ha site estimated cost £3.5m. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier estimated at £828k. | Contributions and phasing to be agreed as part of S106 discussions. |
| Police Services | No abnormal requirements. | Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue re inclusion of standby locations required as detailed proposals emerge. |
| Fire and Rescue Services | No abnormal requirements. | Further dialogue on layout and mix of units required as detailed proposals emerge. |
| Waste Management | Nottinghamshire County Council are likely to seek contributions for a waste-recycling site. Estimated cost £500k. | Contributions to be agreed as part of S106 discussions. |
| Community Services | Close to existing local centres and Hucknall Town Centre. Potential to support town centre regeneration. | Further dialogue with Ashfield District Council as detailed proposals emerge. |
| Green Infrastructure | Habitats Regulation Assessment (HRA) screening record concluded scale of development would not be likely to have significant impact on any European site. Significant Green Infrastructure assets on site (2 x SINCs) provide opportunities for protection and enhancement of Green Infrastructure. Additional public open space to be provided on site. | Green Infrastructure proposals to be developed as part of detailed masterplanning. Maintenance contributions to be agreed via S106 negotiations. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|--|--|
| Contamination | Report by ECUS (May 2006) recommends desk top survey followed by excavations to check for contamination. Only likely to apply to former brickworks on Wighay Road which is part of SINCC and therefore likely to form part of protected Green Infrastructure area. | Desk top survey to inform master-planning. |
| Heritage Assets | Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Area at Linby, Scheduled Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Potential archaeological sites within the allocated land. Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall. | A programme of investigation will need to be agreed and the protection / enhancement of any remains. Further dialogue with adjacent Local Authorities (particularly highway, public transport and communities facilities). |

| Indicative Assessment |
|--|
| No major constraints to physical site delivery are identified. Site is located close to Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities awaited from Nottinghamshire PCT. |

Top Wighay Farm (Gedling)



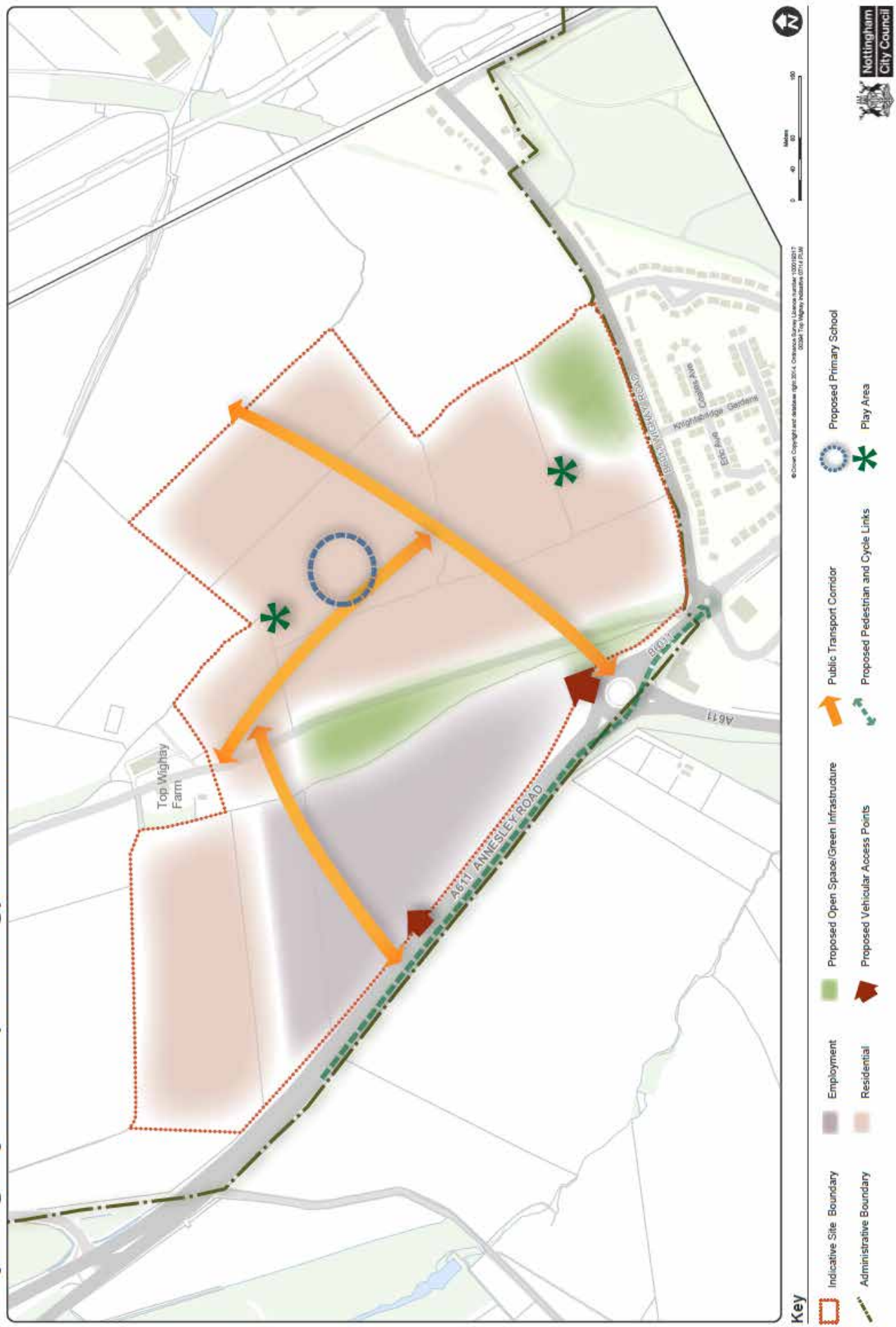
Key

Site Boundary

Administrative Boundary

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00254 Top Wighay OS base 81 16/07/2014

Top Wighay Farm (Gedling) Indicative Plan



Key Settlement - Bestwood Village (Gedling)

Site Summary

| | |
|-----------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale | 6 + years |
| Housing Units | Up to 560 |
| Other Uses | N/A |

IDP Constraints/Requirements Summary

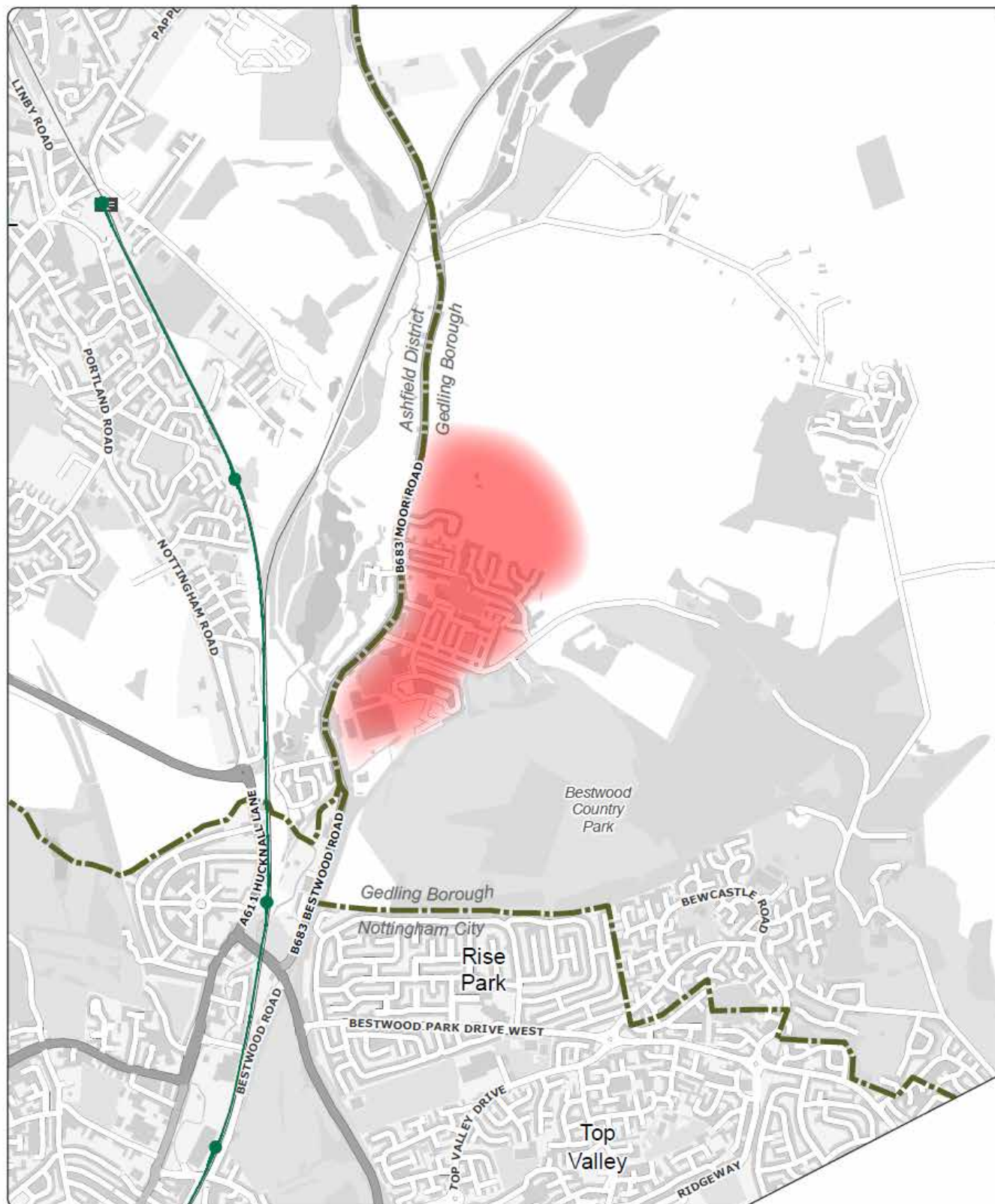
| Infrastructure | Summary Assessment | Further Work |
|-------------------------|---|--|
| Transport | Transport modelling underway. Integrated transport/walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | Electricity – updating of existing 33/11kV primary at Calverton required, may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required. Waste water - upsizing of sewers is likely to be required, subject to hydraulic modelling. Water supply – no abnormal requirements. Gas – no abnormal requirements. IT – no abnormal requirements. | Further dialogue with Western Power and Severn Trent when phasing details emerge. |
| Flooding and Flood Risk | Watercourse located to the west of the settlement - low flood risk. | Further dialogue with the Environment Agency as detailed location and layout emerges. |
| Health | To be confirmed. | Dialogue with PCT underway. Capacity issues to reviewed as detailed proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|--------------------------|---|--|
| Education Provision | A new primary school may be required to accommodate school places for both the existing population and new growth. Contributions to the school from new development would be proportionate to school places generated by the new development – the estimated cost for a new primary school on a 1.1ha site is £3.5m. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of £1.5m. | Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Police Services | No abnormal requirements. | Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue re inclusion of standby locations required as detailed proposals emerge. |
| Fire and Rescue Services | No abnormal requirements. | Further dialogue on layout and mix of units required as detailed proposals emerge. |
| Waste Management | No abnormal requirements. | Further dialogue on detailed proposals |
| Community Services | No abnormal requirements. | Further dialogue on detailed proposals |
| Green Infrastructure | HRA screening record concluded the scale of development proposed at Bestwood would not be likely to have significant impact on any European site. | Masterplanning to identify opportunities for enhanced Green Infrastructure and public open space. |
| Contamination | Bestwood landfill and various waste licences present. | Appropriate desk top studies/further investigation as required. |
| Heritage Assets | Conservation Area, Scheduled Monument and Listed Buildings present in and around Bestwood Village. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |

| Infrastructure | Summary Assessment | Further Work |
|----------------|--------------------------------------|---|
| Other | Potential coal mining legacy issues. | Further review as detailed proposals emerge and further dialogue with the Coal Authority. |

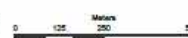
| Indicative Assessment |
|---|
| No major infrastructure constraints to development are identified. Further development of transport impacts and mitigation required. Phasing of development and contributions relating to school provision will be particularly important. Further dialogue with all infrastructure/service providers and the Environment Agency is required as more detailed proposals emerge. |

Key Settlement - Bestwood Village (Gedling) Indicative Plan



Key

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- Strategic Location
- NET Line 1
- Administrative Boundary

Key Settlement - Calverton (Gedling)

Site Summary

| | |
|------------------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Housing Units | Up to 1,055 |
| Other Uses | N/A |

IDP Constraints/Requirements Summary

| Infrastructure | Summary Assessment | Further Work |
|----------------|---|---|
| Transport | Transport modelling underway. Integrated transport/walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | <p>Electricity – updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required.</p> <p>Waste Water - upsizing of sewers is likely to be required, subject to hydraulic modelling.</p> <p>Water Supply - Capacity available within the network system, but some reconfiguration of the local distribution network will be necessary depending on programme of development.</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p> | Further dialogue with Western Power and Severn Trent following confirmation of location and phasing of development. |

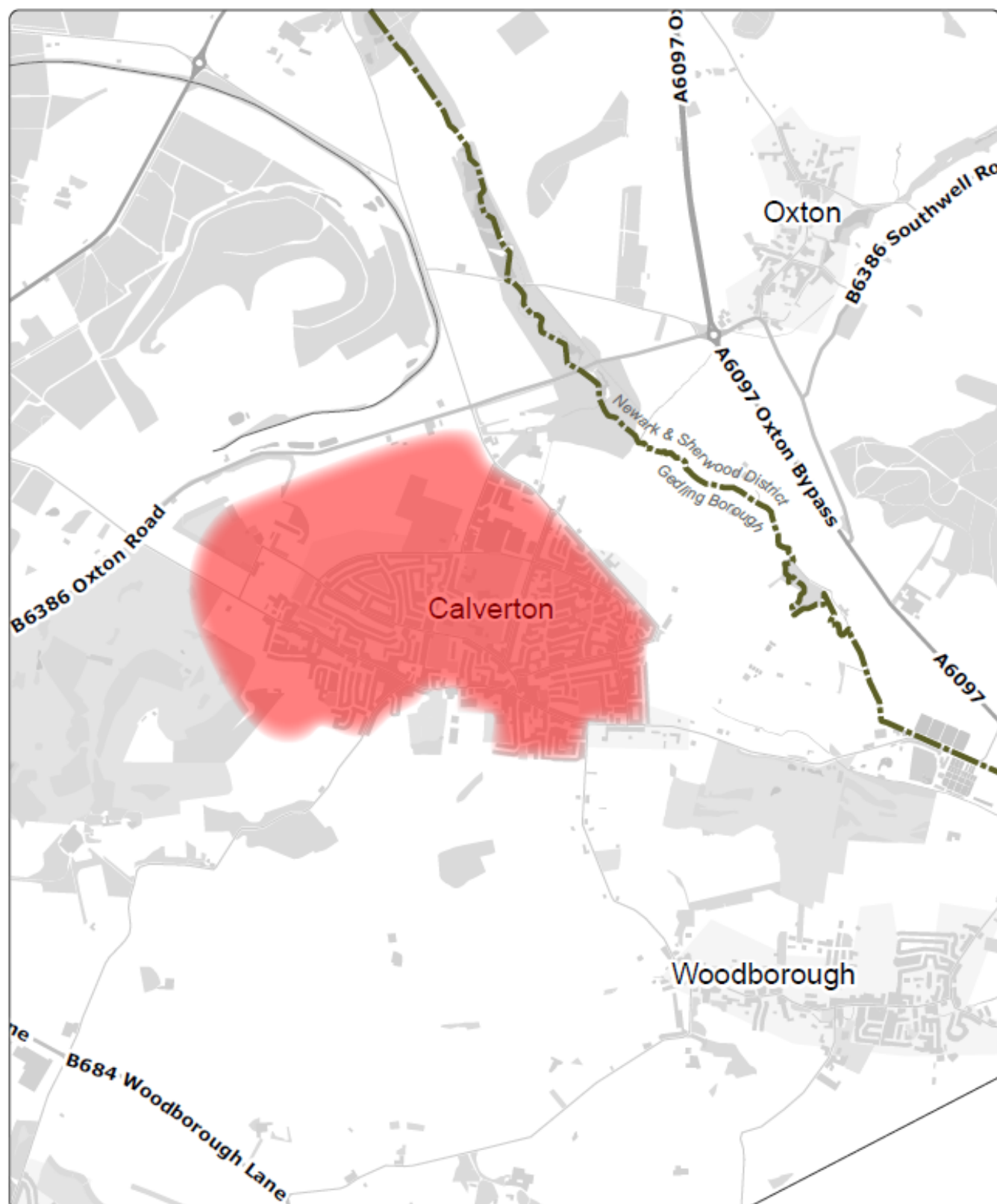
| Infrastructure | Summary Assessment | Further Work |
|--------------------------|---|---|
| Flooding and Flood Risk | The strategic location falls outside of the flood zone but a watercourse runs along the northern boundary of the site which has an associated flood zone. The flood zone may be misaligned away from the watercourse. | Environment Agency advise that a hydrological assessment of the watercourse is recommended to inform a site-specific Flood Risk Assessment. No built development should then take place within that part of the site shown to be at flood risk by the site-specific Flood Risk Assessment. Layout to include an appropriate easement from the watercourse and SUDS to be incorporated into the scheme. Further dialogue with Environment Agency required as detailed location and layout of development emerges. |
| Health Facilities | To be confirmed. | Dialogue with PCT underway |
| Education Provision | Potential capacity for expansion of existing primary school within Calverton but requires further analysis of constraints. If not possible a new primary school may be required. Potential costs range from £1.8m based on standard multiplier to approximately £3.5m for new school. Potential capacity to expand existing secondary schools but requires further analysis. Some reconfiguration may be required which may require contributions over the standard multiplier costs. Costs based on Notts County Education multiplier estimated at £2m. | Further review of potential for expansion underway by education colleagues. Requirements to be reviewed in light of future pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Police Services | No abnormal requirements. | Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No abnormal requirements. | Further dialogue re inclusion of standby locations required as detailed proposals emerge. |
| Fire and Rescue Services | No known abnormal requirements. | Further dialogue on layout and mix of units required as detailed proposals emerge. |

| Infrastructure | Summary Assessment | Further Work |
|----------------------|---|--|
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | To be confirmed. | Further dialogue as detailed proposals emerge. |
| Green Infrastructure | <p>A Habitats Regulation Assessment Screening Report has been undertaken relating to a prospective Special Protection Area near to Calverton. The Screening Report concludes that potential significant effect cannot be ruled out without the implementation of a mitigation strategy.</p> | <p>Masterplanning and planning applications to include appropriate mitigation measures (full details set out in the David Tydesley and Associates Screening Record Feb 2012) including:</p> <ul style="list-style-type: none"> • Management of car parking provision in the vicinity of the prospective SPA habitat; • Avoiding the provision of a footway along Main Street west of Hollinwood Lane down to the B6386; • Maintaining further use of arable fields on the perimeter of Watchwood Plantation; • Maintaining the integrity of the fence along the B6386; • Provision of Suitable Alternative Natural Green Space (SANGS); • Providing high levels of open spaces and attractive green infrastructure within the development to facilitate dog walking and to promote routes to other less sensitive sites; • Reviewing the alignment of footpaths in the plantations relating to the location of breeding territories; • Provision of good quality information for walkers and dog walkers. • Review of mitigation measures should the prospective SPA be confirmed • Establishing a forum to explore co-ordination of activities to maximise recreational potential without significant adverse impact on breeding populations. • Ongoing dialogue with neighbouring Local Authorities regarding 'in-combination' effects. |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|---|---|
| Contamination | Proximity to landfill sites, Calverton Colliery and several sites with waste management licences | Appropriate desk top studies/further investigation as required. |
| Heritage Assets | Proximity to Scheduled Monuments. Conservation Area and Listed Buildings present in and around Calverton. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Potential coal mining legacy issues. | Further review as detailed proposals emerge. Further dialogue with the Coal Authority. |

| Indicative Assessment |
|--|
| No major infrastructure constraints to development are identified. However, the location of a prospective Special Protection Area near to Calverton will require careful management, including mitigation measures as set out in the Habitats Regulation Assessment Screening Report (February 2012). Phasing of development and contributions relating to school provision will be particularly important to ensure capacity meets development need. Further development of transport impacts and mitigation measures is required including dialogue with all infrastructure/service providers as more detailed proposals emerge. |

Key Settlement - Calverton Village (Gedling) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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0 100 200 400



Key Settlement - Ravenshead (Gedling)

Site Summary

| | |
|------------------------|--------------------|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Housing Units | Up to 330 |
| Other Uses | N/A |

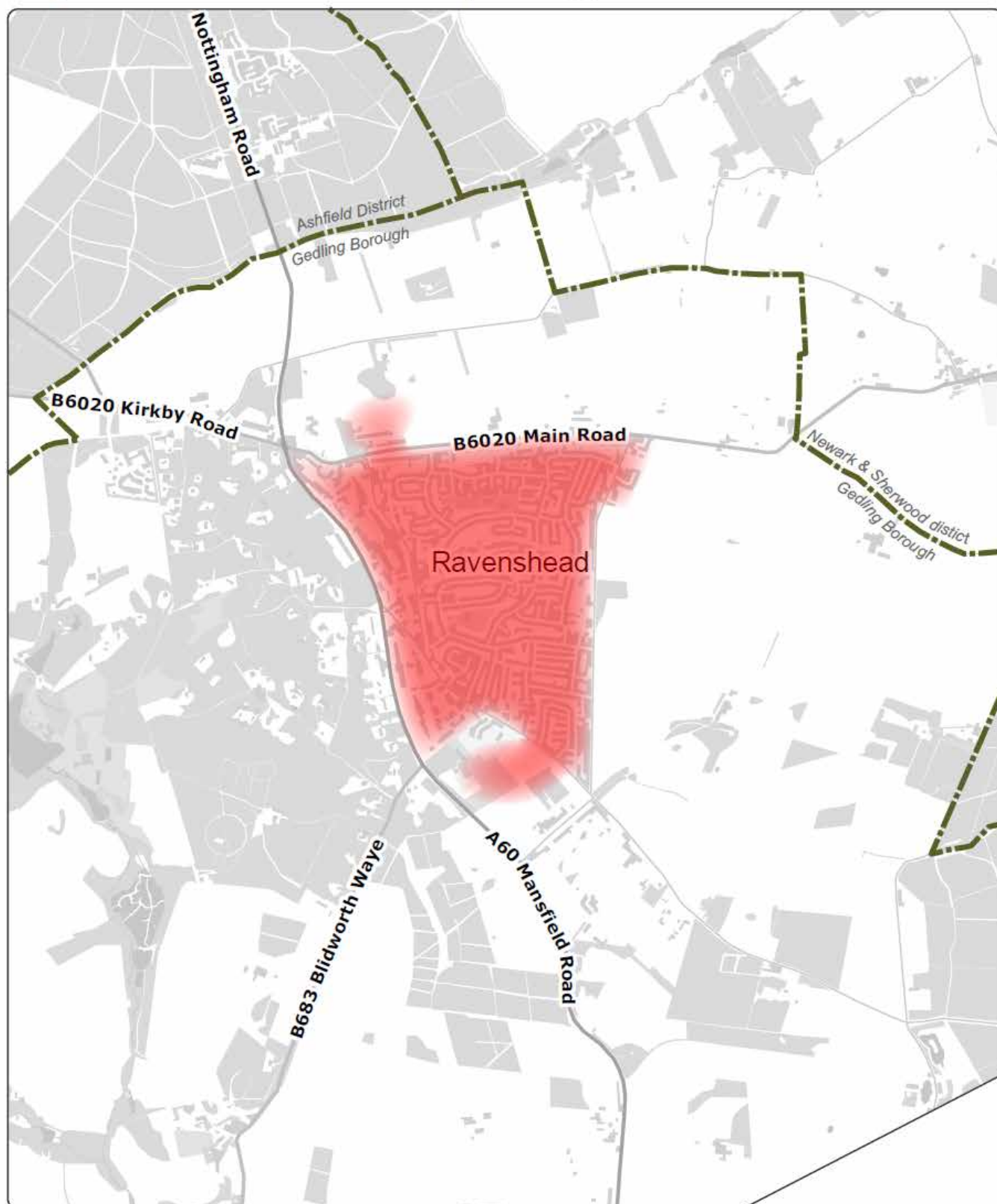
IDP Constraints/Requirements Summary

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|---|
| Transport | Transport modelling underway. Integrated transport/walking and cycling package required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | <p>Electricity – updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required.</p> <p>Waste Water – Low/ Medium – impact, upsizing of sewers likely to be required for large sites to the south. Sites to the north and smaller sites unlikely to cause too many issues, subject to hydraulic modelling.</p> <p>Water Supply. The Kinghill site may require extensive off site mains otherwise capacity can be provided from the outlet of local booster pumps.</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p> | Further dialogue with Western Power and Severn Trent following confirmation of location and phasing of development. |
| Flooding and Flood Risk | No abnormal requirements. | |

| Infrastructure | Summary Assessment | Further Work |
|--------------------------|--|--|
| Health Facilities | To be confirmed. | Dialogue with PCT underway. |
| Education Provision | Current information suggests sufficient capacity within primary schools to accommodate growth. However should this change a contribution of £553k would be required based on the multiplier. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of £635k. | Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of local school capacity when proposals emerge and to confirm if contributions to expand existing schools are required. |
| Police Services | No known abnormal requirements. | Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge. |
| Ambulance Services | No known abnormal requirements. | Further dialogue re inclusion of standby locations required as detailed proposals emerge. |
| Fire and Rescue Services | No known abnormal requirements. | Further dialogue on layout and mix of units required as detailed proposals emerge. |
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | To be confirmed. | Further dialogue as detailed proposals emerge. |
| Green Infrastructure | HRA Screening Report confirmed the scale of development proposed for Ravenshead would have no significant impact on any European site. | |
| Contamination | No abnormal requirements. | |

| Infrastructure | Summary Assessment | Further Work |
|---|--|---|
| Heritage Assets | Proximity to Historic Park and Garden at Newstead Abbey. Special Character Area between Sheepwalk Lane and Mansfield Road (A60). Listed Buildings present around Ravenshead. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Indicative Assessment | | |
| No major infrastructure constraints to development are identified. Further development of transport impacts and mitigation measures is required. Further dialogue with all infrastructure/service providers, particularly Severn Trent is required as more detailed proposals emerge. | | |

Key Settlement - Ravenshead (Gedling) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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Stanton Tip – Hempshill Vale (Nottingham City)

Site Summary

| | |
|------------------------|---|
| ACS Designation | Strategic Location |
| Timescale for Delivery | 6 + years |
| Site Area | 42ha |
| Housing Units | 500 |
| Employment Uses | 4 – 6 ha employment land |
| Other Uses | Local scale retail, community uses and Green Infrastructure. |
| Ownership/Developer | Willing owner positively engaged. Nottingham City Council part owner. |

IDP Constraints/Requirements Summary

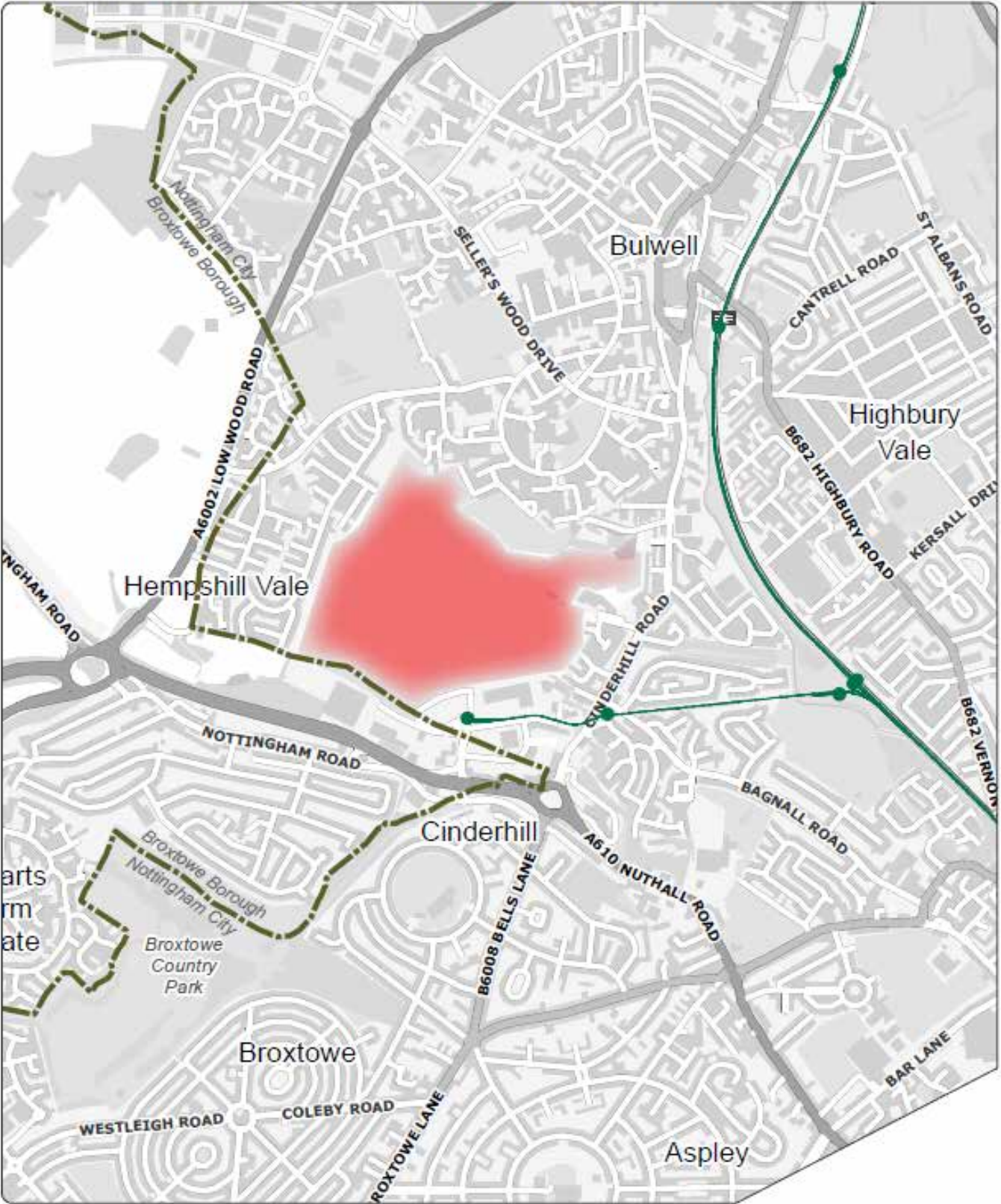
| Infrastructure | Summary Assessment | Further Work |
|----------------|--|--|
| Transport | No abnormal issues anticipated. Integrated transport package required. New vehicle/ped/cycle connections with adjacent housing area required. Improved connection to NET stop required. | Transport assessment and further highway requirements to be developed as part of master-planning work. |
| Utilities | Electricity – No abnormal requirements. Waste Water – Hydraulic modelling required to confirm connection locations. Water Supply – no abnormal requirements Gas – no abnormal requirements. IT – no abnormal requirements. | Further dialogue with Western Power as proposals emerge. Further dialogue with Severn Trent. |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|--|
| Flooding and Flood Risk | Culvert runs below part of the site and may restrict developable area/provide opportunities for Green Infrastructure provision. Topography of site to be considered re surface/sewer flooding. | Further study of water course and potential flood risk and opportunities to enhance Green Infrastructure areas. |
| Health Facilities | To be confirmed. | Dialogue with Nottingham PCT. |
| Education Provision | On the basis of Nottingham City's education multiplier the following education contributions may be sought: 1. Contribution to primary school places of £1,030,950 2. Contribution to secondary school places of £690,400. | Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Emergency Services | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | To be confirmed. | Further dialogue as detailed proposals emerge. |
| Green Infrastructure | SINC located on site – opportunities for enhanced Green Infrastructure provision. | To be reviewed as part of master-plan. |
| Contamination | Historic uses on site necessitate remediation works with likely duration of 2-3 years. | Remediation strategy required as part of master plan and detailed proposals. |
| Heritage Assets | Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area or heritage assets. | |

| Infrastructure | Summary Assessment | Further Work |
|----------------|---------------------------|---|
| Other | Site has a steep profile. | To be considered as part of master-plan. Innovative remediation and access strategy required. |

| Indicative Assessment |
|--|
| <p>Positive engagement with landowner. Development is expected to come forward mid/end of plan period. Existing allocation within the Nottingham Local Plan. Concept statement agreed and further public engagement planned by developers.</p> <p>Site boundaries and allocation to be confirmed via Nottingham City Council's emerging part 2 Local Plan.</p> <p>This is a brownfield site with likely abnormal costs associated with contamination and flood risk. Gas monitoring currently underway. Nottingham City Council's interest in the site to be used proactively to assist in site delivery.</p> <p>Further site assessments and detailed master-planning to be undertaken.</p> |

Stanton Tip, Hemphill Vale (Nottingham City)



Key

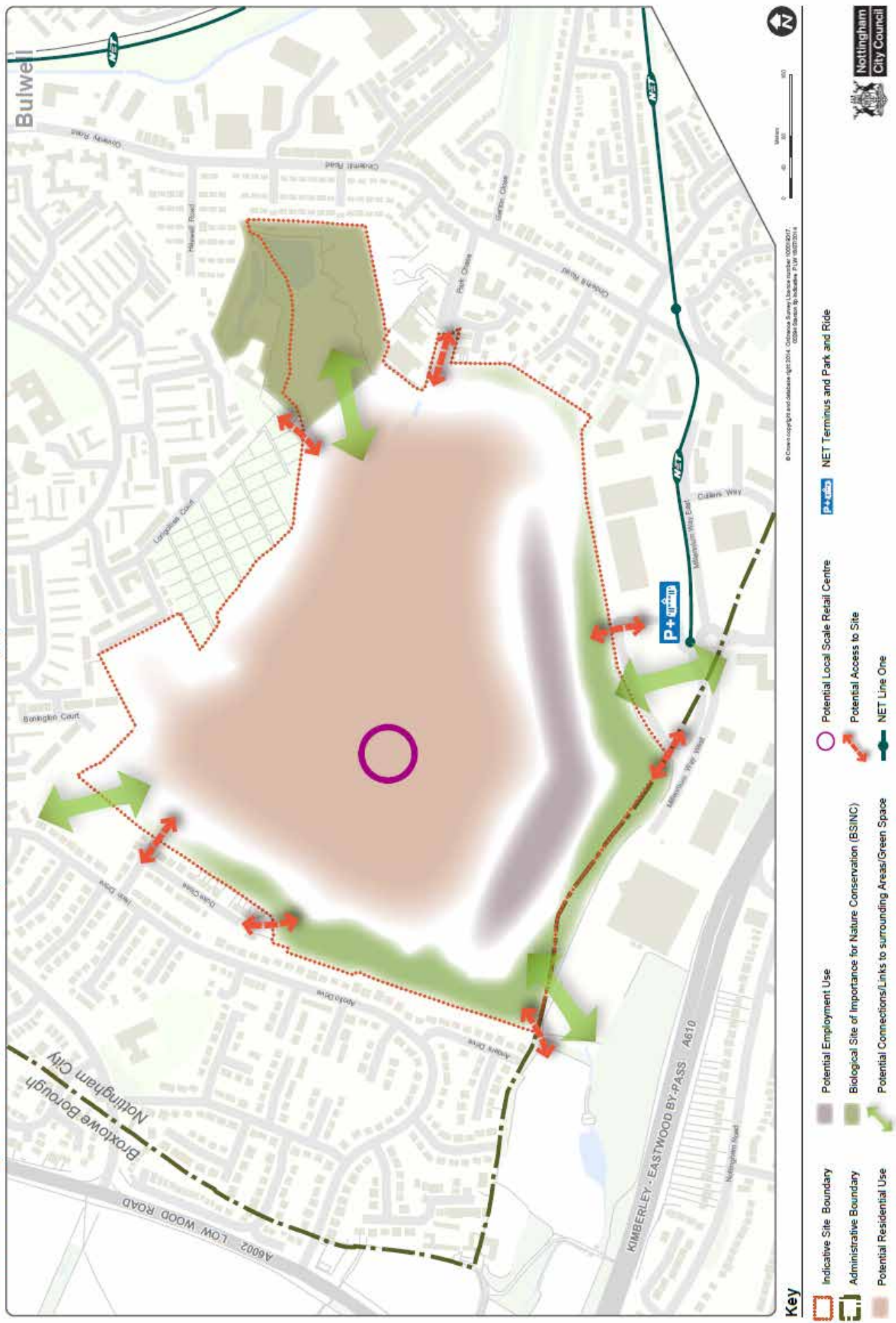
- Strategic Location
- NET Line 1
- Administrative Boundary

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Nottingham City Council

Stanton Tip, Hempsill Vale (Nottingham City) Indicative Plan



Waterside Regeneration Zone (Nottingham City)

Site Summary

| | |
|------------------------|--|
| ACS Designation | Strategic Location |
| Timescale for Delivery | Mid to late plan period |
| Site Area | 100ha |
| Housing Units | 3,000 |
| Employment Uses | B1, B2, B8 |
| Other Uses | Health, education, community, retail, sport, markets, public open space and Green Infrastructure. |
| Ownership/Developer | Ongoing dialogue established with key owners and stakeholders via Nottingham Regeneration Limited. Significant land holdings by Nottingham City Council, HCA and ISIS. |

IDP Constraints/Requirements Summary

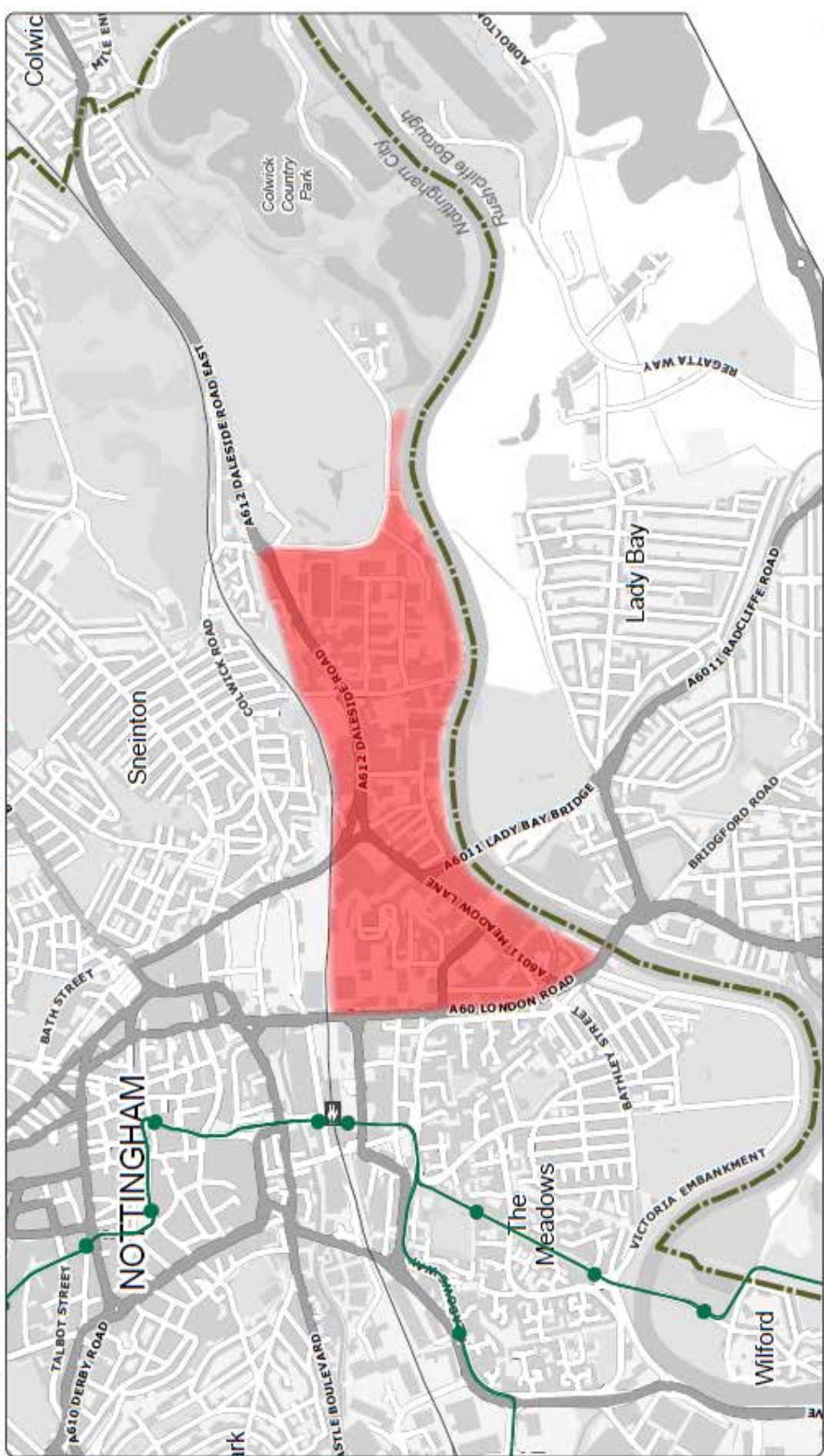
| Infrastructure | Summary Assessment | Further Work |
|----------------|--|--------------|
| Transport | <p>Improved and more direct highway access through the Regeneration Zone required. Package of potential schemes may include:</p> <ol style="list-style-type: none"> 1. Cattle Market Road realignment estimated cost £3.5m. 2. Cattle Market Road/London Road Junction pedestrian improvements estimated cost £750k. 3. Pedestrian improvements at level crossings estimated cost £1.5m. 4. Environmental Improvements to Trent Lane cost to be confirmed. 5. Lady Bay Bridge/Meadow Lane junction pedestrian crossing estimated cost £750k | |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|---|
| Transport | <ul style="list-style-type: none"> 6. A612 cycle commuter route between Waterside/Eastside/ City Centre estimated cost £250k. 7. Lady Bay Bridge pedestrian improvements estimated cost £2.5m. 8. North South cycle routes Seinton/A612 to river costs to be confirmed. 9. Eastern Bus Rapid Transit Link inc expansion of Racecourse Road P&R estimated cost £4.5m. 10. Safeguarded tram route along A612 to connect eastern site of City. 11. Shop link bus services connecting to Sneinton. 12. Continuous cycle and walking route adjacent to River Trent (already in place at River Crescent). 13. Integrated transport package required for each development site. | <p>Requirements to be defined as site specific proposals emerge (early contributions agreed as part of Eastpoint developments). Contributions to be agreed as part of S106 discussions/CIL and future Local Transport Plan (LTP) packages.</p> <p>Scheme under development by Network Rail.</p> |
| Utilities | <p>Electricity - A new Bulk Supply Point is required in the city centre to relieve load from 3 existing points. A further primary substation may be required depending on phasing and final loads</p> <p>Waste Water — no abnormal requirements</p> <p>Water Supply – no abnormal requirements</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p> | <p>Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power.</p> |
| Flooding and Flood Risk | <p>Part of the area around Meadow Lane falls within Flood Zone 3 of the River Trent and Tinkers Leen. These parts of the regeneration zone remain at flood risk during a climate change and 1 in 1000 year flood, post completion of the Nottingham Left Bank Flood Alleviation Scheme. Culverted watercourse located to the west of the Regeneration Area.</p> | <p>Site specific flood risk and mitigation strategies required.</p> |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|---|--|
| Health Facilities | To be confirmed. | Dialogue with Nottingham PCT. |
| Education Provision | On the basis of Nottingham City's education multiplier the following education contributions may be sought - contribution to primary school places of £6,185,700 and contribution to secondary school places of £4,142,400. | Education contributions to be reviewed on a site by site basis and in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required. |
| Emergency Services | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Waste Management | No known abnormal requirements. | Further dialogue as detailed proposals emerge. |
| Community Services | To be confirmed. | Further dialogue as detailed proposals emerge. |
| Green Infrastructure | Sneinton Greenway improvements estimated cost £250k. Site specific open space and Green Infrastructure. Provision to be made on site for continuous walking and cycle route along the River Trent. | Contributions to be agreed as part of site specific S106 discussions. |
| Contamination | Contamination in various forms likely due to historic uses. Proximity to Enviroenergy, Eastcroft Energy from Waste Plant and Clinical Waste Plant. | Remediation strategies required as part of detailed site proposals. Appropriate desk top studies/further investigation as required to address contamination and pollution control issues |
| Heritage Assets | Proximity to Station Conservation Area and Colwick Hall and remains of Church and grave yard of John the Baptist, several Listed Buildings and structures present in the area | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |

| Indicative Assessment | |
|-----------------------|--|
| | <p>Development is expected to come forward on a phased basis on a number of sites within the Regeneration Zone mid to end of plan period. Specific sites are to be allocated within the City Council's emerging part 2 Local Plan.</p> <p>There are likely to be abnormal costs associated with contamination and flood risk requiring proactive and innovative delivery mechanisms by the public and private sector.</p> <p>Nottingham Regeneration Limited is leading on development of regeneration proposals with a collaborative approach established for Trent Basin (13ha) involving HCA, Nottingham Regeneration Limited (NRL), Nottingham City, Metropolitan Housing Trust, ISIS and a potential developer. Ongoing proactive dialogue established with the Environment Agency on flood risk matters. Further assessments required as site specific proposals emerge.</p> |

Waterside Regeneration Zone (Nottingham City) Indicative Plan



Key

Strategic Location

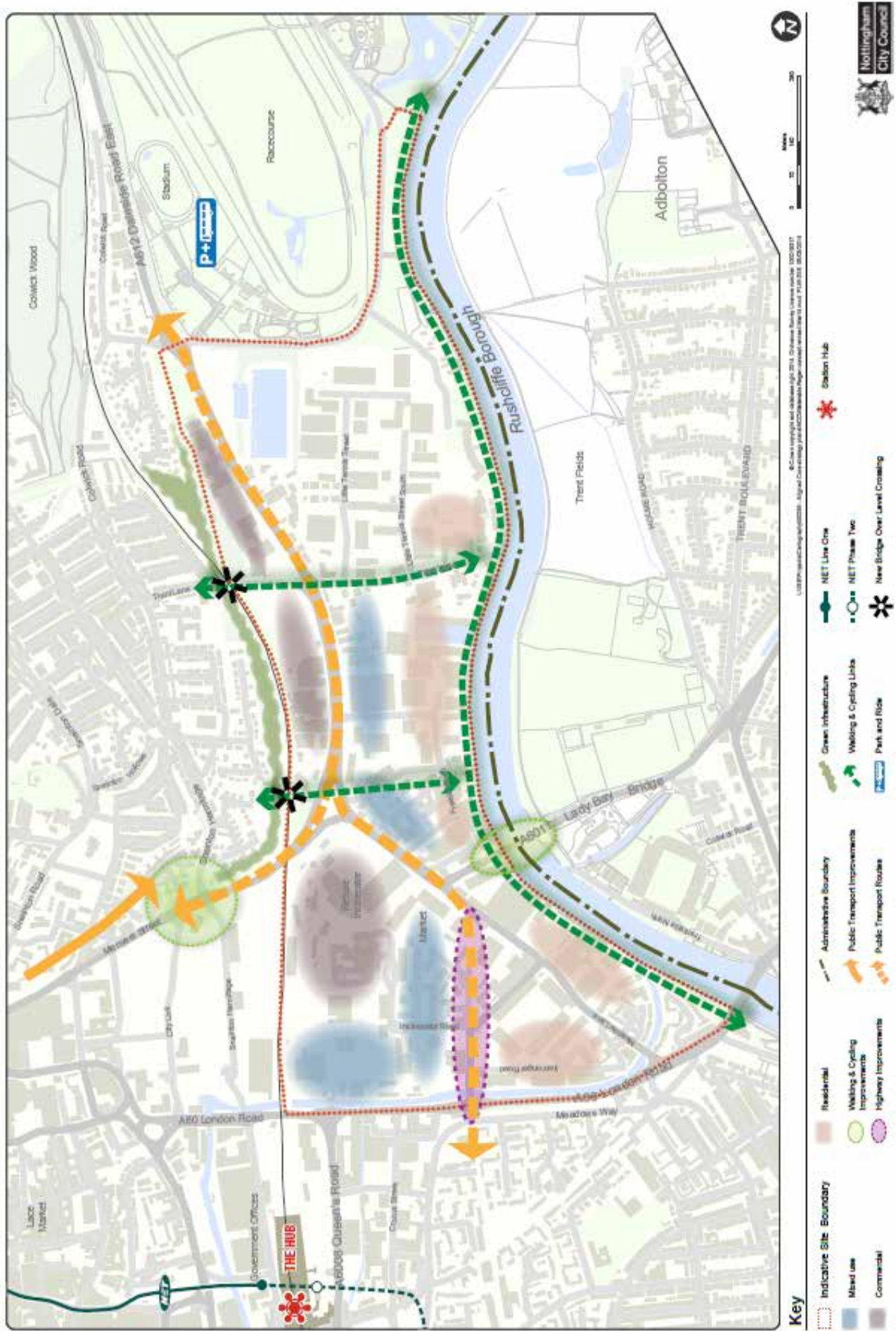
Tram route and stops

Administrative Boundary

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Waterside Regeneration Zone (Nottingham City) Indicative Plan



Southside Regeneration Zone (Nottingham City)

Site Summary

| | |
|------------------------|--|
| ACS Designation | Strategic Location |
| Timescale for Delivery | Throughout plan period |
| Site Area | 38ha |
| Housing Units | To be confirmed via part 2 Local Plan |
| Employment Uses | B1, B2 |
| Other Uses | Transport hub, health, retail, community, public open space and Green Infrastructure (and appropriate city centre uses). |
| Ownership/Developer | Ongoing dialogue established with key owners and stakeholders. |

IDP Constraints/Requirements Summary

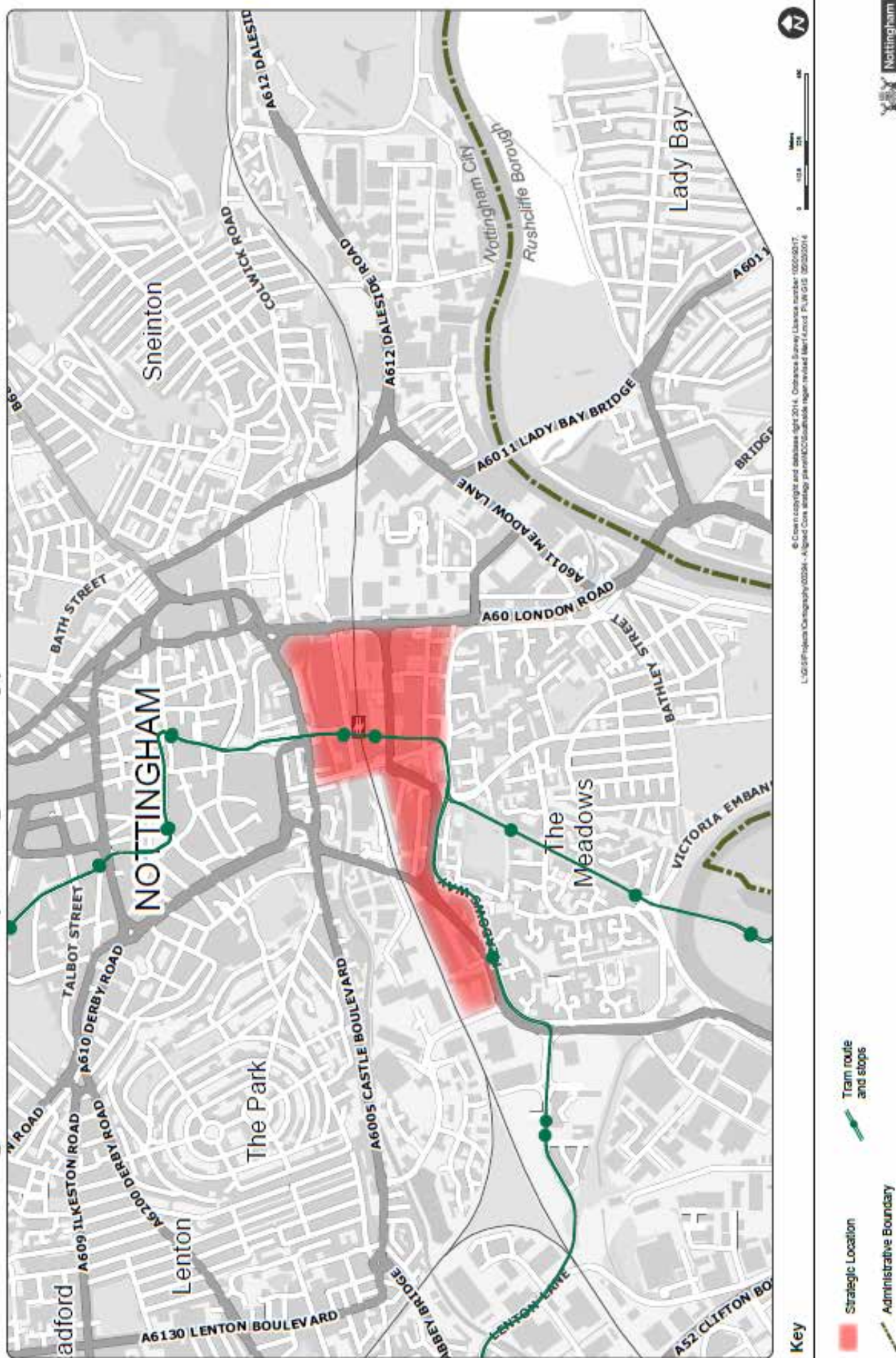
| Infrastructure | Summary Assessment | Further Work |
|----------------|---|--|
| Transport | <p>Improved transport connections required to secure high quality integrated transport hub at the heart of Southside Regeneration Zone. Package of potential schemes may include:</p> <ol style="list-style-type: none"> 1. The Hub Transport Interchange – under construction. 2. NET Phase Two (lines 2 and 3 of the tram) – approved. 3. Turning Point South – downgrading of inner ringroad cost to be confirmed. 4. New Broad Marsh Bus Station cost to be confirmed. 5. Improvements to pedestrian and cycle links at Arkwright Walk estimated cost £750k. 6. Cattle Market Road/ Long Road pedestrian crossing improvements (see also Waterside Regeneration Zone) estimated cost £750k. 7. Route extension for centre link services. Cost to be confirmed. 8. Integrated transport package for each site. | <p>Requirements to be defined as site specific proposals emerge.</p> <p>Contributions to be agreed as part of S106 discussions/CIL.</p> <p>Planning permission granted for Phase I redevelopment of Broad Marsh Shopping Centre. Dialogue ongoing.</p> |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|--|
| Utilities | <p>Electricity – a new Bulk Supply Point is required in the city centre to relieve load from 3 existing points. A further primary substation may be required depending on phasing and final loads. Opportunities for connection to District Heating network.</p> <p>Waste Water – no abnormal requirements depending on phasing.</p> <p>Water Supply – no abnormal requirements depending on phasing.</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p> | <p>Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power.</p> |
| Flooding and Flood Rise | <p>Part of the regeneration zone around the Station Hub and Queens Road fall within Flood Zone 3 of the River Trent, Tinkers Leen and Nottingham Canal. These parts of the regeneration zone remain at flood risk during a climate change and 1 in 1000 year flood event post completion of the Nottingham Flood Alleviation Scheme.</p> | <p>Ongoing dialogue with Environment Agency. Site specific flood risk and mitigation strategies required.</p> |
| Health Facilities | <p>To be confirmed.</p> | <p>Dialogue with Nottingham PCT re future capacity.</p> |
| Education Provision | <p>Housing and education requirements to be confirmed via the part 2 Local Plan.</p> | <p>Further dialogue as detailed proposals emerge.</p> |
| Emergency Services | <p>No known abnormal requirements.</p> | <p>Further dialogue as detailed proposals emerge.</p> |
| Waste Management | <p>No known abnormal requirements.</p> | <p>Further dialogue as detailed proposals emerge.</p> |
| Community Services | <p>To be confirmed.</p> | <p>Further dialogue as detailed proposals emerge.</p> |

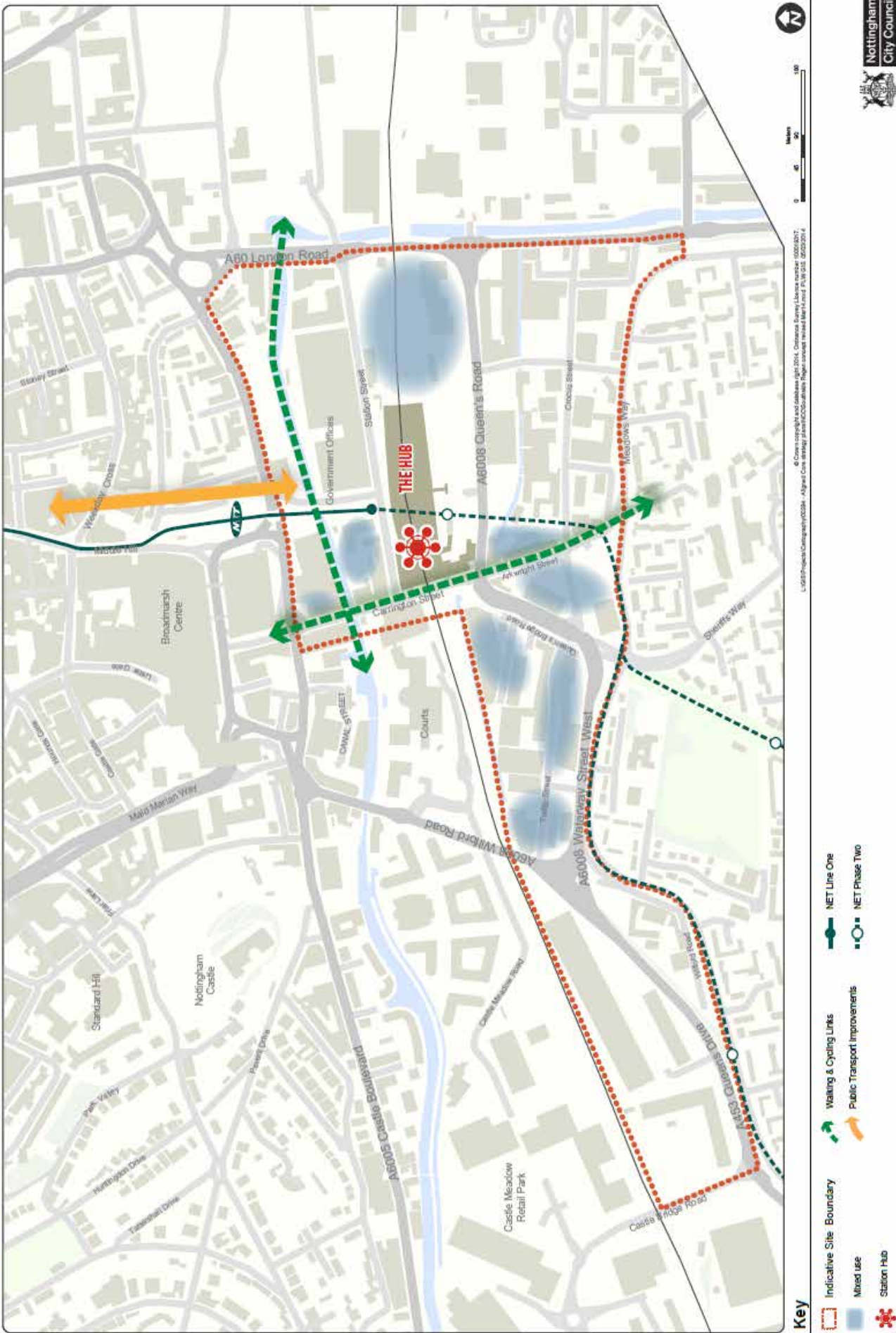
| Infrastructure | Summary Assessment | Further Work |
|-----------------------|--|--|
| Green Infrastructure | Opportunities for enhancement along canal routes and culverted watercourses. | To be negotiated as detailed proposals emerge. |
| Contamination | Possible contamination hot spots due to historic uses. Proximity to Enviroenergy, Eastcroft Energy from Waste Plant and Clinical Waste Plant | Site specific investigations as detailed proposals emerge to address contamination and pollution control issues. |
| Heritage Assets | Incorporates part of the Station Conservation Area and adjoins the Canal Conservation Area, several Listed Buildings present. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |

| Indicative Assessment |
|---|
| <p>The Southside Regeneration Zone is one of the most sustainable commercial locations in the City and the focus of the City's integrated transport plans and growing office quarter. Further development within the zone is expected to come forward on a phased basis on a number of sites throughout the plan period with site opportunities to be identified within the City Council's emerging part 2 Local Plan.</p> <p>Although part of the zone is within the Flood Zone 3, satisfactory approaches to flood risk have been successfully developed with close dialogue with the Environment Agency.</p> |

Southside Regeneration Zone (Nottingham City) Indicative Plan



Southside Regeneration Zone (Nottingham City) Indicative Plan



Eastside Regeneration Zone (Nottingham City)

Site Summary

| | |
|------------------------|--|
| ACS Designation | Strategic Location |
| Timescale for Delivery | Throughout plan period |
| Site Area | 56ha |
| Housing Units | To be confirmed via part 2 Local Plan |
| Employment Uses | B1, B2 |
| Other Uses | Retail, health, education, community, public open space and Green Infrastructure (and appropriate city centre uses). |
| Ownership/Developer | Ongoing dialogue established with key owners and stakeholders. |

IDP Constraints/Requirements Summary

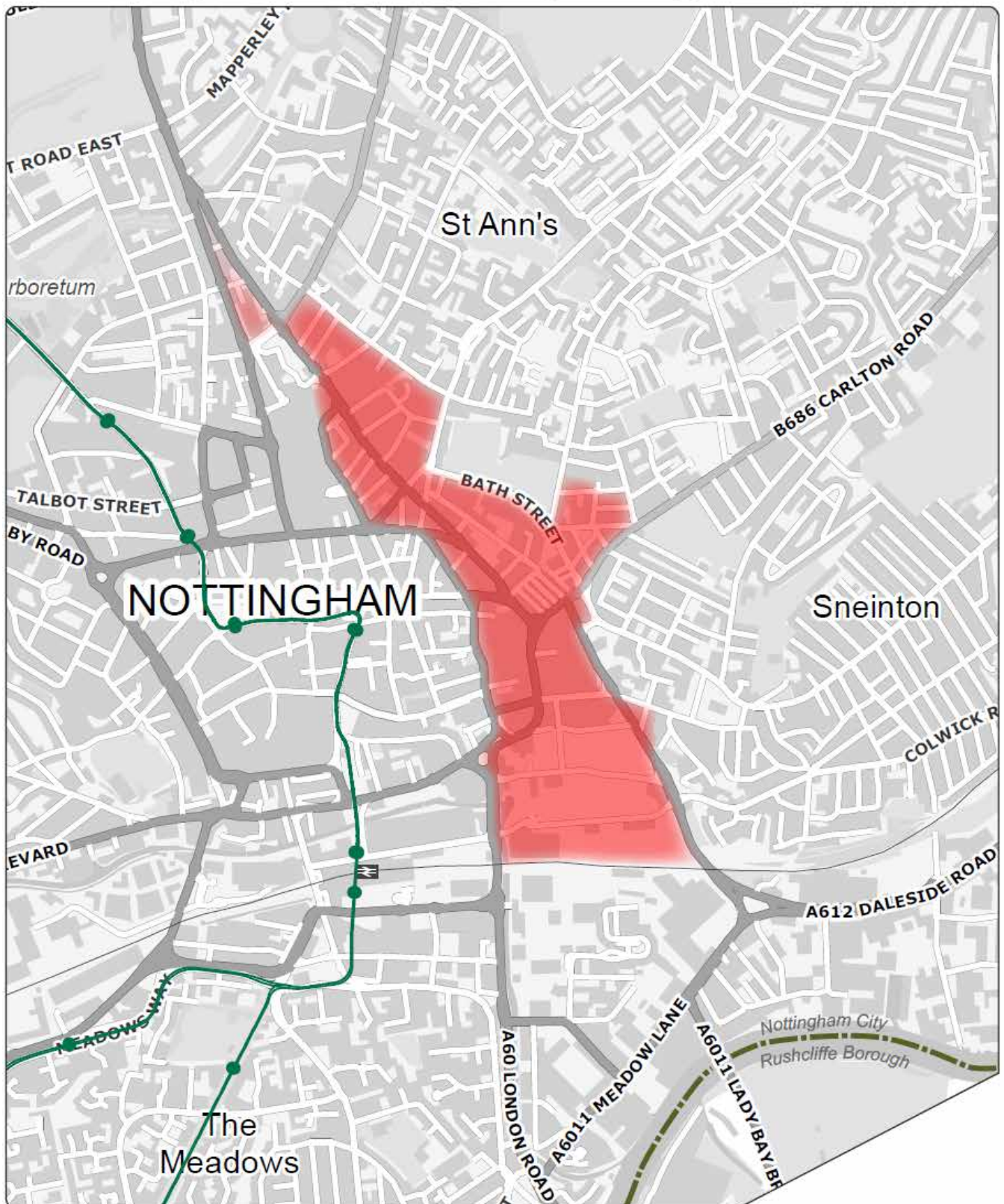
| Infrastructure | Summary Assessment | Further Work |
|----------------|---|---|
| Transport | <p>Improved transport connections required to integrate Eastside successfully with City Centre and surrounding communities. Package of potential future schemes may include:</p> <ol style="list-style-type: none"> 1. Connecting Eastside Phase II (completion of two way route on A60 and downgrading of inner ringroad, pedestrian and cycle improvements). Estimated cost £4-5m. 2. A612 Cycle Commuter Route (see also Waterside) estimated cost £250k. 3. Cross city centre cycle route estimated cost £100k. 4. Eastern Bus Rapid Transit Link inc expansion of Race Course P&R (see also Waterside) estimated cost £4.5m. 5. Integrated transport package for each site. | <p>Requirements to be defined as site specific proposals emerge.</p> <p>Contributions to be agreed as part of S106 discussions/CIL.</p> |

| Infrastructure | Summary Assessment | Further Work |
|-------------------------|--|--|
| Utilities | <p>Electricity – a new Bulk Supply Point is required in the city centre to relieve load from 3 existing points. A further primary substation may be required depending on phasing and final loads.</p> <p>Waste Water – Hydraulic modelling may be required depending on scale and phasing.</p> <p>Water Supply – no abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p> | <p>Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power. Further dialogue with Severn Trent.</p> |
| Flooding and Flood Risk | <p>Part of the regeneration zone around the Extended Island site lies within Flood Zone 3 from the River Trent and Nottingham Canal. This part of the regen zone remains at flood risk in a 1in 1000 year flood post completion of Nottingham Left Bank Flood Alleviation Scheme.</p> | <p>Flood risk principles for the Extended Island site agreed as part of the outline planning application. Ongoing dialogue with Environment Agency.</p> |
| Health Facilities | <p>To be confirmed depending on part 2 Local Plan.</p> | <p>Dialogue with Nottingham PCT.</p> |
| Education Provision | <p>Housing and subsequent education requirements to be confirmed via part 2 Local Plan.</p> | <p>Further dialogue as detailed proposals emerge.</p> |
| Emergency Services | <p>No known abnormal requirements.</p> | <p>Further dialogue as detailed proposals emerge.</p> |
| Waste Management | <p>No known abnormal requirements.</p> | <p>Further dialogue as detailed proposals emerge.</p> |
| Community Services | <p>To be confirmed.</p> | <p>Further dialogue as detailed proposals emerge</p> |
| Green Infrastructure | <p>Improvements to Sneinton Greenway (see also Waterside) estimated cost £250k.</p> | <p>To be negotiated as detailed proposals emerge.</p> |

| Infrastructure | Summary Assessment | Further Work |
|-----------------------|--|---|
| Contamination | Some sites likely to have contamination constraints due to historic uses. Proximity to Enviroenergy, Eastcroft Energy from Waste Plant and Clinical Waste Plant. | Further assessment as site specific proposals emerge |
| Heritage Assets | Proximity to 4 Conservation Areas and several Listed Buildings. | Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. |
| Other | Victoria Leisure Centre Improvements. Estimated cost £9m. Sneinton Market improvements. Estimated Cost £6.8m. | Schemes are on site. |

| Indicative Assessment |
|---|
| <p>Development within the regeneration zone is expected to come forward on a phased basis on a number of sites throughout the plan period with site allocations identified within the City Council's emerging part 2 Local Plan.</p> <p>Public sector investment has/will be targeted to support transport and public realm improvements to support site specific private sector investment (for example Connecting Eastside/Sneinton Market). Proactive engagement is underway with key stakeholders/landowners via Nottingham Regeneration Limited. Although part of the zone is within Flood Zone 3, satisfactory approaches to flood risk have been successfully developed with close dialogue with the Environment Agency.</p> |

Eastside Regeneration Zone (Nottingham City) Indicative Plan



Key

- Strategic Location
- Tram route and stops
- Administrative Boundary

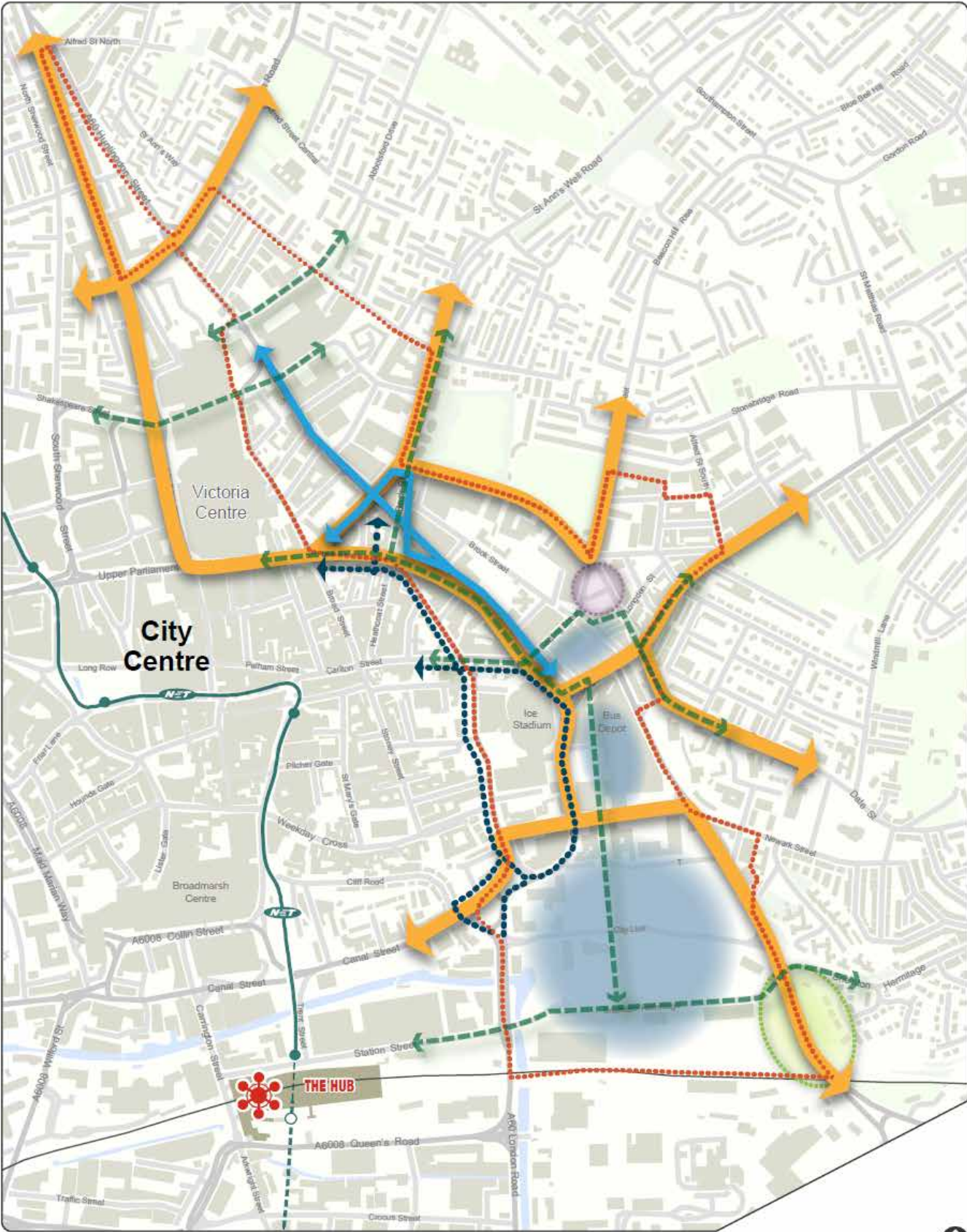
Tram route and stops

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0 50 100 200 Meters



Eastside Regeneration Zone (Nottingham City) Indicative Plan



Key

- Indicative Site Boundary
- Mixed use
- Walking & Cycling Improvements
- Public Realm Improvements
- High Frequency Bus Routes
- Enhanced Primary Pedestrian Routes
- Connecting Eastside Phase One
- Connecting Eastside Future Phases
- Station Hub
- NET Line One
- NET Phase Two

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0 50 100 200 Meters

Nottingham City Council

Appendix B

Critical Infrastructure Requirements

| Nature | Infrastructure Category | LA | Strategic Site (where relevant) | Description/ Infrastructure Requirements | Progress | Est. Cost £k | Funding Secured £k | Funding Source | Lead | Timescale (years) | | |
|--------------------------------------|-------------------------|-------------------------------|--|---|--------------------------|--------------|--------------------|-----------------------|---------------------|-------------------|------|-------|
| | | | | | | | | | | 0-5 | 6-10 | 10-15 |
| Critical Strategic and Site Specific | Flood Risk | BBC GBC NCC | Boots and Severn Trent Land Eastside Waterside | River Trent Left Bank Flood Alleviation Scheme | Underway | 51,000 | 51,000 | DEFR | EA | ✓ | | |
| Critical Strategic and Site Specific | Transport | BBC NCC Relevant to all | Southside Eastside Waterside Stanton Tip | NET Phase Two (Lines 2 and 3 serving the Meadows, Clifton, Beeston and Chilwell) | Underway | 570,000 | 570,000 | DFT NCC PFI | Tramlink Nottingham | ✓ | | |
| Critical Strategic and Site Specific | Transport | NCC Relevant to all | Southside | Nottingham Hub. Integrated transport hub including new station car park, station facilities and NET interchange | Underway | 67,000 | 67,000 | NR EMT NCC NsCC RHT | NR | ✓ | | |
| Critical Strategic | Transport | NCC | | Ring Road Major. Improvements to Nottingham Ring Road | Approved | 16,200 | 16,200 | DFT LTP S106 | NCC | ✓ | | |
| Critical Site Specific | Contamination | BBC NCC | Boots and Severn Trent | Site Remediation | Master planning underway | tbc | | Possibly GPF S106 HCA | Developer | ✓ | ✓ | ✓ |
| Critical Site Specific | Flood Risk | BBC | Field Farm | Site specific flood risk assessment and mitigation | Planning Application | tbc | tbc | Developer | Developer | ✓ | | |
| Critical Site Specific | Contamination | NCC | Stanton Tip | Site remediation | Master planning underway | tbc | | Direct provision | Developer | ✓ | | |

| Nature | Infrastructure Category | LA | Strategic Site (where relevant) | Description/ Infrastructure Requirements | Progress | Est. Cost £k | Funding Secured £k | Funding Source | Lead | Timescale (years) | | |
|---------------------------------------|-------------------------|-------------------------------|--|---|--|-----------------|-----------------------|--------------------------------|---|-------------------|------|-------|
| | | | | | | | | | | 0-5 | 6-10 | 10-15 |
| Important Strategic and Site Specific | Transport | NCC RBC Relevant to all | | A453 improvement scheme | Approved | 164,000 | 164,000 | DFT NsCC | HA | ✓ | | |
| Important Strategic | Transport | Relevant to all | | Midland Mainline Speed Improvements and Electrification | Listed as a priority scheme by Government awaiting funding approval. | Circa £500m | | Central Govt. via Network Rail | Network Rail | | ✓ | |
| Important Strategic | Transport | Relevant to all | | High Speed Rail 2 (outside of plan period but route decisions relevant to ACS) | Design Stage | 32bn | | DFT | DFT | | | |
| Important Strategic | Transport | BBC | Land in the vicinity of the proposed HS2 site at Toton | Improvements to A52 between M1 J25 and A6007 | To be reviewed as part of master-planning and detailed modelling | tbc | | tbc | Dependant on timing of development/ HS2 decisions. Potential partners, developers, BBC, HA, HS2 | ✓ | ✓ | |
| Important Strategic | Transport | Relevant to all | | Nottingham to Lincoln Rail Improvements | No commitment | tbc | | tbc | tbc | tbc | | |
| Important Strategic | Transport | Relevant to all | | Trent Resignalling. Improvements to rail signals within the Nottingham area | Underway | 105,000 | 105,000 | NR | NR | ✓ | | |
| Important Strategic | Transport | Relevant to all | | Track and line speed improvements on lines from Nottingham (to Birmingham, Leeds, Lincoln, Manchester, Norwich, Skegness and Worksop) | No commitment | tbc | tbc | tbc | NR | tbc | | |

| Nature | Infrastructure Category | LA | Strategic Site (where relevant) | Description/ Infrastructure Requirements | Progress | Est. Cost £k | Funding Secured £k | Funding Source | Lead | Timescale (years) | | |
|-------------------------|-------------------------|-------------------------------|---------------------------------|---|--|-----------------|-----------------------|---------------------------------|------------|-------------------|------|-------|
| | | | | | | | | | | 0-5 | 6-10 | 10-15 |
| Important Strategic | Transport | RBC NCC Relevant to all | | A52 Junction Improvements (between A6200 Derby Road and Bingham) | Planning application/ No commitment | 15,000 -18,000 | | Developer/ CIL/HA | HA | tbc | | |
| Important Strategic | Transport | BBC Relevant to all | | Junction modification/traffic management M1 junctions 25, 26 and 27 (also relevant to Erewash and Ashfield which are outside the plan area) | No commitment | tbc | | Developer/ CIL/HA | HA | tbc | | |
| Important Strategic | Transport | ABC | Rolls Royce | Access to the Rolls Royce site from the A611. Outside plan area but important to efficient operation of transport network | Design Stage | tbc | 500 | Growth Point S106 | Developers | ✓ | | |
| Important Strategic | Transport | NCC | Eastside | Connecting Eastside Phase II | Funding secured | 5,000 | 5,000 | TIF 2 | NCC | ✓ | | |
| Critical Site Specific | Transport | GBC | Gedling Colliery/Chase Farm | Gedling Access Road to facilitate development of Gedling Colliery/ Chase Farm. | In progress. Planning application summer 2014. | 32,400 | 18,000 | LTB HCA CIL NCC GBC | GBC | ✓ | ✓ | |
| Important Site Specific | Green Infrastructure | GBC | Calverton | Mitigation measures associated with prospective Special Protection Area | To be developed as part of master-planning | tbc | | S106 | GBC | | ✓ | ✓ |

Notes:

Full details of other infrastructure requirements and cost/delivery assumptions can be found in the Infrastructure Delivery Plan

Abbreviations

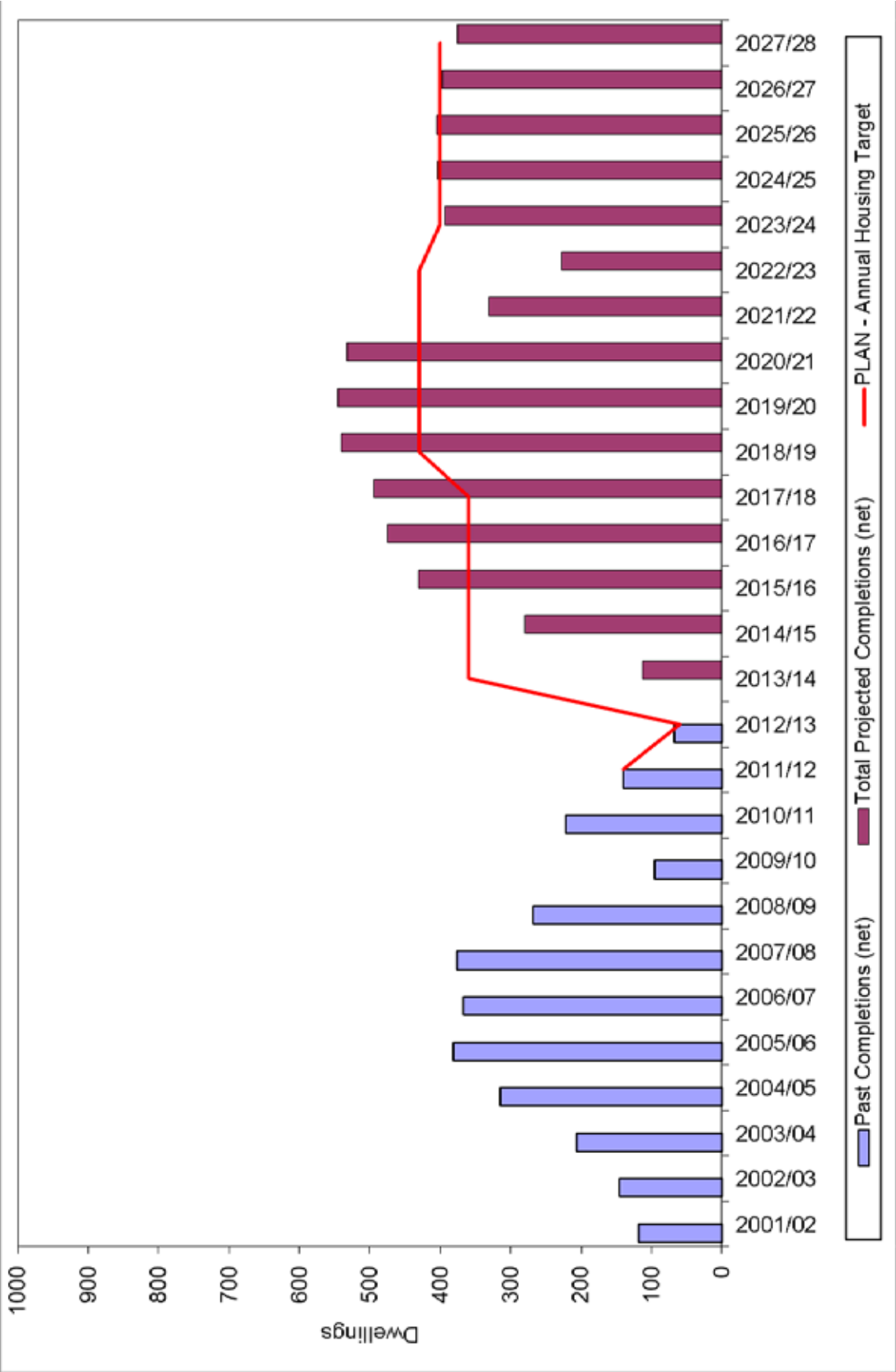
| | |
|-------|---|
| ADC | Ashfield District Council |
| BBC | Broxtowe Borough Council |
| DEFRA | Department for Environment Food and Rural Affairs |
| DFT | Department for Transport |
| EA | Environment Agency |
| EMT | East Midlands Trains |
| GBC | Gedling Borough Council |
| GP | Growth Point |
| GPF | Growing Places Fund |
| HA | Highways Agency |
| HCA | Homes and Communities Agency |
| LEP | D2N2 Local Enterprise Partnership |
| LA | Local Authority |
| LTB | Local Transport Board |
| LTP | Local Transport Plan |
| NCC | Nottingham City Council |
| NR | Network Rail |
| NsCC | Nottinghamshire County Council |
| PFI | Private Finance Initiative |
| RBC | Rushcliffe Borough Council |
| RHT | Railways Heritage Trust |

Appendix C

Housing Trajectories

Note that the graphs are not to the same scale.

Broxtowe Trajectory



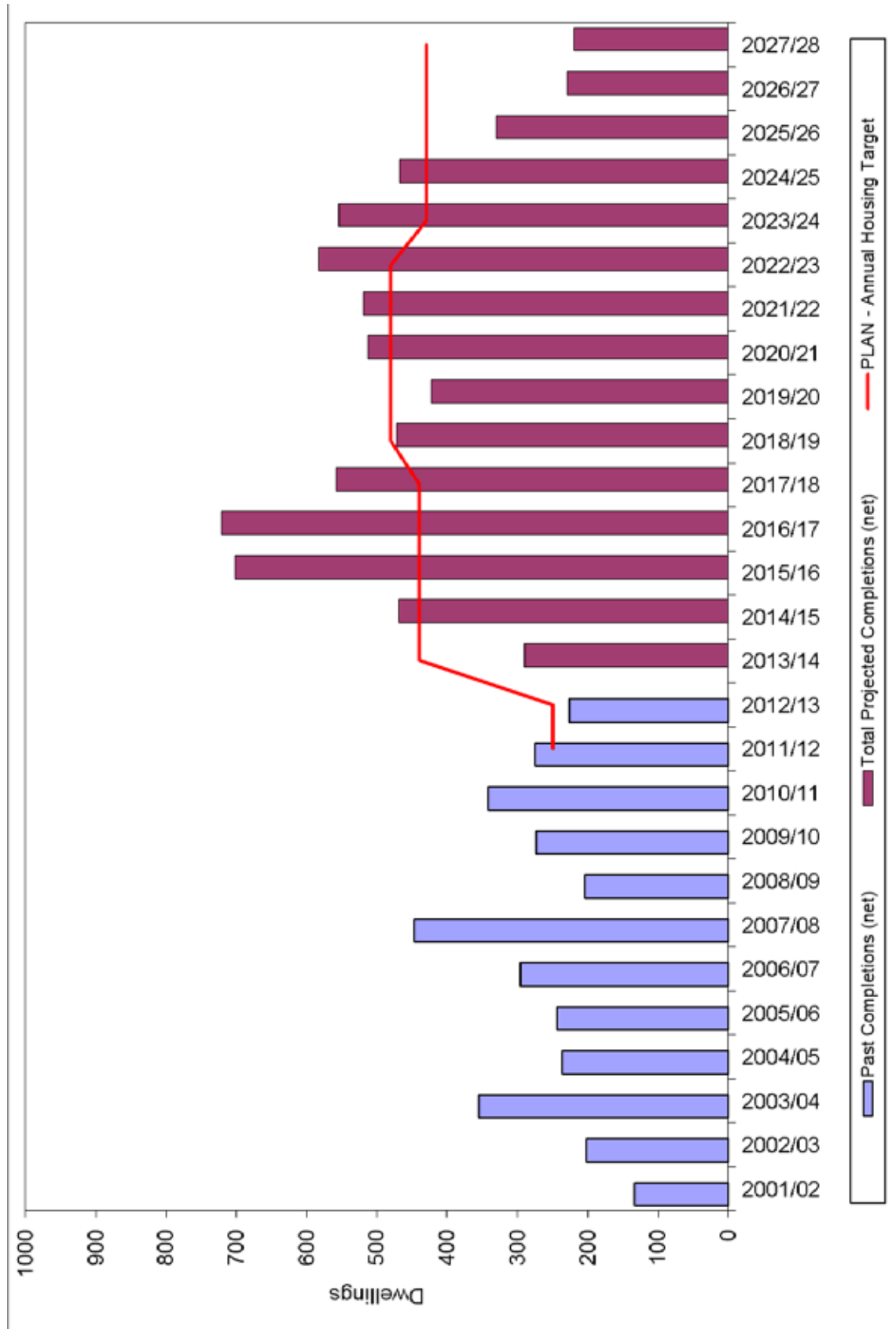
| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2011/28 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Past Completions (net) | 140 | 67 | | | | | | | | | | | | | | | | 207 |
| Boots/Severn Trent | | | | | | | | 80 | 80 | 80 | 105 | 105 | 25 | 25 | 25 | 25 | | 550 |
| Field Farm | | | | 50 | 100 | 100 | 100 | 100 | | | | | | | | | | 450 |
| Strategic Location for Growth (Toton) | | | | | | 25 | 75 | 135 | 135 | 130 | | | | | | | | 500 |
| Awsworth allocations | | | | | | | | | | | | | 49 | 49 | 49 | 49 | 50 | 246 |
| Awsworth SHLAA sites | 1 | | 6 | 15 | 32 | 25 | 10 | 10 | 5 | | | | | | | | | 104 |
| Brinsley allocations | | | | | | | | | | | | | 21 | 22 | 22 | 22 | 22 | 109 |
| Brinsley SHLAA sites | | 2 | 7 | 3 | | | | 4 | 3 | 1 | | | | 5 | 5 | 5 | 6 | 41 |
| Eastwood allocations | | | | | | | | | | | | | 17 | 20 | 20 | 20 | 20 | 97 |
| Eastwood SHLAA sites | 98 | 18 | 13 | 91 | 137 | 125 | 141 | 58 | 83 | 82 | 29 | 3 | 35 | 35 | 35 | 35 | 35 | 1053 |
| Kimberley allocations | | | | | | | | | | | | | 37 | 37 | 37 | 37 | 38 | 186 |
| Kimberley SHLAA sites | 1 | 26 | 12 | 31 | 47 | 45 | 37 | 34 | 48 | 49 | 49 | 11 | 8 | 8 | 8 | | | 414 |
| Nottingham Urban Area allocations | | | | | | | | | | | | | 106 | 107 | 107 | 107 | 107 | 534 |
| Nottingham Urban Area SHLAA sites | 40 | 68 | 74 | 89 | 115 | 155 | 131 | 119 | 191 | 191 | 148 | 109 | 36 | 36 | 37 | 37 | 37 | 1613 |
| Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - in urban area | | | | | | | | | | | | | | | | | | 0 |
| Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - other villages | | | 1 | 1 | | | | | | | | | | | | | | 2 |
| Windfall allowance after 10 years | | | | | | | | | | | | | 60 | 60 | 60 | 60 | 60 | 300 |
| Demolitions | 0 | -47 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -47 |
| Total Projected Completions (net) | 140 | 67 | 113 | 280 | 431 | 475 | 484 | 540 | 545 | 533 | 331 | 228 | 394 | 404 | 405 | 397 | 375 | 6152 |
| Cumulative Completions | 140 | 207 | 320 | 600 | 1031 | 1506 | 2000 | 2540 | 3085 | 3618 | 3949 | 4177 | 4571 | 4975 | 5380 | 5777 | 6152 | 6152 |
| PLAN - Annual Housing Target | 140 | 60 | 360 | 360 | 360 | 360 | 360 | 430 | 430 | 430 | 430 | 430 | 400 | 400 | 400 | 400 | 400 | 6150 |
| PLAN - Housing Target (cumulative) | 140 | 200 | 560 | 920 | 1280 | 1640 | 2000 | 2430 | 2880 | 3290 | 3720 | 4150 | 4550 | 4950 | 5350 | 5750 | 6150 | 6150 |
| MONITOR - No dwellings above or below cumulative housing target | 0 | 7 | -240 | -320 | -249 | -134 | 0 | 110 | 225 | 328 | 229 | 27 | 21 | 25 | 30 | 27 | 2 | 2 |
| MANAGE - Annual housing target taking account of past/projected completions | 362 | 376 | 396 | 416 | 427 | 427 | 422 | 415 | 401 | 383 | 362 | 367 | 395 | 395 | 392 | 385 | 373 | -2 |

Footnotes:

There are a greater number of developable sites in the main built up area and Eastwood than shown for the 6-10 tranche years; however in-line with the advice from G L Hearn a more realistic expected delivery of these additional sites is likely to be the 11-15 year tranche.

The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports.

Gedling Trajectory



| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | TOTAL |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|
| Past Completions (net) | 275 | 227 | | | | | | | | | | | | | | | | 502 |
| Urban area (Arnold and Carlton) | 183 | 199 | 253 | 272 | 321 | 312 | 175 | 150 | 141 | 132 | 81 | 55 | 40 | 81 | 11 | 1 | | 2407 |
| Teal Close | | | | | 104 | 104 | 104 | 104 | 82 | 83 | 83 | 83 | 83 | | | | | 830 |
| Gedling Colliery/Chase Farm | | | | | | | | | | | | 100 | 100 | 100 | 100 | 100 | 100 | 600 |
| North of Papplewick Lane | | | | 15 | 60 | 90 | 90 | 45 | | | | | | | | | | 300 |
| Top Wighay Farm | | | | | 30 | 50 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 20 | | 1000 |
| Bestwood Village | 30 | 2 | 21 | | 10 | 65 | 56 | 50 | 50 | 50 | 90 | 90 | 90 | 90 | 90 | 90 | 97 | 971 |
| Calverton | 16 | 3 | 25 | 234 | 301 | 256 | 116 | 94 | 78 | 135 | 275 | 275 | 224 | 190 | 40 | 40 | 40 | 2342 |
| Ravenshead | 42 | 15 | 13 | 120 | 81 | 19 | 0 | 6 | 42 | 75 | 60 | 60 | 36 | | | | | 569 |
| Other villages | 4 | 8 | 14 | 25 | 8 | 9 | 13 | | 30 | 140 | 99 | 76 | 40 | 20 | 20 | | | 506 |
| Windfall allowance after 10 years | | | | | | | | | | | | | 40 | 40 | 40 | 40 | 48 | 208 |
| Demolitions | | | | | | | | | | | | | | | | | | 0 |
| Total Projected Capacity (net) | 0 | 0 | 326 | 666 | 915 | 905 | 654 | 549 | 523 | 715 | 788 | 839 | 753 | 621 | 401 | 291 | 285 | 9231 |
| Total Projected Completions (net) | 0 | 0 | 290 | 468 | 701 | 721 | 558 | 472 | 423 | 513 | 520 | 582 | 554 | 467 | 330 | 230 | 219 | 7048 |
| Cumulative Completions | 275 | 502 | 792 | 1260 | 1961 | 2682 | 3240 | 3712 | 4135 | 4648 | 5168 | 5750 | 6304 | 6771 | 7101 | 7331 | 7550 | 7550 |
| PLAN - Annual Housing Target | 250 | 250 | 440 | 440 | 440 | 440 | 440 | 480 | 480 | 480 | 480 | 480 | 430 | 430 | 430 | 430 | 430 | 7250 |
| PLAN - Housing Target (cumulative) | 250 | 500 | 940 | 1380 | 1820 | 2260 | 2700 | 3180 | 3660 | 4140 | 4620 | 5100 | 5530 | 5960 | 6390 | 6820 | 7250 | |
| MONITOR - No. dwellings above or below cumulative housing target | 25 | 2 | -148 | -120 | 141 | 422 | 540 | 532 | 475 | 508 | 548 | 650 | 774 | 811 | 711 | 511 | 300 | |
| MANAGE - Annual housing target taking account of past/projected completions | 426 | 436 | 450 | 461 | 461 | 441 | 415 | 401 | 393 | 389 | 372 | 347 | 300 | 237 | 160 | 75 | -81 | -300 |

Footnotes:

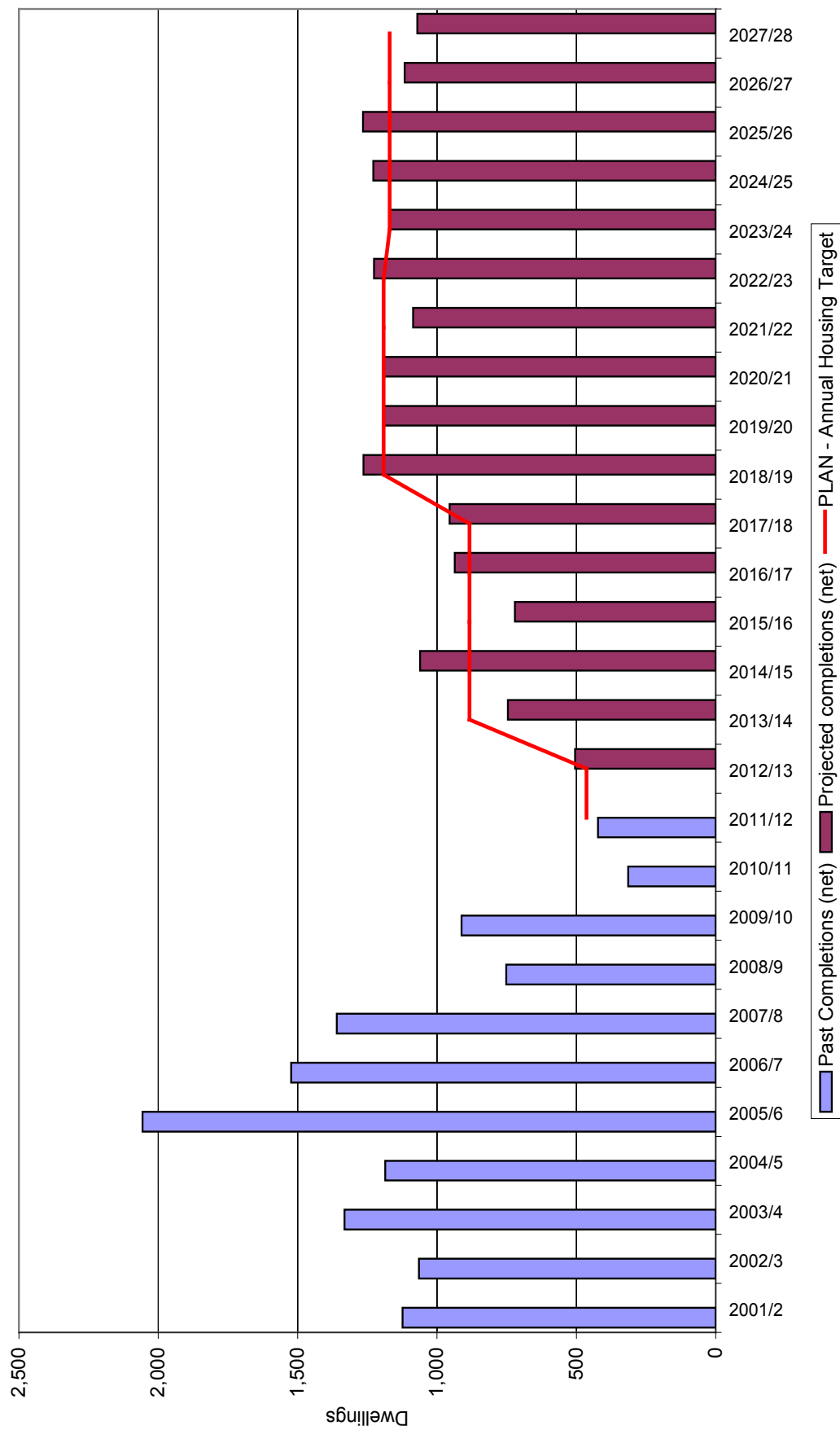
All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.

The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing figures as set out in Policy 2.3

c) v, vi, vii and Policy 2.3 d).

The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports.

Nottingham City Trajectory



| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2011/28 |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| Past Completions (net) | 422 | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | - | 422 |
| Waterside (3,000) | | | | | | | 6 | 35 | 29 | 30 | 162 | 308 | 303 | 500 | 677 | 508 | 427 | 2,985 |
| Boots Campus (600) | | | | | | | | | | 100 | 100 | 100 | 100 | 100 | 100 | | | 600 |
| Stanton Tip (500) | | | | | | | | | | 41 | 62 | 62 | 62 | 63 | 63 | 63 | 84 | 500 |
| Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment) | 744 | | 1,014 | 1,348 | 898 | 867 | 879 | 1,159 | 1,093 | 950 | 642 | 636 | 554 | 415 | 276 | 395 | 400 | 12,271 |
| Windfall allowance | | | | | | 100 | 100 | 100 | 100 | 100 | 150 | 150 | 180 | 180 | 180 | 180 | 190 | 1,710 |
| Demolitions | | -239 | -269 | -288 | -178 | -30 | -30 | -30 | -30 | -30 | -30 | -30 | -30 | -30 | -30 | -30 | -30 | -1,334 |
| Projected completions (net) | - | 505 | 745 | 1,060 | 720 | 937 | 955 | 1,264 | 1,192 | 1,191 | 1,086 | 1,226 | 1,169 | 1,228 | 1,266 | 1,116 | 1,071 | 16,732 |
| Cumulative Completions | 422 | 927 | 1,672 | 2,733 | 3,453 | 4,390 | 5,344 | 6,609 | 7,801 | 8,992 | 10,078 | 11,304 | 12,473 | 13,701 | 14,967 | 16,083 | 17,154 | 17,154 |
| PLAN - Annual Housing Target | 475 | 475 | 880 | 880 | 880 | 880 | 880 | 1,190 | 1,190 | 1,190 | 1,190 | 1,190 | 1,170 | 1,170 | 1,170 | 1,170 | 1,170 | 17,150 |
| PLAN - Housing Target (cumulative) | 475 | 950 | 1,830 | 2,710 | 3,590 | 4,470 | 5,350 | 6,540 | 7,730 | 8,920 | 10,110 | 11,300 | 12,470 | 13,640 | 14,810 | 15,980 | 17,150 | 17,150 |
| MONITOR - No dwellings above or below cumulative housing target | -53 | -23 | -158 | 23 | -137 | -80 | -6 | 69 | 71 | 72 | -32 | 4 | 3 | 61 | 157 | 103 | 4 | 4 |
| MANAGE - Annual housing target taking account of past/projected completions | 1,009 | 1,046 | 1,082 | 1,106 | 1,109 | 1,141 | 1,160 | 1,181 | 1,171 | 1,169 | 1,165 | 1,179 | 1,169 | 1,169 | 1,150 | 1,091 | 1,067 | - |

Footnotes:

Although the deliverable sites are those included in the Strategic Housing Land Availability Assessment (SHLAA), other sites may be identified in the course of the preparation of the Local Plan (Land and Planning Policies document). Likewise, the Local Plan preparation process may result in some of the SHLAA sites not being taken forward as allocations.

Purpose-built student units (dwellings) are included in the figures, including the Aligned Core Strategies strategic allocation, in line with current Department for Communities and Local Government definitions.

Although windfall sites are not included until after the first ten years, it is very likely, based on the City's past performance, that a significant number of windfall sites will come forward and be developed before then. This will provide a contingency against lack of delivery of housing on other sites.

The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports.

Appendix D

Summary of Sustainable Community Strategies

The matrix below presents the identified issues and themes for each Council's Sustainable Community Strategies priorities. Where ticks (ü) are shown, this indicates that the issue is complemented in delivery of the associated Aligned Core Strategies policy.

| | Aligned Core Strategies Policies | | | | | | | | | | | | | | | | | | |
|--|----------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| Sustainable Community Strategies and Community Strategy Identified Priority | | | | | | | | | | | | | | | | | | | |
| Broxtowe Borough Council | | | | | | | | | | | | | | | | | | | |
| Community Safety | | | | | | | | | | ✓ | | | | | | | | | |
| Community Relations | | | | | | | | | ✓ | | | | | | | | | | |
| Children and Young People | | | | | | | | | | | | | | | | | | | |
| Healthy Living | | | | | | | | ✓ | | ✓ | | ✓ | ✓ | | | ✓ | | | |
| Employment | | ✓ | | ✓ | | ✓ | ✓ | | | | | ✓ | | | | | | | |
| The Environment | ✓ | | ✓ | | | | | | | ✓ | | | | ✓ | ✓ | ✓ | ✓ | | |
| Housing | | | | | | | | ✓ | | | | | | | | | | | |
| Gedling Borough Council | | | | | | | | | | | | | | | | | | | |
| A place of safe and strong communities | | | | | | | ✓ | ✓ | | ✓ | | ✓ | | | | | | | |
| A place where people are treated fairly and have the opportunity to get involved | | ✓ | | | | | | | | | | ✓ | | | | | | ✓ | ✓ |
| A place where we take care of our environment | ✓ | | ✓ | | | | | | | | ✓ | | | ✓ | | ✓ | ✓ | | |
| A place where people can lead a healthy and active lifestyle | | | | | | | | | | | | ✓ | ✓ | | | ✓ | | | |
| A place that contributes to a vibrant and prosperous Greater Nottingham | | | | ✓ | ✓ | ✓ | | | | | | | | | ✓ | | | | |

| | Aligned Core Strategies Policies | | | | | | | | | | | | | | | | | | |
|---|----------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| Sustainable Community Strategies and Community Strategy Identified Priority | | | | | | | | | | | | | | | | | | | |
| Nottingham City Council | | | | | | | | | | | | | | | | | | | |
| World Class Nottingham - Protecting and strengthening the economy | | | | ✓ | ✓ | ✓ | | | | | | | ✓ | | | | | ✓ | |
| Neighbourhood Nottingham - Neighbourhood Transformation | | ✓ | | | | ✓ | ✓ | ✓ | | | | | | | | | | | |
| Family Nottingham - Children and Young People | | | | | | | | ✓ | | | | | | | | | | | ✓ |
| Safer Nottingham - Reducing crime, fear of crime, substance abuse and anti-social behaviour | | | | | | | | | | ✓ | | | | | | | | | |
| Working Nottingham - Tackling poverty and deprivation | | | | ✓ | | | | | | | | | | | | | | | |
| Healthy Nottingham - Improving health and wellbeing | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | | | | ✓ | ✓ | ✓ | ✓ | ✓ | | | |
| Green Nottingham - Environmental sustainability | ✓ | | ✓ | | | | | | | | ✓ | | | ✓ | ✓ | ✓ | ✓ | | |
| Fair Nottingham - Achieving fairness and equality of opportunity | | ✓ | | | | | | ✓ | ✓ | | | | | ✓ | ✓ | | | | |
| Aspiring Nottingham - Raising aspirations | | | | | | | | | | | | | | | | | | | |

| | Aligned Core Strategies Policies | | | | | | | | | | | | | | | | | | |
|---|----------------------------------|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| Sustainable Community Strategies and Community Strategy Identified Priority | | | | | | | | | | | | | | | | | | | |
| 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 | ✓ | | ✓ | | | | | | | ✓ | | | | ✓ | ✓ | ✓ | ✓ | | |

Appendix E

Saved Policies from Adopted Local Plans

Broxtowe Borough Council

| Policy | Saved? | Reason |
|---|--------|--|
| K4 Town Centres | Yes | No full replacement policy in the ACS. |
| K5 The Environment (Green Belt) | Yes | No full replacement policy in the ACS. |
| E1 Good Design | No | Covered by ACS Policy 10 (Design and Enhancing Local Identity). |
| E2 Energy-efficient design and layout | No | Covered by ACS Policy 1 (Climate Change). |
| E3 Development within Conservation Areas | No | Covered by ACS Policy 11 (The Historic Environment). |
| E8 Development in the Green Belt | Yes | No full replacement policy in the ACS. |
| E12 Protected Open Areas | Yes | No replacement policy in the ACS. |
| E13 Prominent Areas for Special Protection | Yes | No replacement policy in the ACS. |
| E14 Mature Landscape Areas | Yes | No replacement policy in the ACS. |
| E16 Local Wildlife Sites | Yes | No full replacement policy in the ACS. |
| E19 Other Nature Conservation Resources | No | Covered by ACS Policy 17 (Biodiversity). |
| E23 Greenwood Community Forest | No | Covered by ACS Policy 16 (Green Infrastructure, Parks and Open Space). |
| E24 Trees, hedgerows and Tree Preservation Orders | Yes | No replacement policy in the ACS. |
| E25 Renewable Energy Development | No | Covered by ACS Policy 1.6 (Climate Change: Stand Alone Energy Generation). |
| E26 Pollution | Yes | No replacement policy in the ACS. |
| E27 Protection of Groundwater | Yes | No replacement policy in the ACS. |
| E29 Contaminated Land | Yes | No replacement policy in the ACS. |
| E31 Gassing Landfill sites | Yes | No replacement policy in the ACS. |

| Policy | Saved? | Reason |
|---|---------------|--|
| E32 Hazardous substances, hazardous installations and major hazard pipelines | Yes | No replacement policy in the ACS. |
| E33 Light Pollution | Yes | No replacement policy in the ACS. |
| E34 Control of Noise Nuisance | Yes | No replacement policy in the ACS. |
| E35 Telecommunications | Yes | No replacement policy in the ACS. |
| H1 New Housing Sites | Yes | No replacement policy in the ACS. |
| H2 Phasing of Housing | No | Phase 2 released (Cabinet 04.09.07) |
| H3 Housing Type and Size | No | Covered by ACS Policy 8 (Housing Size, Mix and Choice). |
| H4 Subdivision or Adaptation of Existing Buildings | Yes | No replacement policy the in ACS. |
| H5 Affordable Housing | Yes | No full replacement policy in the ACS. |
| H6 Density of Housing Development | Yes | No full replacement policy in the ACS. |
| H7 Land Not Allocated for Housing Purposes | Yes | No replacement policy in the ACS. |
| H8 Businesses in Residential Areas and Properties | Yes | No replacement policy in the ACS. |
| H9 Domestic Extensions | Yes | No replacement policy in the ACS. |
| H10 Extensions for Dependent Relatives | Yes | No replacement policy in the ACS. |
| H11 Minor Development | Yes | No replacement policy in the ACS. |
| H12 Loss of Residential Accommodation | Yes | No replacement policy in the ACS. |
| H13 Sites for Gypsies and Travelling Showpeople | No | Covered by ACS Policy 9 (Gypsies, Travellers and Travelling Showpeople). |
| EM1 New Employment Sites | Yes | No replacement policy in the ACS. |

| Policy | Saved? | Reason |
|--|--------|--|
| EM2 Protection of Employment Land and Premises | No | Covered by ACS Policy 4 (Employment Provision and Economic Development). |
| EM3 Expansion/Redevelopment of Existing Employment Premises | Yes | No replacement policy in the ACS. |
| T1 Developers' Contributions to Integrated Transport Measures | Yes | No full replacement policy in the ACS. |
| T2 Improvements to Bus Facilities | No | Covered by ACS Policy 14 (Managing Travel Demand). |
| T3 Bus Facilities in New Development | No | Covered by ACS Policy 14 (Managing Travel Demand). |
| T4 Park-and-Ride Facilities | Yes | No full replacement policy in the ACS. |
| T5 South Notts Rail Network | Yes | No full replacement policy in the ACS. |
| T6 Nottingham Express Transit | Yes | No full replacement policy in the ACS. |
| T7 Cycling Routes and Facilities | No | Covered by ACS Policy 14 (Managing Travel Demand). |
| T9 Pedestrian Routes and Facilities | No | Covered by ACS Policy 14 (Managing Travel Demand). |
| T10 Proposed Road Schemes | Yes | No replacement policy in the ACS. |
| T11 Guidance for Parking Provision | Yes | No replacement policy in the ACS. |
| T12 Facilities for People with Limited Mobility | Yes | No replacement policy in the ACS. |
| S1 Shopping and Associated Uses Within Town Centres | Yes | No full replacement policy in the ACS. |
| S2 Sites for Retail and Associated Development | Yes | No replacement policy in the ACS. |
| S3 Retail and Associated Development in Locations Outside Town Centres | Yes | No full replacement policy in the ACS. |
| S4 Prime Shopping Frontages | Yes | No replacement policy in the ACS. |

| Policy | Saved? | Reason |
|--|---------------|---|
| S5 Local Shopping Development | Yes | No replacement policy in the ACS. |
| S6 Protection of Local Shopping | Yes | No replacement policy in the ACS. |
| S7 Food and Drink Retailing Outside Town Centres | Yes | No replacement policy in the ACS. |
| S8 Shop front Design | Yes | No replacement policy in the ACS. |
| S9 Security Measures | Yes | No replacement policy in the ACS. |
| S10 Shop front Signage | Yes | No replacement policy in the ACS. |
| RC1 Leisure Facilities | Yes | No full replacement policy in the ACS. |
| RC2 Community and Education Facilities | Yes | No full replacement policy in the ACS. |
| RC3 Community and Education Facilities: Safeguarded Sites | Yes | No replacement policy in the ACS. |
| RC4 Developers' Contributions to Education & Community Facilities | No | Covered by ACS Policy 19 (Developer Contributions). |
| RC5 Protection of Open Spaces | Yes | No replacement policy in the ACS. |
| RC6 Open Space: Requirements for New Developments | Yes | No replacement policy in the ACS. |
| RC7 New Playing Fields | Yes | No replacement policy in the ACS. |
| RC8 New Informal Open Space | Yes | No replacement policy in the ACS. |
| RC9 Contributions for Maintenance of Open Spaces | No | Covered by ACS Policy 19 (Developer Contributions). |
| RC10 Allotments | Yes | No replacement policy in the ACS. |
| RC11 Cemetery Extensions | Yes | No replacement policy in the ACS. |

| Policy | Saved? | Reason |
|--|---------------|-----------------------------------|
| RC12 Caring Institutions | Yes | No replacement policy in the ACS. |
| RC13 Day Nurseries | Yes | No replacement policy in the ACS. |
| RC14 Footpaths, Bridleways and Cycle Routes | Yes | No replacement policy in the ACS. |
| RC15 Long Distance Trails | Yes | No replacement policy in the ACS. |
| RC16 Greenways | Yes | No replacement policy in the ACS. |
| RC17 Outdoor Recreation Pursuits | Yes | No replacement policy in the ACS. |
| RC18 Tourism Facilities including Hotels | Yes | No replacement policy in the ACS. |

Gedling Borough Council

| Policy | Saved? | Reason |
|--|--------|--|
| ENV1 Development Criteria | Yes | Require amenity criteria b) – will not be replaced by ACS. |
| ENV2 Landscaping | No | Addressed by ACS |
| ENV3 Development on Contaminated Land | Yes | No replacement policy in ACS |
| ENV4 Unstable Land | | Not Saved |
| ENV5 Renewable Energy | Yes | Amenity and Green Belt issues not covered by NPPF or ACS |
| ENV6 Energy Efficiency | | Not Saved |
| ENV7 Development where hazardous substances are to be used or stored | Yes | No replacement policy in ACS |
| ENV8 Development affecting hazardous substances sites | Yes | No replacement policy in ACS |
| ENV9 Noise generating development | | Not Saved |
| ENV10 Noise sensitive development | | Not Saved |
| ENV11 Pollution generating development | Yes | No replacement policy in ACS |
| ENV12 Telecommunications development | No | NPPF (paras 42-46) applies |
| ENV13 Demolition in Conservation Areas | No | NPPF (paras 132-141) applies |
| ENV14 Change of Use of a Building in a Conservation Area | Yes | Policy guidance goes beyond that contained within NPPF |
| ENV15 New Development in a Conservation Area | Yes | Policy guidance goes beyond that contained within NPPF |
| ENV16 Old Woodthorpe SCA | Yes | No replacement policy in ACS – likely to be covered by part 2 Local Plan |

| Policy | Saved? | Reason |
|--|--------|--|
| ENV17 Ravenshead SCA | Yes | No replacement policy in ACS – likely to be covered by part 2 Local Plan |
| ENV18 Demolition of a Listed Building | No | NPPF (paras 132-141) applies |
| ENV19 Extension or alteration of a Listed Building | No | NPPF (paras 132-141) applies |
| ENV20 Change of use of a Listed Building | No | NPPF (paras 132-141) applies |
| ENV21 Setting of a Listed Building | No | NPPF (paras 132-141) applies |
| ENV22 Local Interest Buildings | Yes | While this is covered by the NPPF (paras 132-141) the associated list of local interest buildings need to saved until replaced by an updated list in the part 2 Local Plan |
| ENV23 Archaeological Sites of national importance | | Not Saved |
| ENV24 Other sites of archaeological importance | | Not Saved |
| ENV25 Registered Parks and Gardens | Yes | While NPPF (paras 132-141) covers this, the situation with the associated areas identified on the Policies Map needs to be retained until shown on the Policies Map. |
| ENV26 Control over Development in the Green Belt | No | NPPF (paras 79-92) applies |
| ENV27 Re-use of buildings in the Green Belt | | Not Saved |
| ENV28 Extensions to dwellings or limited Residential Curtilage Buildings in the Green Belt | Yes | No replacement policy in ACS – likely to be covered by part 2 Local Plan |

| Policy | Saved? | Reason |
|---|--------|--|
| ENV29 Replacement Dwellings in the Green Belt | Yes | No replacement policy in ACS – likely to be covered by part 2 Local Plan |
| ENV30 Development within defined infill boundaries of green belt wash villages | Yes | No replacement policy in ACS – likely to be covered by part 2 Local Plan |
| ENV31 safeguarded land | Yes | Those areas not allocated through the ACS will require protection until future is considered through part 2 Local Plan |
| ENV32 protection of the ridgelines/urban fringe | Yes | Protection will be required until a replacement policy is considered through the part 2 Local Plan |
| ENV33 Agricultural Land | | Not Saved |
| ENV34 Habitat protection and enhancement | | Not Saved |
| ENV35 National Nature conservation designations | Yes | Policy will be saved to ensure that areas are identified on Policies Map. Policy accords with NPPF (para 118). |
| ENV36 local nature conservation designations | Yes | Protection will be required until a replacement policy is considered through the part 2 Local Plan |
| ENV37 Mature Landscape areas | Yes | Protection will be required until a replacement policy is considered through the part 2 Local Plan |
| ENV38 Protected Species | | Not Saved |
| ENV39 Landscape features of importance for nature conservation | | Not Saved |
| ENV40 river environment | Yes | Protection will be required until a replacement policy is considered through the part 2 Local Plan |
| ENV41 Flooding | | Not Saved |

| Policy | Saved? | Reason |
|--|--------|--|
| ENV42 Aquifer Protection | Yes | Protection will be required until a replacement policy is considered through the part 2 Local Plan |
| ENV43 Greenwood Community Forest | Yes | A statement of the intention to negotiate additional woodland |
| ENV44 Gedling Colliery Park | Yes | Protection will be required until the future of the former colliery site is finalised |
| ENV45 Ancient Woodlands | Yes | No replacement policy in ACS – likely to be covered by part 2 Local Plan |
| ENV46 Amenity and Commercial Woodlands | | Not Saved |
| ENV47 Tree Preservation Orders | No | Covered by separate legislation |
| ENV48 Hedgerow Protection | No | Covered by separate legislation |
| H4 Housing Provision | | Not Saved |
| H2 Distribution of Residential Development | Yes | Required to retain supporting text and enable Development Briefs adopted as SPDs to 'hang off' |
| H3 Land at Former Gedling Colliery and Chase Farm | No | Development Brief adopted for site to guide development. |
| H4 Stockings Farm | No | Development underway |
| H5 Teal Close/North of Victoria Park | No | Teal Close is included as a strategic allocation in ACS and a planning application approved. |
| H6 Top Wighay Farm | No | Development Brief adopted for site to guide development. |
| H7 Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes | Yes | Policy to guide development of windfall sites. Likely to be replaced through part 2 Local Plan |

| Policy | Saved? | Reason |
|--|--------|---|
| H8 Residential Density | Yes | Policy to guide development of windfall sites. Likely to be replaced through part 2 Local Plan |
| H9 Replacement Dwellings | | Not Saved |
| H10 Extensions | Yes | Likely to be replaced through part 2 Local Plan |
| H11 Conversions and Change of Use to Residential | Yes | Likely to be replaced through part 2 Local Plan |
| H12 Living Over the Shop | | Not Saved |
| H13 Residential Homes | Yes | Likely to be replaced through part 2 Local Plan |
| H14 Houses in Multiple Occupation | Yes | Likely to be replaced through part 2 Local Plan |
| H15 Comprehensive Development | Yes | Safeguards allocated sites from piecemeal development |
| H16 Design of Residential Development | No | Replaced by Policy 10 of ACS |
| H17 Viability | | Not Saved |
| H18 Affordable Housing | No | Policy to guide development of windfall sites. Likely to be replaced through part 2 Local Plan. Adopted SPD on Affordable Housing – this will need to ‘hang off’ ACS Policy 8 |
| S1 Retailing in Shopping Centres | Yes | Includes criteria which will not be replaced by the ACS |
| S2 Non-Retail Uses in District Shopping centres | Yes | Includes criteria which will not be replaced by the ACS |
| S3 Use of Upper Floors in Shopping Areas | Yes | Includes criteria which will not be replaced by the ACS |
| S4 Environmental Improvements | Yes | Includes criteria which will not be replaced by the ACS |
| S5 Arnold Town Centre | Yes | Includes criteria which will not be replaced by the ACS |
| S6 Arnold Secondary Shopping Area | Yes | Includes criteria which will not be replaced by the ACS |

| Policy | Saved? | Reason |
|--|--------|---|
| S7 Carlton Square | Yes | Includes criteria which will not be replaced by the ACS |
| S8 Mapperley Plains | Yes | Includes criteria which will not be replaced by the ACS |
| S9 Netherfield | Yes | Includes criteria which will not be replaced by the ACS |
| S10 Local Shopping Centres | No | ACS Policy 6 applies |
| S11 Retail Development Outside Shopping Centres | No | NPPF (para 24-27) applies |
| S12 Retail Development Outside of District, Local and Town Centres | No | NPPF (para 24-27) applies |
| S13 Local Day-to-Day Shopping Needs | No | NPPF (para 24-27) applies |
| S14 Food & Drink Uses | | Not Saved |
| S15 Petrol Filling Stations | | Not Saved |
| S16 Design of Shop Fronts | Yes | Includes criteria which will not be replaced by the ACS |
| S17 Security Shutters | Yes | Includes criteria which will not be replaced by the ACS |
| E1 Allocation of Employment Land | Yes | Will be replaced by part 2 Local Plan |
| E2 Proposed Mix Use at Hillcrest Park Calverton | Yes | Retain until development fully complete |
| E3 Retention of Employment | Yes | Includes criteria which will not be replaced by the ACS |
| E4 Employment Development on Unallocated Sites | Yes | Includes criteria which will not be replaced by the ACS |
| E5 Expansion of Existing Employment Uses not in the Green Belt | Yes | Includes criteria which will not be replaced by the ACS |

| Policy | Saved? | Reason |
|---|--------|--|
| E6 Business/Working from Home in Residential Areas | | Not Saved |
| E7 Employment Development in Rural Settlements | | Not Saved |
| E8 Redevelopment of Galverton Colliery | | Not Saved |
| E9 Rural Employment Diversification | Yes | Includes criteria which will not be replaced by the ACS |
| E10 Inappropriate Employment Sites | | Not Saved |
| E11 Office Development Outside Shopping Centres | Yes | Includes criteria which will not be replaced by the ACS |
| T1 Transport Developments – Developer Contributions | No | Covered by ACS Policy 19 |
| T2 New Developments – Sustainable Transport | | Not Saved |
| T3 Proposed Transport Schemes | No | Covered by Infrastructure Delivery Plan and ACS Policy 19 |
| T4 Park & Ride | Yes | Subject to confirmation of final decisions re: Top Wighay Farm and Gedling Colliery/Chase Farm |
| T5 Traffic Management | | Not Saved |
| T6 Pedestrian Improvements | | Not Saved |
| T7 Pedestrian Movements | | Not Saved |
| T8 Cycle Facilities | | Not Saved |
| T9 Cycle Routes | Yes | Links to identified routes on Policies Map – likely to be covered by part 2 Local Plan |

| Policy | Saved? | Reason |
|--|--------|--|
| T10 Highway Design and Parking Guidelines | Yes | Gedling Borough Parking Provision for Residential Developments SPD adopted |
| T11 Trentside Path | Yes | Subject to review of progress with the LBFAS |
| T12 Public Rights of Way | | Not Saved |
| C1 Community Services General Principles | Yes | Adjoining amenity is not sufficiently addressed by ENV1 |
| C2 Community Facilities for New Development | No | Covered by ACS Policy 12 |
| C3 Nursery Facilities | Yes | Includes criteria which will not be replaced by the ACS |
| C4 Loss of Community Facilities | Yes | Includes criteria which will not be replaced by the ACS |
| R1 Protection of Open Space | Yes | Required to be identified on the Policies Map |
| R2 Accessible Public Open Space | Yes | Includes criteria which will not be replaced by the ACS |
| R3 Provision of Open Space with New Residential Development | Yes | Subject to final wording of the policy and Open Space SPD to 'hang off' ACS policy |
| R4 Golf Courses | Yes | Includes criteria which will not be replaced by the ACS |
| R5 Allotments | No | Covered by ACS Policy 16 |
| R6 Indoor Leisure Facilities | | Not Saved |
| R7 Sherwood Community Forest | Yes | Includes criteria which will not be replaced by the ACS |
| R8 Tourist Accommodation | Yes | Includes criteria which will not be replaced by the ACS |
| R9 Recreational Routes | | Not Saved |
| R10 Equestrian Development | Yes | Includes criteria which will not be replaced by the ACS |

| Policy | Saved? | Reason |
|---|--------|---|
| R11 Keeping of Horses and Construction of Small Stables | Yes | Includes criteria which will not be replaced by the ACS |
| R42 Recreational Value of Watercourses | | Not Saved |

| Policy | Saved? | Reason |
|---|---------------|---|
| ST1 Sustainable Communities | Yes | Links to the Building Balanced Communities Supplementary Planning Document (BBC SPD) |
| ST2 A Successful Economy | No | Different language used but essentially captured by ACS Policy 4 and National Planning Policy Framework (NPPF) |
| ST3 City Centre | No | Different language used but essentially captured by ACS Policy 5 |
| ST4 Integration Of Planning And Transport Policies | No | Sufficiently covered by ACS policy. An explicit link with the Local Transport Plan (LTP) is not stated in ACS Policy, though the principle is reaffirmed in ACS Policies 13 (in ref to 'significant' travel demand generation), 8 (ref housing) and 11 (Community facilities). |
| H1 New Housing Development | Yes | Not covered by ACS Policy/NPPF. There are some allocated sites which haven't been totally developed. Also, links to the BBC SPD |
| H2 Density | Yes | ACS Policy 8 refers to density as a general criteria Though not an issue in NPPF |
| H3 Appropriate Housing Types | No | 'Generally' covered by ACS Policy 8 |
| H5 Affordable Housing | Yes | Not covered by ACS Policy or NPPF. CS suggests will be carried forward by LPA. Also, links to the BBC SPD |
| H6 Student Housing | Yes | Not covered by ACS Policy or NPPF. Also, Links to the BBC SPD |
| H7 Inappropriate Uses In Residential Areas | Yes | Not covered by ACS Policy or NPPF |
| H8 Residential Homes And Hostels | Yes | Not covered by ACS Policy or NPPF. |

| Policy | Saved? | Reason |
|--|---------------|---|
| H9a Travellers | No | Covered by ACS Policy 9 |
| H9b Travellers | No | Covered by ACS Policy 9 |
| H9c Travellers | Yes | Not covered by ACS Policy |
| E1 Strategic High Quality Employment Sites | Yes | There are some allocated sites which haven't been totally developed. |
| E2 Industrial Development / Expansion And Restructuring | Yes | There are some allocated sites which haven't been totally developed. |
| E3 Major Business Parks / Industrial Estates | Yes | Partially covered by ACS Policy |
| E4 Regeneration Of Previously-Used Employment Sites And Employment Premises | Yes | Partially covered by ACS Policy 4 (9) |
| MU1 Mixed Use Sites In The City | Yes | There are some allocated sites which haven't been totally developed. |
| MU2 Southside Regeneration Zone | No | Covered by ACS Policy 7 |
| MU3 Southside Regeneration Zone - Mixed Use Sites | Yes | There are some allocated sites which haven't been totally developed. |
| MU4 Eastside Regeneration Zone | No | Generally covered by ACS Policy 7(1) Though 4c, d & e not fully covered |
| MU5 Eastside Regeneration Zone – Mixed Use Sites | Yes | There are some allocated sites which haven't been totally developed. |
| MU6 Waterside Regeneration Zone | No | Generally covered by ACS Policy 7(1) |
| MU7 Waterside Regeneration Zone – Mixed Use Sites | Yes | There are some allocated sites which haven't been totally developed |
| MU8 Rest Of The City – Mixed Use Sites | Yes | There are some allocated sites which haven't been totally developed |

| Policy | Saved? | Reason |
|---|---------------|--|
| MU9 Stanton Tip | No | Partially/generally covered by ACS Policy 7(1) |
| S1 New Retail Development In The City Centre | Yes | Generally covered by ACS 5/NPPF/IRPG |
| S2 Major Retail Developments And Extensions To The Broadmarsh Centre | Yes | The ACS and IRPG replaces this |
| S3 Retail Or Mixed Use Development On A Site Adjoining The Victoria Centre | Yes | Generally covered by ACS 5, no longer required |
| S4 Retail Or Mixed Use Development In Town And Local Centres | Yes | The ACS, IRPG and NPPF replaces this |
| S5 New Retail Development On The Edge Of Or Outside Existing Centres | Yes | The ACS, IRPG and NPPF replaces this |
| S6 Non – Retail Uses | Yes | Not covered by ACS Policy or NPPF |
| S7 Food And Drink | Yes | Not covered by ACS Policy or NPPF |
| S8 High Occupancy Licensed Premises In The City Centre | Yes | Very specific and not covered by the ACS |
| R1 Development Of Open Space | Yes | The ACS doesn't reference the Open Space Network |
| R2 Open Space In New Development | Yes | Only partly covered by ACS Policy 16 (2c) |
| R3 Access To Open Space | Yes | Only partly covered by ACS Policy 10 & PPG 17 (20) |
| R4 Rivers And Waterways | No | Covered by ACS/Interim 106 planning guidance |
| R5 Playing Fields And Sports Grounds | Yes | Covered partially by ACS/PPG 17 Audit/Playing Pitch Strategy |
| R6 Allotments | Yes | Covered partially by ACS/PPG 17 Audit |
| R7 Sports, Leisure, Entertainment And Arts Facilities | No | Covered by ACS/NPPF |

| Policy | Saved? | Reason |
|--|--------|-----------------------------------|
| R8 Leisure Uses Outside Of The City Centre, Town Centres And Local Centres | No | Covered by ACS/NPPF |
| R9 Leisure Development In Major Parks And District Parks | Yes | No relating ACS Policy |
| CE1 Community Facilities | Yes | No relating ACS Policy |
| CE2 Joint Provision And Dual Use Of Community Facilities | Yes | No relating ACS Policy |
| CE3 Loss Of Existing Community Facilities | Yes | Not covered by ACS Policy or NPPF |
| CE6 The Provision Of Health Facilities / Hospitals | Yes | Not covered by ACS Policy or NPPF |
| CE7 Education | Yes | Not covered by ACS Policy or NPPF |
| CE8 Further And Higher Education | Yes | Not covered by ACS Policy or NPPF |
| BE1 Design Context In The Public Realm | No | Covered by ACS/NPPF |
| BE2 Layout And Community Safety | No | Covered by ACS/NPPF |
| BE3 Building Design | No | Covered by ACS/NPPF |
| BE4 Sustainability In Design | No | Covered by ACS/NPPF |
| BE5 Landscape Design | No | Covered by ACS/NPPF |
| BE6 Creation Of New Pedestrian Routes In The City Centre | Yes | Not covered by ACS Policy or NPPF |
| BE7 Creation And Improvement Of Public Open Spaces In The City Centre | Yes | Not covered by ACS Policy or NPPF |

| Policy | Saved? | Reason |
|--|---------------|---|
| BE8 City Skyline And Tall Buildings | Yes | Only partially covered by ACS |
| BE9 Demolition Of Listed Buildings | Yes | Not covered by ACS Policy or NPPF |
| BE10 Development Within The Curtilage, Or Affecting The Setting, Of A Listed Building | Yes | Not covered by ACS Policy or NPPF |
| BE11 Alterations And Extensions To A Listed Building | Yes | Not covered by ACS Policy or NPPF |
| BE12 Development In Conservation Areas | Yes | Not covered by ACS Policy or NPPF |
| BE13 Demolition In Conservation Areas | Yes | Not covered by ACS Policy or NPPF |
| BE14 Historic Parks And Gardens | Yes | Not covered by ACS Policy or NPPF |
| BE15 Archaeology | Yes | Not covered by ACS Policy or NPPF |
| BE16 Archaeology | Yes | Not covered by ACS Policy or NPPF |
| BE17 Archaeology | Yes | Not covered by ACS Policy or NPPF |
| BE18 Telecommunications Equipment | Yes | BE18 a, b, d & e covered by NPPF (14, 20, 21, 30), BE 18c but amenity aspect not covered. |
| BE19 Advertisements And Shop Fronts | Yes | Not covered by ACS Policy or NPPF |
| BE20 Unauthorised And Deemed Consent Advertisements | Yes | No relating ACS Policy |
| BE21 Shopfronts | Yes | Not covered by ACS Policy or NPPF |
| BE22 Roller Shutters | Yes | Not covered by ACS or NPPF |
| NE1 SSSIs | Yes | No relating ACS Policy |
| NE2 Natural Conservation | Yes | No relating ACS Policy |
| NE3 Conservation Of Species | Yes | No relating ACS Policy |

| Policy | Saved? | Reason |
|--|---------------|--|
| NE4 Biological Or Geological Sites Of Importance For Nature Conservation | Yes | No relating ACS Policy |
| NE5 Trees | Yes | No relating ACS Policy |
| NE6 Trees Protected By Tree Preservation Orders | Yes | Not covered by ACS |
| NE8 Green Belt | Yes | Only covered partially by ACS |
| NE9 Pollution | Yes | No relating ACS Policy |
| NE10 Water Quality And Flood Protection | Yes | No relating ACS Policy |
| NE11 Hazardous Installations | Yes | No relating ACS Policy |
| NE12 Derelict And Contaminated Land | Yes | No relating ACS Policy |
| NE13 Development Likely To Result In Site Contamination Or Dereliction | Yes | No relating ACS Policy |
| NE14 Energy | Yes | No relating ACS Policy |
| NE15 Waste Implications Of Major Developments | Yes | No relating ACS Policy |
| NE16 Minerals | Yes | Not covered by ACS/NPPF |
| T1 Location Of Development And The Sequential Approach | No | Generally covered by ACS and PPS |
| T2 Planning Obligations And Conditions | Yes | Generally covered by ACS, but Interim Planning Guidance and interim transport planning statement linked to this. |
| T3 Car, Cycle And Servicing Parking (Appendix 1: Maximum Car Parking Levels, Cycle Standards And Servicing) | Yes | Not covered by ACS/NPPF |

| Policy | Saved? | Reason |
|---|---------------|---|
| T6 Nottingham Express Transit | Yes | Not covered by ACS/NPPF |
| T7 Major Development And Public Transport | Yes | Needs to be retained though definition/thresholds for 'major development' are not detailed in Appendix 1 so use PPG13 |
| T8 Park And Ride | Yes | Not covered by ACS/NPPF – retain and review schemes listed |
| T9 Public Transport Interchanges | Yes | Not covered by ACS/NPPF – retain and review schemes listed |
| T10 Management Of The Highway Network (Appendix 2: Schedule Of Proposed Highway Schemes And Status Forming Part Of Policies T10 And T14) | Yes | Not covered by ACS/NPPF – retain and review schemes listed |
| T11 Cycling | Yes | Not covered by ACS/NPPF – retain and review schemes listed |
| T12 Public Rights Of Way | Yes | Not covered by ACS/NPPF |
| T14 Traffic Management (Appendix 2: Schedule Of Proposed Highway Schemes And Status Forming Part Of Policies T10 And T14) | Yes | Not covered by ACS/NPPF – retain and review schemes listed |
| T15 City Centre Car Parking | Yes | Not covered by ACS/NPPF |
| T16 City Centre Car Parking | Yes | Not covered by ACS/NPPF |

Glossary

Glossary of Terms and Abbreviations

Adoption: The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.

Authority Monitoring Report (AMR): A report produced by local planning authorities assessing progress with and the effectiveness of the Local Plan.

Appropriate Assessment: A stage in a Habitats Regulations Assessment (see definition below) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Article 4 Direction: A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation (HMOs).

B1, B2 and B8 Use Classes: (commonly known as the traditional employment uses)

- **B1 Business** (a) Offices (other than those that fall within Use Class A2), (b) research and development of products and processes, and (c) light industry appropriate in a residential area;
- **B2 General industrial** Use for an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- **B8 Storage or distribution** (this class includes open air storage).

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.

Biodiversity Action Plan: An internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

Brownfield Land: A general term used to describe land which has been previously developed or built upon (See Previously Developed Land).

Building for Life: Sets out a national standard for well-designed homes and neighbourhoods.

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

Centres of Neighbourhood Importance: These typically consist of a parade of shops which serve a local community and may include a small supermarket.

City Centre: This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

Climate Change: Long term changes in temperature, precipitation, wind and all other aspects of the earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Code for Sustainable Homes: National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

Community Infrastructure Levy (CIL): A standard charge levied by Councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of S106 agreements by April 2015 (see Section 106 Agreement).

Community Infrastructure Levy (CIL) Front Runners: Councils which have been awarded access to a tailored package of support from the Planning Advisory Service to help them set a CIL charge for their area. Applies to Gedling Borough.

Comparison Goods: Items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area designated by a 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.

Conurbation: A large densely populated urban area formed by the coalescence of individual town and cities.

Convenience Goods: Everyday essential items, including food, drinks, newspapers/magazines and confectionery.

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 main built up 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 (see Rural Areas).

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 (DCLG): The Government department responsible for planning and local government.

Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP): The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also Local Enterprise Partnership.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

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

District Centres: These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

East Midlands Regional Plan: See Regional Plan / Regional Strategy.

Economic Development: Development, including that within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Edge of Centre: For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Sector: One of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

Enterprise Zones: An area of high growth potential where simpler planning and discounted business rates can be used to boost the local economy. Within Greater Nottingham, the Boots campus, MediPark, Beeston Business Park and Nottingham Science Park have been designated as an Enterprise Zone.

Environmental Assets: Physical features and conditions of notable value occurring within the plan area.

Environmental Infrastructure: Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

Equality Impact Assessment (EqIA): A management tool that makes sure that policies and working practices do not discriminate against certain groups and that opportunities are taken to promote equality.

Evidence Base: The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test: Is applied only where the Sequential Test (see definition below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Flood Plains: Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Frictional Margin: An amount of land continually required to be available to help ensure that a sufficient range and choice of sites exist to assist with meeting the conurbation's employment needs.

Greater Nottingham: Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils and the Hucknall part of Ashfield Council. When used in the Aligned Core Strategies document it refers to the whole of Greater Nottingham, unless otherwise explained. The term 'plan area' is used to denote the area covered by the Aligned Core Strategies and covers the administrative areas of Broxtowe, Gedling and Nottingham. An explanation of the joint working arrangements with the other districts that make up Greater Nottingham (Erewash, Rushcliffe and the Hucknall part of Ashfield) can be found at Section 1.

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 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 the National Planning Policy Framework.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens.

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

Growth Point: See New Growth Point.

Gypsies and Travellers: Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact of a European nature conservation site, such as a Special Protection Area (see definition below). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (see definition above). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

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): An area 10,000 square metres or 2.471 acres.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

High Technology Industry: Industry that involves highly advanced or specialised systems or devices.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Homes and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Houses in Multiple Occupation (HMOs): Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

Housing Market Area (HMA): Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of all of the Greater Nottingham Councils except for Hucknall in Ashfield which is within the Nottingham Outer Housing Market Area.

Housing Strategy: A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

HS2 Toton Working Group: The Working Group will have responsibility for considering all matters relating to the strategic location for growth and the wider area including the boundaries of the site, the retention of open space, the promotion of employment, integration with the proposed and existing infrastructure including road improvements, the tram and rail links and the suitable mix of development within the site.

Infrastructure Delivery Plan (IDP): Sets out the range of infrastructure required to support the Core Strategies and wider Local Plan. The infrastructure projects set out are critical to the successful delivery of the Core Strategies including when they are needed and how they will be funded and delivered.

Issues and Options: An informal early stage of Core Strategies preparation, aimed at engaging the public and stakeholders in formulating the main issues that the Core Strategies 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.

Key Settlements for Growth: Settlements which will experience growth in line with the spatial strategy set out in Policy 2 of the Aligned Core Strategies.

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.

Legal Compliance: As part of the process of preparing Core Strategies, the document is examined by the Planning Inspectorate to make sure that it is legal and sound. A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant Regulations have been followed;
- Whether the appropriate notifications have been made;
- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public;
- Whether the Aligned Core Strategies has regard to the Sustainable Community Strategies for the areas it covers; and
- Whether the requirements of the Duty to Cooperate have been met.

Lifetime Homes: Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

Listed Building: 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 Centres: These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD): A Document that forms part of the Local Plan 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 Framework (LDF): A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. The term Local Plan is now used.

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

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

Local Investment Plan (LIP): Outlines the Council's priorities and objectives for Homes and Communities Agency (HCA) funding relating to housing, economic development and infrastructure.

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

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Core Strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part 1 of the Local Plan. Part 2 Local Plans will include site allocations and development management policies.

Local Strategic Partnership: An overall partnership that brings together organisations from the public, private, community and voluntary sectors within a local authority area, with the objective of improving people's quality of life.

Local Transport Plan (LTP): Set out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two Local Transport Plans; one prepared by Derbyshire County Council covering Erewash and a second prepared by Nottingham City and Nottinghamshire County Councils jointly covering the rest of Greater Nottingham.

Local Wildlife Sites: (Formerly known as Site of importance for Nature Conservation (SINCs)). A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Main Built Up Area of Nottingham: Includes West Bridgford (Rushcliffe), Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton (same as Principal Urban Area).

Minerals Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for minerals related issues with the County.

National Planning Policy Framework (NPPF): The NPPF replaces other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which Local Plans and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

Neighbourhood Plan: A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the 1990 Town & Country Planning Act, as amended by the 2011 Localism Act Planning and Compulsory Purchase Act 2004).

New Growth Point: An agreement between councils and the Government whereby the Government agreed to provide funding for new infrastructure to deliver an agreed amount of new homes. Greater Nottingham was awarded Growth Point status in 2005.

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

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Option for Consultation: Informal stage of Core Strategies preparation flowing from the Issues and Options, where consultation takes place on a possible option to address the issues highlighted in the Issues and Options report.

Out of Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Pitch and Plot (Gypsy and Traveller): 'Pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

Plan Area: The area covered by the Aligned Core Strategies covering the administrative areas of Broxtowe, Gedling and Nottingham City.

Planning Inspectorate (PINS): Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are sound. Also decides planning appeals for individual planning applications. Is sometimes abbreviated to PINS.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Possible Special Protection Area (pSPA): A site which is undergoing consideration for designation as a Special Protection Area.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary Shopping Area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Primary Shopping Frontages: Consist of a high proportion of retail uses which may include food, drinks, clothing and household goods.

Principal Urban Area (PUA): See Main Built Up Area of Nottingham.

Prospective Special Protection Area: Area put forward by Nottinghamshire Wildlife Trust as having the qualifying characteristics of a Special Protection Area. May be formally proposed as a possible Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

Publication Version: First full draft of the Aligned Core Strategies, prepared for formal representations to be made.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced wellbeing. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

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 Strategy: Strategic plan for the Region that Development Plan Documents had to be in general conformity with. The East Midlands Regional Plan was adopted in March 2009 and on the 6th July 2010 the Secretary of State announced the revocation of Regional Strategies. On the 20th March 2013 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East Midlands. This came into force on 12th April 2013 as such the East Midlands Regional Plan no longer forms part of the Development Plan.

Regional Transport Strategy (RTS): Part of the former Regional Strategy. Aimed 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 and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. 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 and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

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

Rural Areas: 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.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land: Land outside of main built up areas of Nottingham and settlements specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

Saved Policies: Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

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

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

Secondary Shopping Frontages: Provide greater opportunities for a diversity of uses than Primary Shopping Frontages, such as restaurants, cinemas and businesses.

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 secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of S106 agreements is likely to be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

Sequential Test/Approach: A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.

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

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (Historic Asset): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Importance for Nature Conservation (SINCs): (Now known as Local Wildlife Sites.) A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Site of Special Scientific Interest (SSSI): A site designated by Natural England under the Wildlife and Countryside Act 1981.

Smarter Choices: See Demand Management.

Soundness: As part of the process of preparing Core Strategies, the document is examined by the Planning Inspectorate to make sure it is legal and sound. There are four 'tests of soundness' as explained in paragraph 182 of the National Planning Policy Framework:

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

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 Portrait: A description of the social, economic and environmental characteristics of a local authority's area.

Spatial Vision: A brief description of how an area will be changed by the end of a plan period.

Special Protection Area (SPA): An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

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 Plan.

Strategic Allocations: Strategic sites which are expected to commence delivery within the first five years of adoption of the plan and for which site specific boundaries are provided as part of the Policies Map.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): 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.

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 Housing Market Assessment (SHMA): A high level assessment of the likely profile of future household needs for a local authority. For Greater Nottingham the Nottingham Core Strategic Housing Market Assessment was carried out in 2007 and updated in the Housing Background Paper 2012 and the Housing Background Paper Addendum 2013.

Strategic Locations: Strategic sites which are expected to commence delivery more than five years after adoption of the Aligned Core Strategies and for which further details are to be set out within documents such as masterplans, Neighbourhood Plans and part 2 Local Plans. Strategic locations are indicated on the Key Diagram.

Strategic Sites: Strategically important employment or housing sites which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption of the plan, and 'Strategic Locations', which are expected to commence after five years from adoption of the plan.

Student Households: Households which can claim student council tax exemption including those within halls of residence.

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 the subsequent Inspector's report.

Sub Regional Centres: Towns which are large enough to contain a critical mass of services and employment. For Greater Nottingham these are Hucknall and Ilkeston.

Suitable Alternative Natural Green Space (SANGS): Alternative green space that is of a quality and type suitable to be used as mitigation to alleviate recreational pressure on sites where ecological sensitivity is high.

Sustainable Drainage System (SuDS): The system of control of surface water runoff, designed to reduce the potential impact to new and existing development with respect to surface water drainage discharge.

Supplementary Planning Document (SPD): A document which adds further detail to the policies in the Local Plan. Can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but do not form part of the development plan.

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.

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.

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 economic, social and environmental wellbeing.

Sustainable Development: The National Planning Policy Framework refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Urban Extension (SUE): 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.

Town Centre (within retail hierarchy): Area defined on the local authority's Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out of centre developments, comprising or including main town centre uses, do not constitute town centres. For the Aligned Core Strategies, they are the second level of centres after Nottingham City Centre.

Transport Assessment (TA): A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as public transport, walking and cycling and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Use Classes Order (see B1, B2 and B8): The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or land. Within each class the use for another purpose of the same class does not require planning permission.

Viability (of a retail centre): A measure of a centre's commercial wellbeing.

Vitality (of a retail centre): A measure of how active and buoyant a centre is.

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.

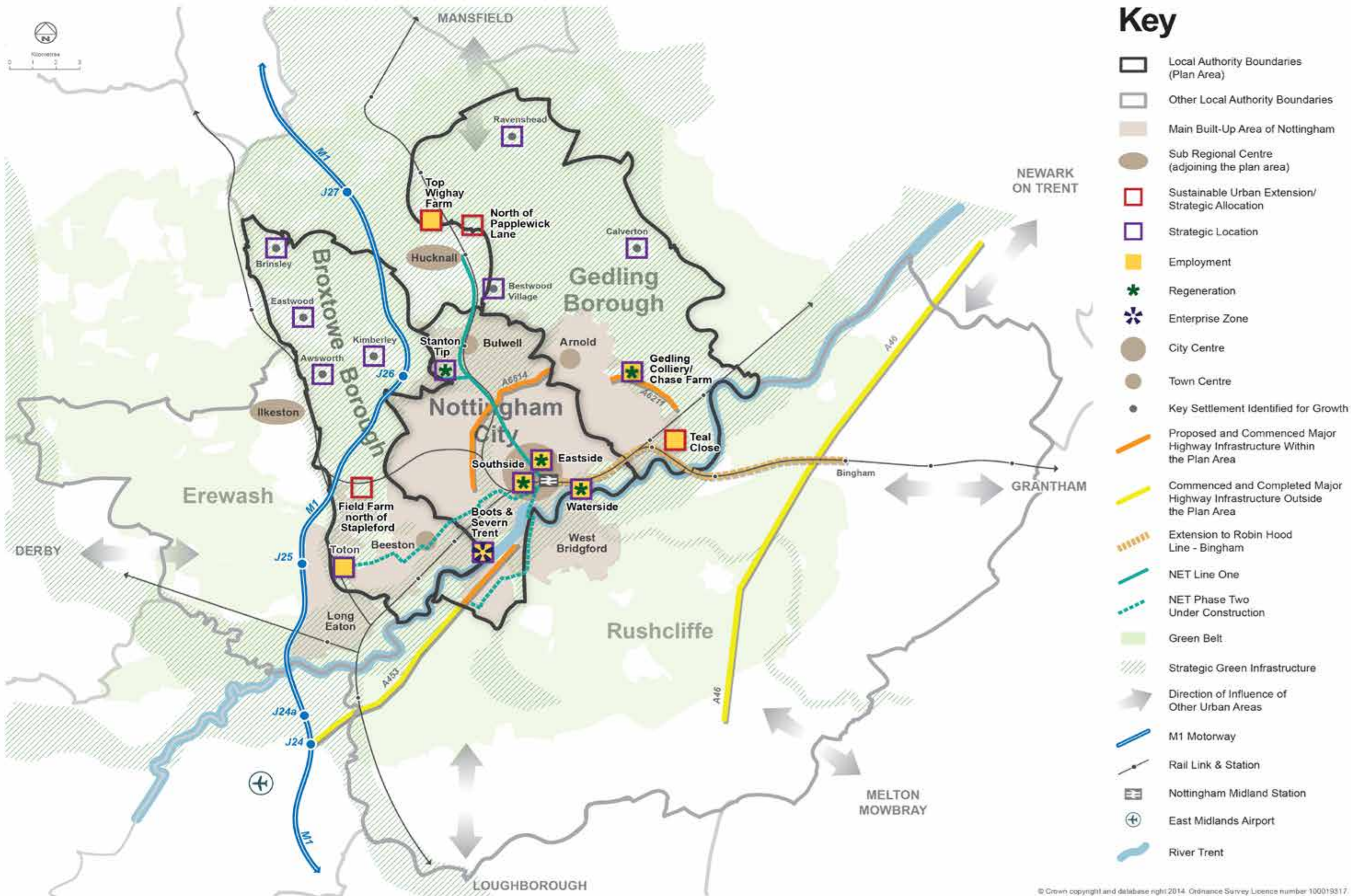
Windfall Site: A site which has not been specifically identified as available in the Local Plan process. Normally comprises a previously developed site that has unexpectedly become available.

Workplace Parking Levy (WPL): 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). The levy was introduced within Nottingham City Council area in October 2011 with eligible employers being required to pay WPL charges from April 2012.

World Heritage Site: A site considered by UNESCO (United Nations Education, Scientific and Cultural Organisation) to be of outstanding universal value to humanity.

Zero Carbon: High standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site (or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.

Key Diagram



TYPETALK - TEXT DIRECT

Typetalk's purpose is to bring the benefits of the telephone network to deaf, deafblind, deafened, hard of hearing and speech-impaired people.

Managed from a state-of-the-art centre, Typetalk's highly trained operators understand the special requirements of its customers and provide a warm, friendly service in complete confidentiality.

For Broxtowe Borough Council telephone 18001 0115 917 7777.

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如果你需要此傳單用其他的形式或文字寫成，請撥電話 0115 917 7777 與我們聯絡。

اگر آپ چاہتے ہیں کہ یہ لیفٹ آپ کو اردو زبان میں مہیا کیا جائے تو براہ مہربانی فون نمبر: 0115 9177777 پر رابطہ کریں۔

If you need this leaflet in other formats or languages contact us on 0115 917 7777

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Planning & Building Control
Council Offices, Foster Avenue,
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Tel: 0115 917 7777
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Gedling Borough Council
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www.nottinghamcity.gov.uk/corestrategy



General queries about the process can also be made to:

Greater Nottingham Growth Point Team

Loxley House, Station Street
Nottingham NG2 3NG
Tel: 0115 876 2561
E-mail: info@gngrowthpoint.com
www.gngrowthpoint.com

BROXTOWE BOROUGH COUNCIL

COUNCIL MEETING

17 SEPTEMBER 2014

Councillor S Heptinstall MBE, Mayor

| | | |
|--------------|------------------|-----------------|
| Councillors: | E H Atherton | H G Khaled |
| | D Bagshaw | G Marshall |
| | S A Bagshaw | J W McGrath |
| | L A Ball BEM | M E McGuckin |
| | J L Booth | A J Oates |
| | J S Briggs | J M Owen |
| | T P Brindley | J C Patrick |
| | M Brown | F Prince |
| | D A Burnett | M Radulovic MBE |
| | S J Carr | K E Rigby |
| | R A Charlesworth | C E Robb |
| | A Cooper | R S Robinson |
| | R H Darby | J S Rowland |
| | N Green | P D Simpson |
| | D Grindell | I L Tyler |
| | M Handley | D K Watts |
| | G Harvey | I White |
| | R I Jackson | J Williams |
| | E Kerry | B Wombwell |

Also in
attendance: J Cox, Deputy Youth Mayor.

Apologies for absence were received from Councillors S D Barber, A F M Ford, M Y Hegyi, L A Lally, P Lally and H Kinoucha, Youth Mayor.

43. MOTION WITHOUT NOTICE

A motion was proposed by Councillor R I Jackson and seconded by Councillor J M Owen that agenda items 6, 13 and 14 be moved to the beginning of the meeting.

The motion on being put to the meeting was lost.

44. DECLARATIONS OF INTEREST

Councillor T P Brindley declared a disclosable pecuniary interest in item 4 as his employer owns green belt land in the Borough, minute 56 refers.

45. MINUTES

The minutes of the meeting held on 23 July 2014 were confirmed and signed.

46. MAYOR'S ANNOUNCEMENTS

The Mayor gave a résumé of his engagements since the last Council meeting, which included his attendance at birthdays and wedding anniversaries in addition to attending the Broxtowe Play Forum, Stapleford Carnival and other community celebration events. The Mayor showed a short film of his engagements which would be made available on the Council's website.

47. PRESENTATION OF PETITIONS

No petitions were presented.

48. PUBLIC QUESTIONS

A question, which was addressed to Councillor M Radulovic MBE, Portfolio Holder for Housing and Strategic Planning, was received from Ms M Kee which stated:

"You have the opportunity to safeguard the site for HS2 in order to properly assess what should happen at that site and maximise the potential opportunities here. Will you urge councillors to vote to safeguard the site at Toton for HS2?"

The Portfolio Holder responded by stating:

"The Inspector arranged a separate hearing session to ensure that those who had different views about development at Toton had every opportunity to have their say. Having heard this evidence, including much criticism of the Volterra report, the Inspector completely endorses the Council's approach to growth at this crucially important location including the provision of 500 homes in addition to, but not instead of, large scale employment generating businesses, and our use of the Toton Advisory Committee to ensure that development in this location takes full advantage of the unique opportunities that the HS2 station will bring."

49. MEMBERS' QUESTIONS

There were no questions from members.

50. PORTFOLIO HOLDERS' REPORTS

The Portfolio Holder for Housing and Strategic Planning presented his report. Responses to comments included:

- Ilkeston Station – the report was welcomed and it was hoped there would be no further delays to work on the project.
- Wyndham and Peatfield Court Redevelopment – tenants had been treated well during the redevelopment.
- Housing Repairs – The poor performance of gas contractors prior to the transfer to in-house services had highlighted the need to ensure better provision in the future.
- Retirement living – Councillor J C Patrick was praised for her work in the field of dementia in order to improve the quality of life for residents.

In the absence of the Portfolio Holder for Community Safety the Leader presented the report. Responses to comments included:

- Eastwood South – the police and other agencies were taking a strong approach to tackle crime in the area.

The Portfolio Holder for Resources presented the report. Responses to comments included:

- Member development – All members were encouraged to attend the “I’m not Prejudiced” – Really? and Dementia Awareness bitesize evening.

The Portfolio Holder for Environment presented his report. Responses to comments included:

- Bin collections – the assisted collection programme was praised and the scheme would be extended.
- Maintenance of parks – weekend staffing would be looked into to avoid extra debris in parks.

The Portfolio Holder for Bringing People Together presented his report. Responses to comments included:

- Free swimming – it was hoped the programme would run again next year.

The Portfolio Holder’s report for Jobs and Business Growth was presented.

51. YOUTH MAYOR’S REPORT ON BROXTOWE YOUTH COUNCIL ACTIVITIES

There was no report from the Youth Mayor.

52. ANNUAL REVIEW OF SCRUTINY

The Chair of the Overview and Scrutiny Committee presented the annual review and stated that scrutiny system had been in place at the Council for six years. All councillors and officers were thanked for their involvement over the six years. The Committee would shortly be reviewing the system by which the Council is governed and all councillors were asked to contribute to the review.

53. MEMBERS' SPEECHES ON WARD ISSUES

There were no members' speeches on ward issues.

54. MEMBERS' REPORTS ON OUTSIDE BODIES

Councillor F Prince submitted a report regarding the Rylands Community Centre.

Councillor A Cooper gave an overview of the Broxtowe Wildlife Forum.

Councillor S D Barber submitted two reports on the Beeston Canalside Heritage Project and the Joint Planning Advisory Board.

55. EASTWOOD, GREASLEY AND NUTHALL APPLICATIONS FOR NEIGHBOURHOOD PLAN AREA DESIGNATION

The Localism Act 2011 introduced new processes for communities to get involved in the planning of their areas through the preparation of neighbourhood plans. The powers came into force on 1 April 2012 with the publication of associated neighbourhood planning regulations. This provides local communities through parish councils with the power to shape and encourage delivery of new development.

Members considered applications which sought approval for the designation of the whole of Eastwood Parish, Greasley Parish and Nuthall Parish as appropriate for the respective Town and Parish Councils to prepare a Neighbourhood Plan.

RESOLVED that:

1. **The Eastwood Neighbourhood Area be designated for the reasons set out in the application.**
2. **The Greasley Neighbourhood Area be designated for the reasons set out in the application.**
3. **The Nuthall Neighbourhood Area be designated for the reasons set out in the application.**

56. REPORT ON THE ADOPTION OF THE BROXTOWE ALIGNED CORE STRATEGY

Broxtowe Borough Council, along with Gedling Borough Council and Nottingham City Council, had jointly prepared Aligned Core Strategies which cover the combined administrative areas and set out a spatial strategy and key planning policies for sustainable development.

The motion was moved by Councillor M Radulovic MBE and seconded by Councillor D K Watts. The Leader opened the debate and his comments included:

- Since March 2012 the government's policy for plan preparation and sustainable development had been contained in the National Planning Policy Framework.
- There was much debate during the preparation of the Core Strategy and at the examination over whether Broxtowe's housing provision was sufficient to meet the Borough's share of Greater Nottingham's objectively assessed housing need and whether higher figures, promoted by developers, or lower figures, promoted by parish councils, members of local communities and interest groups, were required.
- The joint working arrangements that this Council has in place with its Greater Nottingham neighbours and the efforts of Council officers and all members to ensure this joint working achieved a good outcome for current and future residents of Broxtowe, should be praised.
- Recent appeals at Hemphill Hall in this Borough and at Radford Bridge in Nottingham provide us with clear examples as to what is likely to happen at appeal if council's tried to refuse planning permissions with no up to date Core Strategy in place.
- There had been concern over the evidence supporting the Council's housing figures, though this concern was not shared by the Inspector.
- The Council was able to argue successfully for lower figures given the extensive work that officers across the whole of our Greater Nottingham Partnership undertook to show that higher projections were not accurate. Due to the high population of students and younger people moving into the area, the number of new homes to meet the job ambitions of our group of councils was assessed as 50,000 and not the earlier promoted 70,000 figure. This approach was endorsed by the Inspector.
- Broxtowe's officers sought to achieve substantial public awareness. On two separate occasions arrangements were made to send leaflets to every household in the Borough and every parish or town council which requested officers to attend either their own meetings or public meetings had an officer attend. Drop in sessions were held at several locations throughout the Borough. Given this Council's commitment to ensuring the required growth was to be delivered, this was controversial and unpopular in some places particularly where green belt boundary changes were proposed. However, the

alternative of not meeting the housing figures now endorsed by the Inspector in the Core Strategy would have resulted in no sound plan and a planning appeal free for all which would be highly likely to lead to more development outside of existing settlement limits and not less.

- The Inspector was satisfied that the volume of responses made to the Core Strategy indicated a very healthy level of response and interest and that criticisms that residents of Toton were excluded from taking part in the examination were not supported by the evidence.
- Regarding Field Farm, the Inspector shared the view that the exceptional circumstances required to remove the site from the green belt is met.
- Some green belt sites are necessary, and Toton and Field Farm are the two most sustainable options to include in the Core Strategy. Officers had been requested to move on as quickly as possible to ensure that additional sites in and around Brinsley, Awsworth, Eastwood, and Kimberley together with further development around the main built up area of Nottingham are put in the public remit as soon as the available evidence is ready in order to establish a preferred approach to the site allocations.
- The Council had been given notice of a threat of a legal challenge if the Core Strategy was adopted. The Council had taken its own expert advice which was that the Core Strategy can be lawfully adopted. If a challenge was made then this would be responded to in due course.

Members subsequently considered the adoption of the Aligned Core Strategy and the amended policies map as part of the statutory development plan for Broxtowe Borough. Comments included:

- The opposition party had not stated that the Council should not have a Plan.
- Consultation had been inconsistent and pitted communities against each other. Consequently, this has artificially demonstrated support for development elsewhere.
- The accuracy and relevance of some of the evidence was questioned as it was out of date. The latest evidence should have been prioritised.
- Broxtowe residents could not trust the projections for housing figures and a robust case should have been made for a lower figure.
- There were concerns that if houses were built around the potential HS2 site opportunities for economic development could be lost.
- The Council had not enabled brownfield sites to come forward quickly enough.
- The Planning Minister had announced that additional guidance was to be announced imminently which should be considered.

A motion was proposed by Councillor R I Jackson and seconded by Councillor J M Owen that consideration of the Aligned Core Strategy be deferred until further guidance was issued by the Planning Minister.

A recorded vote was requested and the voting was as follows:

| <u>For</u> | <u>Against</u> | <u>Abstention</u> |
|--------------|-------------------|-------------------|
| E H Atherton | D Bagshaw | |
| L A Ball BEM | S A Bagshaw | |
| J L Booth | S J Carr | |
| J S Briggs | R A Charlesworth | |
| M Brown | A Cooper | |
| D A Burnett | R H Darby | |
| N Green | D Grindell | |
| M Handley | S Heptinstall MBE | |
| G Harvey | G Marshall | |
| R I Jackson | M E McGuckin | |
| E Kerry | J W McGrath | |
| H G Khaled | A J Oates | |
| J M Owen | J C Patrick | |
| J S Rowland | F Prince | |
| P D Simpson | M Radulovic MBE | |
| | K E Rigby | |
| | C E Robb | |
| | R S Robinson | |
| | I L Tyler | |
| | D K Watts | |
| | I White | |
| | J Williams | |
| | B Wombwell | |

The motion on being put to the meeting was lost.

Following the vote members debated the substantive proposition. The following points and suggestions were included:

- More homes were needed in the Borough but the green belt needed to be protected.
- The ruling group did not try and reduce numbers. The City would now expand into Broxtowe as a result. The Council should build on brownfield sites before the green belt is used.
- As the most densely populated district in the County Broxtowe should have acted alone in order to concentrate on the Borough's own needs. The ruling parties had sacrificed the green belt and councillors in Toton would be hamstrung by the building of so many homes.
- The Council should have consulted on the requirements of Broxtowe residents. The Inspector was wrong to ask for coalescence and although she stated that the Plan was sound that did not mean it was the right thing for the Borough.
- Houses may be necessary but so were the needs of agriculture.
- Councillors should stand up for the needs of residents and listen to their demands.

- There was a housing crisis that needed to be addressed. The consequences of a lack of housing were to be seen in many Broxtowe wards and not building would cause further problems.
- Inaccuracies had been forwarded by the opposition. It was wrong to suggest that the green belt would disappear through lack of protection and plans would benefit Nottingham. This Council was right not to copy other councils and not a single site went into the Strategy without being considered.
- The correct evidence was considered as it built on previous information. The Inspector would have informed the Council if the information was out of date. This Council was one of the only authorities to have a Core Strategy approved without modification.
- The Aligned Core Strategy was the culmination of six years' work. Brownfield sites would be developed first and it was important to work with developers and not against them. The plan would provide homes for the future and protect the environment.

A recorded vote was requested and the voting was as follows:

| <u>For</u> | <u>Against</u> | <u>Abstention</u> |
|-------------------|----------------|-------------------|
| D Bagshaw | E H Atherton | |
| S A Bagshaw | L A Ball BEM | |
| S J Carr | J L Booth | |
| R A Charlesworth | J S Briggs | |
| A Cooper | M Brown | |
| R H Darby | D A Burnett | |
| D Grindell | N Green | |
| S Heptinstall MBE | M Handley | |
| G Marshall | G Harvey | |
| M E McGuckin | R I Jackson | |
| J W McGrath | E Kerry | |
| A J Oates | H G Khaled | |
| J C Patrick | J M Owen | |
| F Prince | J S Rowland | |
| M Radulovic MBE | P D Simpson | |
| K E Rigby | | |
| C E Robb | | |
| R S Robinson | | |
| I L Tyler | | |
| D K Watts | | |
| I White | | |
| J Williams | | |
| B Wombwell | | |

RESOLVED that the Council:

1. **Adopts the Greater Nottingham, Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy as attached in the report at appendix 5 (including appendix E of the Aligned Core Strategy which confirms which of the Broxtowe Borough Local Plan policies would be deleted).**

2. **Adopts the changes to the Policies Map as attached at appendix 6 of the report.**
3. **Delegates authority to the Chief Executive in consultation with the Leader of the Council to make minor changes necessary prior to publication of the Core Strategy (such changes will not alter the content of appendix 5 or 6 of the report).**
4. **Notes that the adopted documents and an adoption statement will be published in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.**

(Having declared a disclosable pecuniary interest in the item Councillor T P Brindley left the meeting before discussion and voting thereon.)

57. NOTICE OF MOTION

The following notice of motion had been received under standing order 9 from Councillor M Radulovic MBE and was seconded by Councillor F Prince:

"This Council has signed up to the community covenant and continues to support and celebrate the service of Her Majesty's Armed Forces to the nation. To continue to enable the Council to show this support Council is asked to approve a motion that: delegated authority be given to the Chief Executive, in consultation with the Leader to allow expenditure up to £5,000 in order to engender better relations between the community and the Armed Forces."

The motion, on being put to the meeting, was carried.

58. COMMUNITY GOVERNANCE REVIEW

At the Council meeting on 11 February 2014 a motion was carried requiring a Community Governance Review to be completed by the end of December 2015.

Members considered a proposed timetable for the Community Governance Review and it was suggested that the Review begin imminently. A further suggestion proposed commencement in 2016.

An amendment was moved by Councillor M Radulovic MBE and seconded by Councillor R A Charlesworth that the review be timetabled in order for it to be taken through the budget process. This would allow for consideration of resource implications.

The amendment on being put to the meeting was carried.

RESOLVED that the Community Governance Review be considered through the budget process.

59. MINOR AMENDMENTS TO THE CONSTITUTION

It was agreed by members that this item be withdrawn from the agenda.

60. COMMON SEAL

RESOLVED that the Common Seal be affixed to or the Proper Officer do sign on behalf of the Council, where appropriate, any orders, deeds or documents necessary to give effect to any resolutions of the Council or Cabinet or committee.