

Report of the Director of Legal and Planning Services

PART 2 LOCAL PLAN – HOUSING SITE ALLOCATIONS1. Purpose of report

To note the supply of urban sites identified in the SHLAA and publish the SHLAA, and consider the most sustainable and deliverable housing allocations for inclusion in the Part 2 Local Plan. Other mixed use and non-residential allocations and detailed policies will be reported to upcoming meetings of the Jobs and Economy Committee on 23 February and 16 March. Subject to this Committee endorsing the Part 2 Local Plan following the final meeting on 16 March, the plan will be published for a 6 week period of formal representations in April 2017.

2. Background

The Council adopted the Core Strategy in September 2014, and this plan withstood a legal challenge against the approach to housing need and Green Belt protection in April 2015. Cabinet considered the possibility of reviewing the Core Strategy in October 2015 and concluded that any attempt to re-visit issues of principle very recently established in the Core Strategy would not be successful. Cabinet also endorsed an approach to get the maximum possible development on previously developed urban sites. The current position of plan preparation is that the Core Strategy is the Part 1 Local Plan and sets out the need and broad locations for development including housing, how this is balanced between general environmental protections, and specifically the Green Belt, and the distribution strategy based on this. The Part 2 Local Plan now needs to make the detailed allocations to meet the full housing need set out in the Core Strategy over a five year period (the five year supply) and over the whole plan period which runs until 2028.

3. Details

The appendices that follow provide the details. These are listed below

Appendix 1 – Summary of recommended allocations

Appendix 2 – Summary of the SHLAA including five year supply

Appendix 3 – Summary of requirements for individual allocations

Appendix 4 – Allocations maps

Appendix 5 – Summary of consultation responses

4. Financial implications

The Local Plan examination is likely to cost up to £80,000. This is included in the budget for the 2017-18 financial year. Not publishing a plan that makes the necessary provision for housing is likely to lead to appeals which will cost significantly more than this.

Recommendation

The Committee is asked to:

1. NOTE the publication of the SHLAA.

2. RESOLVE that the allocations listed in appendix 1, tables 4a and 4b be approved for inclusion in the Part 2 Local Plan.

Background papers

Nil

APPENDIX 1

Site allocations summary

The target

Housing targets are set out in the Core Strategy and in terms of overall numbers the Core Strategy sets out the following:

Table 1 - Core Strategy Distribution

Location	Housing numbers
Main Built Up Area of Nottingham (Beeston, Chilwell, Attenborough, Bramcote, Toton, Stapleford and Nuthall east of the M1)	3,800 (minimum)
Eastwood (including Giltbrook and Newthorpe in Greasley)	1,250 (up to)
Kimberley (including Nuthall west of the M1 and Watnall)	600 (up to)
Awsworth	350 (up to)
Brinsley	150 (up to)
Total	6,150 (minimum)

Strategy for meeting the target

The Core Strategy identified the most sustainable and deliverable way of meeting the need is one of 'Urban Concentration with Regeneration'. This means getting as much new development as possible in and around the main built up area of Nottingham. This has the benefit of securing new development in the area closest to the main urban centre of Nottingham which has the best transport links and is located in the strongest housing submarket (the Beeston area south of the A52 extending to Toton). This strategy means that the pressure of releasing Green Belt sites further away from the main centres of population is reduced.

Policies 2 and 3 of the Core Strategy (The Spatial Strategy and the Green Belt) require a search sequence for sites as follows:

1. Sites in the main built up area (mainly the urban south of Broxtowe)
2. Sites in the existing settlements of Eastwood, Kimberley, Awsworth and Brinsley
3. Sites on the edge of the main built up area of Nottingham
4. Sites on the edge of the four settlements listed above

For points 1 and 2 the SHLAA is the key piece of evidence and this report contains the following availability of urban sites when taking into account a limited windfall allowance of 300 homes which is in accordance with the Core Strategy.

Table 2 - Whole Plan supply (2011 to 2028)

Location	Housing Supply
Main Built Up Area of Nottingham (Beeston, Chilwell, Attenborough, Bramcote, Toton, Stapleford and Nuthall east of the M1)	4002 (includes 500 homes at Chetwynd during the plan period plus the Core Strategy allocations at Field Farm and Toton)
Eastwood (including Giltbrook and Newthorpe in Greasley)	1,069
Kimberley (including Nuthall west of the M1 and Watnall)	414
Awsworth	103
Brinsley	39
Total	5631 (includes 4 rural dwellings)

Table 3 - Five Year Supply (2017 to 2022)

Required Supply	Actual Supply
3,452	2,513

Issues to be addressed in the Allocations for the Part 2 Local Plan

1. Plug the gap in the whole plan supply with an emphasis on the main built up area of Nottingham.
2. Plug the gap in the five year supply.

Without doing both of these things the plan is likely to be found unsound.

Additional Allocations

The additional allocations that follow are sites without an implementable planning permission or a resolution to grant planning permission. This means that sites such as Boots, Beeston Business Park, Toton, Field Farm, Kimberley Brewery and numerous others are not required for allocation as the Council has already resolved via a planning application that residential development is acceptable on these sites. The Toton site will be reported to a future meeting of Jobs and Economy as this will be a recommended mixed use allocation with significant employment development in association with HS2.

The urban sites to improve the five year supply above the figures in the SHLAA are:

- i) Walker Street Eastwood. This is in the control of the Nottinghamshire County Council as landowner and with a clear implementation strategy the site can be brought forward earlier in the plan period with an improvement in the five year supply of 170 dwellings. In addition to this the County Council are proposing an area of the site adjacent to the new school is developed for extra care housing which is likely to yield between 30 and 50 individual units.

- ii) Eastwood Road, Kimberley. This is a deliverable site and the owners are in discussion with the Council. The 40 homes that are already allocated can come forward in the next five years.

Other sites to improve the five year supply:

- iii) Bramcote (east of Coventry Lane) 200 out of a total allocation of 300.
 iv) Stapleford (McCanns and land behind the crematorium) 200 out of a total allocation of 240.
 v) Awsworth (200 out of a total allocation of 250).
 vi) Brinsley (110 which is the total allocation).

Other Allocations which are needed for the whole plan supply and will take longer to come forward (not in the five year supply)

- i) Chetwynd Barracks (500 homes during the plan period)
 ii) Kimberley Depot, Kimberley Caravans and the area to the rear (105 which is the total allocation).

These sites are shown in the tables below with those in a red background being urban and/ or Core Strategy sites that are already included in the SHLAA. Those with a green background are additional allocations to be made in the Green Belt as part of this Part 2 Local Plan. The Kimberley site, which is coloured purple, has areas in the urban area and Green Belt.

Table 4a – Recommended allocations without planning permission to improve the five year supply.

Site	Total allocation during the plan period (to 2028)	Additional number to those already included in the 5 year supply
Walker Street, Eastwood	200	170 not including the extra care housing
Eastwood Road, Kimberley	40	40
Bramcote (east of Coventry Lane)	300	200
Stapleford (west of Coventry Lane)	240	200
Awsworth (west of the village inside the bypass)	250	200
Brinsley (east of the village to the rear of the recreation ground off Church Lane)	110	110
Total	1140	920

Table 4b – Recommended allocations without planning permission to improve the whole plan supply.

Site	Total Allocation during the plan period (to 2028)	Additional number to those already included in the 5 year supply
Chetwynd Barracks	500	0
Kimberley Depot	105	0
Toton	500	0
Lilac Grove Severn Trent site	150	0
Beeston Maltings	56	0
Beeston Van Hire	19	0
Beeston Cement Depot	21	0
Wollaton Road, Beeston	12	0
Eastwood Road, builders yard, Kimberley	22	0

There will still need to be some small additions, but these will be achievable as work is ongoing to bring forward further sites already identified in the SHLAA. When including an additional number of extra care units of 30 at the Walker Street site, together with the allocations listed above, this will give the Council a five year housing land supply of 5.02 years (3463 against a requirement of 3452). Ideally it would be better to have a larger 'buffer' but in the view of officers there is already sufficient flexibility in the supply with a limited windfall allowance, a realistic assessment on the timing of delivery, a 20% buffer already and significant steps to bring difficult sites forward. Of the sites recommended for allocation the two Green Belt allocations that perform better in terms of delivery are the two at Bramcote and Stapleford.

Of the remainder there are choices available to members. These larger options within areas previously subject to consultation on Green Belt boundary change include:

1. A larger allocation at the south of Kimberley (100 extra)
2. North of Nethergreen (200 extra)
3. South of Blenheim Industrial estate Nuthall (120 extra)
4. Land East of Toton/ Stapleford Lane (200 extra)

The reason for the recommendation not to include these additional sites for allocation is given in summary below, and in more detail in the Sustainability Appraisal which is on the website.

Kimberley

The recommended allocation is in line with the emerging position in the Kimberley Neighbourhood Plan, follows defensible Green Belt boundaries at the rear and south of the Depot, has an acceptable existing access onto Eastwood Road and is deliverable albeit with relocation issues for Kimberley Caravans and the Depot which will need to be resolved.

To extend the site further to the east will give rise to a number of difficulties which make an allocation in this area problematic on a number of relevant planning grounds. An allocation for housing will take the available urban supply for Kimberley over the 600 homes figure specified as a maximum in the Aligned Core Strategy. The housing market in Kimberley is not as strong as elsewhere in the south of Broxtowe and such an increase would put at risk the significant efforts that have been put into delivering Kimberley Brewery for housing redevelopment. In simple terms the easier to develop sites are likely to come forward first at a time when the Kimberly Brewery site is now available for development with all pre-demolition planning conditions successfully addressed.

Previous rounds of consultation indicated significant highway issues on Church Hill. There is no committed proposal to extend the tram. However, one of the likely routes if this does occur in the future is the dismantled railway which as currently recommended forms the south eastern boundary of the area to be allocated for development. This allows more space for the tram infrastructure than would be the case if both side of the dismantled railway were developed.

North of Nethergreen

The site north of Nethergreen bounded by the dismantled railway to the north is recommended to be rejected for reasons that are similar in some respects to Kimberley. Eastwood is one of the weaker housing submarkets in Broxtowe, and a full allocation on this site will take the housing figure for Eastwood over the 1,250 'up to' figure specified in the Core Strategy. As with Kimberley this may jeopardise the significant supply of previously developed sites within the town of Eastwood, and within the adjacent built up urban areas in Greasley Parish.

The shortfall of 181 homes from the Aligned Core Strategy figure of 1,250 is not so large in the context of the Core Strategy with a focus on the Main Built up area of Nottingham, and in addition there are significant efforts ongoing to bring forward other large and difficult to develop sites within Eastwood, which are expected to show more significant progress at the time the Part 2 Local Plan is due to be published in April.

If either the west or east of the site were to be developed with the remainder staying in the Green Belt, this could keep the housing provision to below the 1,250 figure. However, each option has adverse planning issues. For an allocation on the eastern half of the site, this would result in a better 'rounding off' of the settlement of Eastwood, but it would require an access road to bisect the open fields to the west, as no other access is feasible. This would also have a more significant impact on views from the Conservation Area within Eastwood,

including from the DH Lawrence trail. If housing were to be developed on the western half of the site this would have less of an impact on DH Lawrence landscape, but would have more of an adverse impact on the setting of the listed buildings on the western side of Mansfield Rad, and particularly Hall Farm.

The recommended allocations do not result in such adverse impacts on either the landscape or built environment heritage.

South of Blenheim Industrial Estate, Nuthall

Nuthall are the first Parish Council to publish their Neighbourhood Plan and this area is included as an area of search if Green Belt boundary change is proposed in the Parish of Nuthall. However, as a result of more detailed investigation, there are significant difficulties in securing an acceptable residential allocation within this area. The site is adjacent to Sellers Wood Site of Special Scientific Interest (SSSI) which is designated both for its significance as a protected wildlife site and as an ancient woodland. No access would be possible through Sellers Wood, and instead would need to come through Blenheim Industrial Estate. This would be an unattractive and potentially unsafe route for pedestrians and cyclists to use, with the likely conflict with Industrial traffic. In addition there are significant delivery issues in relation to a purely residential allocation. There are necessary set backs away from the wood to the east and also the confirmed HS2 line to the west. The site is adjacent to Bulwell which is one of the weaker housing sub markets in Greater Nottingham, and this together with the significant access difficulties, make a residential allocation questionable in term of its delivery. It is likely that to make the site viable significant employment allocation would be needed which would conflict with the Parish Council ambition for a Country Park, would be much more intrusive in the Green Belt, and potentially would compete with the already established strategy of securing the highest quantum of economic development around the HS2 station in Broxtowe.

Toton

As stated earlier in the report, Toton will be a recommended mixed use allocation in line with the Cabinet decision of December 2015. However, there are options available for additional housing to the 500 homes settled upon by Cabinet and since granted planning permission. Realistically these would need to be accommodated on the eastern side of Toton/ Stapleford Lane south of the tram line given the significant need for large scale employment provision in close proximity to the station. However, such housing would still remove the availability of the eastern side of the side to accommodate either office or leisure provision which would add to the sustainable mixed use economic offer of this strategic location. In addition the Chetwynd site is now available and proposed to be allocated for significant residential development.

Other options not subject to consultation on Green Belt boundary change include:

5. Land west of St Johns College, Bramcote
6. Land west of Woodhouse Way, Nuthall
7. Land south of Redfield House Farm, Nuthall
8. Land west of Alma Hill, Kimberley

9. Land at Gilt Hill Farm, Kimberley
10. Land East of Baker Road, Giltbrook
11. Land north of the tram line, Chilwell

The reason for rejection of these sites and others is given in the Sustainability Appraisal on the website. In summary these sites are all outside of areas consulted on for Green Belt boundary change which were those same areas that were judged to be more appropriate for allocation in line with the purposes of including land in the Green Belt, and the evidence to support the Core Strategy.

Remaining Issues

1. The strategy exceeds the Core Strategy figure of 3800 for the main built up area of Nottingham. With the two allocations at Bramcote and Stapleford this will give a figure of 4,542 including 200 of the 300 Borough wide windfall allowance. Infrastructure issues are being investigated and can be acceptably addressed.
2. Without additional sites in Eastwood and Kimberley this will give lower figures for these two areas (Kimberley 81 short and Eastwood 181 short including 100 of the 300 Borough wide windfall allowance).

There are sound planning arguments to have additional housing in and around the main built up area of Nottingham. These are to focus housing where it is most needed, where it is most viable, where it has least impact on the strategic purpose of the Green Belt in keeping Nottingham and Derby separate, and has the best transport links to Nottingham. If the figure for allocation in and around the main built up area of Nottingham is kept to 3,800 there will be no realistic option other than to allocate very substantial areas of additional land around Brinsley, Awsworth, Eastwood and Kimberley. This option is unlikely to be found sound by the Inspector as it will direct housing away from the most sustainable and viable locations and into areas that are less so.

APPENDIX 2

SHLAA summary

The whole plan supply and five year supply is provided in Appendix 1

The assessment of a five year supply above follows advice on calculating the supply as set out in the National Planning Practice Guidance (NPPG). This includes the following steps:

1. Applying the need for new homes on the most recently adopted plan taking full account of the objectively assessed need for housing across the whole housing market area. The Core Strategy does this.
2. Applying a buffer of 20% where there has been a persistent under-delivery of housing (which in Broxtowe there has been).
3. Applying the shortfall in houses required, compared to those built, in full to the five year requirement.
4. Applying a discount rate based on historical data on lapsed permissions. These are sites with planning permission that are not built.
5. Applying a windfall allowance based on historical data of small sites. These are sites coming forward for development that have not been allocated for housing. Large sites would be allocated in the Part 2 Local Plan.

Broxtowe over a number of years has been taking steps to boost significantly the supply of housing as required by the NPPF. A summary of these steps is given below and the full details are included in the SHLAA

- Developer panel to test assumptions including on inclusion of sites (mainly with planning permission).
- Call for sites – undertaken in 2012 and 2015.
- Work with Greater Nottingham Councils on a consistent methodology (but variations on 20% or 5% buffer to the supply depending on circumstances)
- At Broxtowe a buffer of 20% is applied to the housing supply.
- Understanding of housing sub markets and tailor assumptions on this basis. This is in evidence to support the Core Strategy and will be updated once final decisions are taken on allocations.
- Testing delivery of sites which was done in the Core Strategy process and will be again before the Part 2 Local Plan is submitted.
- Working closely with Parish and Town Councils on their neighbourhood plans. This includes steps to achieve local support for new development and an understanding of the community benefits that should be required in support of this.

- Looking critically at Employment sites to ascertain which may be suitable for housing (2012 and again this year).
- Applying a limited windfall allowance based on 5 years data and small sites only. This approach has been accepted in an appeal decision at Hempshill Hall with the same national policy framework as now.
- Applying a discount rate based on previous years data on non-implementation
- Engaging positively in pre-application discussions with a development team approach.
- Taking a pragmatic approach to S106 negotiations (reductions in £8m of policy compliant S106 in the previous 2 years).
- Applying the Sedgfield approach to the shortfall. This is applying the shortfall in full to the five year supply period and is the approach preferred both by the Core Strategy Inspector and National policy in the NPPG.
- A Planning Department re-structure with an Economic Development team specifically focussed on securing new housing on previously developed sites. Two new posts created in 2014 and 2016.
- Economic Development Strategy published with re-development of Brownfield sites a priority.
- Use of CPO powers such as at Moults Yard.
- Putting developers directly in touch with housebuilders in an effort to unlock stalled sites.
- Use of Council land such as at Beeston Town Centre.
- Constructive use of planning conditions looking at innovative ways of ensuring housing is delivered. An example is requiring Aldi to arrange for the housing to be built on their site by the time the store is ready to open.
- Consistent and ongoing dialogue with Infrastructure providers and environmental groups either via workshops, or in other meetings.
- A plan led approach to addressing the shortfall – The timetable for getting the Part 2 Local Plan approved is being met.
- A Self-build register has been prepared with partners across the Housing market area and is being hosted on the Erewash Borough Council website.
- Use of workshops and OPUN to secure greater public buy in to housing development.
- Use of training on Neighbourhood Plan preparation (three events) and BIMBY (Beauty in my back yard) all with a view to getting communities to accept more housing development.
- Work with the County Council to address infrastructure requirements.

Allocations summary

The allocations are selected on the basis on the 14 criteria in the Sustainability Appraisal, and on Green Belt issues. The sustainability criteria are listed below:

- Housing,
- Health,
- Heritage,
- Crime,
- Social,
- Biodiversity and Green Infrastructure,
- Landscape,
- Natural Resources and Flooding,
- Waste,
- Energy,
- Transport,
- Employment,
- Innovation,
- Economic Structure.

The Green Belt issues comprise an assessment of the five purposes of including land in the Green Belt which are:

- To check the unrestricted sprawl of large built up areas,
- To prevent neighbouring towns from merging into one another,
- To assist in safeguarding the countryside from encroachment,
- To preserve the setting and special character of historic towns,
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

The sustainability appraisal in relation to the sites, both proposed to be allocated and other options are available on the website, as is the 'preferred approach to site allocations' which was published in February 2015. This comprised an assessment of potential areas to be released from the Green Belt, based on the criteria listed above. The sustainability appraisal work has been informed by detailed design review assessments, landscape character appraisal, equalities assessments and infrastructure delivery planning.

The detailed allocations are in Appendix 4 with a summary below. However, in the second part of a 2 part Local Plan, this exercise does not start from scratch as all of these factors have been considered as part of the Core Strategy including the extensive evidence base supporting the Core Strategy which is available on the Greater Nottingham Growth Point website. This includes assessing the need for new development, the most appropriate way of meeting it in general terms and the balance between meeting this need and protecting the Green Belt. Specifically this included having a lower housing provision figure early in the plan period to allow for large sites requiring significant investment in infrastructure to start delivering housing.

The Inspector for the Core Strategy was satisfied that the test of exceptional circumstances to require Green Belt boundary change in general terms had been met. The High Court judge in relation to the legal challenge to the Core Strategy concluded that this was a lawful decision to reach and at paragraph 51 of his decision identified 5 steps to ascertain exceptional circumstances as follows:

- The acuteness of the need for new development
- Constraints on the supply
- Difficulties in achieving sustainable development without Green Belt development
- Harm specific to the Green Belt
- The extent to which such harm can be ameliorated

The first two points are addressed in the Core Strategy and the SHLAA. The assessment of the sites that follows takes into account this relevant background, sustainability appraisal and infrastructure delivery issues.

The remainder of this report provides a more detailed assessment of the sites recommended to be released from the Green Belt and Chetwynd and Walker Street, on the grounds that the remaining allocations within the urban area are fully in line with the already approved strategy in the Core Strategy of urban concentration with regeneration, are deliverable for the numbers of homes proposed during the plan period as indicated in the SHLAA, and follow the requirements that are still fit for purpose when these sites were originally allocated in 2004. The following assessment take into account the responses to the workshops held during 2016, earlier rounds of consultation, including comments made from a variety of statutory consultees, discussions with those preparing neighbourhood plans where a relevant body has been designated for this purpose, the design review work undertaken and delivery issues.

Chetwynd

- 800+ homes of which 500 are developable during the plan period with none deliverable to contribute to the five year supply.
- Connections to and through the site providing a direct east / west link with convenient access to the HS2 station.
- Pedestrian crossing points provided/ enhanced on surrounding roads.
- Cycle paths provided.
- Provision of a bus route through the site.
- Convenient connection to the tram.
- Where possible, mitigate highway impacts on the wider road network to ensure that congestion is not made worse than currently exists.
- Link to the open space at the eastern end of the site.
- Location of new school in this area with a short distance to access this open space.
- Retain and enhance green infrastructure around the eastern and northern areas of the site to provide attractive walking and cycling routes.

- Boulevard approach to street scenes with existing large trees retained and grass verges.
- Open up the listed memorial to public access.
- Incorporate an enhanced public space to the south of this in addition to the memorial garden to the north.
- Re-use existing military buildings on the site where possible and where not incorporate a layout that reflects the building layout currently on site.
- Provide a small retail/ service centre along the main through route. This is to be a scale to meet the local need arising from the housing development.
- Small scale employment provision.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives.

Exceptional circumstances for Green Belt release

- None needed (urban site).

Infrastructure delivery issues

- Work underway regarding transport and contamination. No unresolvable issues.

Bramcote (east of Coventry Lane)

- 300 homes of which all are developable during the plan period with 200 deliverable to contribute to the five year supply
- Connections to and through the site providing enhanced Green Infrastructure corridors linking urban areas of Nottingham to the east with Bramcote/ Stapleford Hills, Bramcote Park, Boundary Brook, Pit Lane wildlife site, Nottingham Canal and Erewash Valley trail.
- Pedestrian crossing points provided/ enhanced on surrounding roads and design measures incorporate to slow traffic speeds on Coventry Lane.
- Cycle paths provided.
- Enhanced bus routes adjacent to the site.
- Where possible, mitigate highway impacts on the wider road network to ensure that congestion is not made worse than currently exists.
- Requirement for a redeveloped school including new playing pitches to be undertaken in conjunction with or earlier than housing development. A redeveloped school should be sited south of the ridge with the ridge to be kept free of built development.
- Links to redeveloped school land and playing pitches to the south.
- Cut back planting along the route from Moor Lane north at the eastern edge of the site to open up the geological features this area.
- Re-designate the school site and leisure centre as school/ leisure centre re-development site. This will include sufficient land to enable a rebuilt leisure centre if required.

- Re-designate the school playing fields at the south of the site, Bramcote Hills Park and Bramcote Hill as Local Green Space in line with the up to date definition in the NPPF.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives.

Exceptional circumstances for Green Belt release

- The areas at the north of the site bounded by the railway line/ Coventry Lane to the west/ the ridge to the south , and urban areas within Bramcote to the east performs well when assessed against the five purposes of including land in the Green Belt
- The housing requirements cannot be met without some Green Belt release and Bramcote is one of the best performing sites in the SA
- Bramcote is one of the highest value areas in the Borough of Broxtowe which means that development in Bramcote can secure greater public benefits from development than elsewhere
- Two of the most immediate public benefits are the provision of 30% affordable housing in an areas of high affordable housing need and a complete redevelopment of the School
- Immediate access to large areas of attractive green infrastructure with health benefits for new and existing residents, but making such assets more accessible, particularly in traffic measures on Coventry Lane with a view to slowing cars down and making it safer to cross the road.

Infrastructure delivery issues

- Work underway regarding transport and other infrastructure. No unresolvable issues

Stapleford (west of Coventry Lane)

- 240 homes of which all are developable during the plan period with 200 deliverable to contribute to the five year supply.
- Connections to and through the site providing enhanced Green Infrastructure corridors linking urban areas of Nottingham to the east with Bramcote/ Stapleford Hills, Bramcote Park, Boundary Brook, Pit Lane wildlife site, Nottingham Canal and Erewash Valley trail.
- Pedestrian crossing points provided/ enhanced on surrounding roads and design measures incorporated to slow traffic speeds on Coventry Lane.
- Cycle paths provided.
- Enhanced bus routes adjacent to the site.
- Where possible, mitigate highway impacts on the wider road network to ensure that congestion is not made worse than currently exists.
- Requirement for a buffer zone adjacent to the crematorium and Stapleford Hill, to ensure the tranquil setting of the crematorium is not compromised, and that new housing will not be in shade for extended periods due to the proximity of Stapleford Hill.

- Links to redeveloped school land and playing pitches on the opposite side of Coventry Lane.
- Secure redevelopment of a part previously developed site with the McCann Depot which is to re-locate with no net loss of jobs.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives.

Exceptional circumstances for Green Belt release

- The site is bounded by the railway line/ Coventry Lane to the east, Stapleford Hill to the south, and the Field Farm allocation to the west and performs well when assessed against the five purposes of including land in the Green Belt.
- The housing requirements cannot be met without some Green Belt release and Stapleford is one of the best performing sites in the SA.
- The site is in immediate proximity to Bramcote and in sales value terms would be more similar to Bramcote than the built up areas of Stapleford further south. This means that development on this site can secure greater public benefits from development than elsewhere. It is notable that development at Field Farm contained full policy compliant S106 contributions.
- Immediate access to large areas of attractive green infrastructure with health benefits for new and existing residents, but making such assets more accessible, particularly in traffic measures on Coventry Lane and the provision of enhanced crossing points.

Infrastructure delivery issues

- Work underway regarding transport and other infrastructure. No unresolvable issues

Walker Street, Eastwood

- 200 homes of which all are developable during the plan period with all 200 deliverable to contribute to the five year supply.
- Provision of additional 'extra care housing' at the west of the site.
- Retention of the area known as the Canyons at the east of the site to be retained as open space.
- Views maintained of DH Lawrence heritage from Walker Street as part of the DH Lawrence heritage trail.
- Redeveloped Lynncroft Primary school on the Walker Street frontage of the site.
- Enhanced green infrastructure via the DH Lawrence heritage trail.
- Improvements to connections to Eastwood Town Centre.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives.

Exceptional circumstances for Green Belt release

- None needed (urban site).

Infrastructure delivery issues

- One of the most significant infrastructure delivery issues in the Eastwood area is the need for education contributions given the relatively low land values and the viability issues arising from this. The fact that a new school is to be provided as part of his development is a significant positive factor in this context. Although affordable housing may not be able to be provided in the same numbers as in the south of Broxtowe, this needs to be seen in the context of the lower land and house prices in Eastwood, the fact that an element of local need is to be provided from by the extra care housing, and the fact that the site is in a highly sustainable location on the edge of Eastwood Town centre, with less requirement for transport contributions because of this.

Land north of Newtons Lane and east of Awsworth bypass

- 250 homes of which all are developable during the plan period with 200 deliverable to contribute to the five year supply.
- Connections to and through the site providing enhanced Green Infrastructure corridors linking Awsworth to the east with Ilkeston to the west via Bennerley Viaduct.
- Pedestrian crossing points provided/ enhanced on the bypass and design measures incorporate to slow traffic speeds on the bypass and to provide improved access including by walking and cycling to Ilkeston railway station.
- Cycle paths provided especially over Bennerley viaduct which is a long term ambition of Sustrans who are a cycling charity who own the Viaduct.
- Enhanced bus routes adjacent to the site.
- Where possible, mitigate highway impacts on the wider road network to ensure that congestion is not made worse than currently exists. Provide a vehicle access to the village, but ensure the route is designed to avoid 'rat-running'.
- Retain open space at the north of the site as Green Belt.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives.

Exceptional circumstances for Green Belt release

- The site is bounded by the existing village to the to the east, Newtons Lane and the bypass on other sides and performs well when assessed against the five purposes of including land in the Green Belt.
- The housing requirements cannot be met without some Green Belt release and Awsworth is one of the best performing sites in the SA.
- Significant enhancements are possible to secure the long term up keep of Bennerley Viaduct as a walking and cycling route which is a Grade II* Listed Building.

- Ilkeston Station is within walking distance of the site and new development could make the station more accessible, particularly in traffic measures on the bypass and the provision of enhanced crossing points.

Infrastructure delivery issues

- Work underway regarding transport and other infrastructure. No unresolvable issues

South of Kimberley including Kimberley Depot, Kimberley Caravans and land to the south

- 105 homes of which all are developable during the plan period with none deliverable to contribute to the five year supply.
- Connections to and through the site providing enhanced Green Infrastructure corridors linking urban areas of Kimberley to the north and east.
- Use of existing wide access to Kimberley Depot.
- Cycle paths provided.
- Enhanced bus routes adjacent to the site.
- Where possible, mitigate highway impacts on the wider road network to ensure that congestion is not made worse than currently exists.
- Secure redevelopment of a part previously developed site with the Depot and Kimberley Caravans to re-locate with no net loss of jobs.
- Provide a green buffer at the rear of the site adjacent to the A610.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives.

Exceptional circumstances for Green Belt release (part of site)

- The site is bounded by the urban areas of Kimberley to the north, a dismantled railway line to the south east and the A610 to the south west and performs well when assessed against the five purposes of including land in the Green Belt
- The housing requirements cannot be met without some Green Belt release and Kimberley is one of the best performing sites in the SA
- The allocation is in line with the emerging position in the Kimberley Neighbourhood Plan
- Secure redevelopment of a part previously developed site with the Depot and Caravans site which are to re-locate with no net loss of jobs.

Infrastructure delivery issues

- Work underway regarding transport, re-location of the Depot and Kimberley Caravans and other infrastructure. No unresolvable issues

East of Brinsley

- 110 homes of which all are developable during the plan period and all deliverable to contribute to the five year supply.

- Connections to and through the site providing enhanced Green Infrastructure corridors linking urban areas of Brinsley to the north and west and DH Lawrence heritage to the East including Vine Cottage and routes past the Headstocks to Eastwood.
- Preserve the Setting of St James the Great Church with an open vista opposite the church.
- Cycle paths provided.
- Enhanced bus routes adjacent to the site.
- Where possible, mitigate highway impacts on the wider road network to ensure that congestion is not made worse than currently exists.
- Provision of SUDS to the south of the residential site.

Sustainability Appraisal

- One of the most sustainable sites to be allocated when compared to reasonable alternatives

Exceptional circumstances for Green Belt release

- The site is bounded by the urban areas of Brinsley to the north and west, Brinsley Brook to the east and open fields to the south. Enhanced planting in combination with the SUDS feature would be needed to provide a long term defensible boundary at the south of the site.
- The housing requirements cannot be met without some Green Belt release and Brinsley is one of the best performing sites in the SA.
- An enhanced heritage trail can be provided.

Infrastructure delivery issues

- Work underway regarding transport and other infrastructure. No unresolvable issues.

APPENDIX 6

Broxtowe will be preparing a single DPD, the Part 2 Local Plan. This will deal with all relevant planning issues, cover the whole borough and complement the Aligned Core Strategy (the Part 1 Local Plan). The proposed timetable is based on the key elements of the Work Programme agreed by the Jobs and Economy Committee on 19 May 2016, slightly amended to allow for additional consultation on additional sites including Chetwynd Barracks to take place over the summer of 2016, i.e.

- Workshops on Part 2 Local Plan topics (July 2016)
- Consultation on additional sites (July to September 2016)
- Design Review work on sites (July to September 2016)
- Workshops on site specific allocations, including the outcome of the summer consultation (October 2016)
- Report consultation responses to Jobs and Economy Committee (October 2016)
- Finalise publication draft Part 2 Local Plan (November and December 2016)
- Report Draft Part 2 Local Plan to Jobs and Economy Committee (January 2017)

JOBS AND ECONOMY COMMITTEE

26 JANUARY 2017

Present: Councillor A Harper, Chair

Councillors: S J Carr (substitute)
E Cubley (substitute)
T A Cullen
M J Crow
J W Handley
M Handley
R I Jackson
P Lally
M Radulovic
A W G A Stockwell (substitute)

Apologies for absence were received from Councillors B C Carr, H G Khaled MBE, W J Longdon and R S Robinson.

30. **DECLARATIONS OF INTEREST**

Councillor M Radulovic declared a non-pecuniary interest in item 5 as he is taking legal action against Eastwood Town Council over the Moorgreen site, minute number 33 refers.

31. **MINUTES**

The minutes of the meeting held on 10 November 2016 were confirmed and signed.

32. **BUSINESS PLANS AND FINANCIAL ESTIMATES 2017/18 – 2019/20**

The Committee considered the business plans and financial estimates for 2017/18 to 2019/20. An overview of the papers was given with particular reference to recharges, which were now being shown more clearly to facilitate greater scrutiny.

RESOLVED that the attached Business Plan be approved and

RECOMMENDED that the Finance and Resources Committee recommends to Council that the following be approved:

- a) **The detailed revenue budget estimates for 2016/17 (revised) and 2017/18 (base) including any revenue development submissions**
- b) **The capital programme for 2017/18 to 2019/20**
- c) **The fees and charges for 2017/18.**

33. PART 2 LOCAL PLAN – HOUSING SITE ALLOCATIONS

The Committee was asked to note the publication of the Strategic Housing Land Availability Assessment and consider the housing allocations to be included in the Local Plan Part 2. A number of late items were submitted and particular attention was given to a new site for that had been put forward by the Parish Council for consideration in Brinsley. The possibility of developing this site would have to be investigated further and an amendment was proposed by the Chair and seconded by Councillor M J Crow that the recommendation be changed to be subject to the deletion of the bracket in table 4a of the report, in reference to Brinsley with the site to be confirmed and reported to a future meeting. On being put to the meeting the amendment was carried.

There followed a discussion about the progress that had been made in Brinsley to come forward with a positive plan for development. The alternative site would be brought forward for scrutiny by the Committee.

It was noted that the allocations in the report were the result of a lengthy process including a green belt review and discussions with parish and town councils, as well as local interest groups and community forums. It was stated that there was a necessity to make site allocations to meet the minimum requirement for the five year land supply.

There was a discussion about the development at Toton. It was noted that the details of the allocation at Toton would be discussed at a future meeting. The importance of the Chetwynd Barracks site was noted, though the land would not be released for development in time to be included in the five year land supply. A neighbourhood forum was emerging in the area to represent local needs and concerns, but it was stated that there was broad support from the local community.

The development at Bramcote was discussed with particular reference to the status of the land occupied by the school. It was clarified that there was no obstruction to development as a result of the ownership of the site and that Nottinghamshire County Council, the academy foundation and the school were all in agreement with the plan to sell off school lands for housing to fund the rebuilding of the school. The importance of having the access to the site from Coventry Lane was discussed. It was noted that the issue of funding the rebuilding of the school was an important consideration, but it was not the sole issue when determining the suitability of the site. The background work for the site had included a green belt review, a design review and a consultation to gain an overall picture of the sustainability of the site.

Discussion progressed on to the options for development in Beeston Rylands, which included the Severn Trent site and the Maltings. Concern was noted that development in Beeston Rylands should benefit local people and that it should leave some green space. It was noted that the details of development would be decided at a future Committee when the Local Plan as a whole was prepared.

Members discussed affordable housing with particular reference to making development viable for developers whilst delivering the allocation. It was noted that this would be discussed at a future meeting.

A recorded vote was requested by Councillor S J Carr and seconded by Councillor P Lally and the voting was as follows:

<u>For</u>	<u>Against</u>	<u>Abstention</u>
T A Cullen	S J Carr	
M J Crow	P Lally	
E Cubley		
J W Handley		
M Handley		
A Harper		
R I Jackson		
M Radulovic MBE		
A W G A Stockwell		

RESOLVED that

- 1. The publication of the SHLAA be noted.**
- 2. The allocations listed in appendix 1, tables 4a and 4b be approved for inclusion in the Part 2 Local Plan subject to the deletion of brackets in table 4a in reference to Brinsley with the site to be confirmed and reported to a future Committee.**

34. WORK PROGRAMME

Members noted that an additional meeting of the Committee would need to take place in order to consider the new site proposed by Brinsley Parish Council.

RESOLVED that the Work Programme, as amended, be approved.

35. EXCLUSION OF PUBLIC AND PRESS

RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in paragraph 3 of Schedule 12A of the Act.

36. STAPLEFORD WI-FI

The Committee was provided with details of the quotes received for the installation of public Wi-Fi in Stapleford town centre. The benefits to the town of free Wi-Fi were discussed and it was noted that Stapleford could be a model for other town centres in the area. The opportunity to add value to the

scheme through targeted advertising was noted, as was the facility to extract general data, such as how many people enrolled in the scheme and how long they used the facility. This could be used to give more accurate footfall data.

RESOLVED that ElephantWi-Fi be appointed to install and operate public Wi-Fi in Stapleford town centre with a budget set aside of £25,000.