

3J Kite Wing  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

Direct Line: 0303 444 5781  
Customer Services: 0303 444 5000

e-mail: Matthew.giles@planninginspectorate.gov.uk

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Karen Shaw  
Planning Policy and Research  
Team  
Nottingham City Council

Our Ref: PINS/Q3060/429/7

Date: 13 December 2019

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Dear Karen,

**NOTTINGHAM CITY COUNCIL LAND AND PLANNING POLICIES (LOCAL PLAN PART 2): FINAL REPORT**

Thank you for your letter. The Inspector has considered your comments in response to the fact check of the report on the local plan and has amended where appropriate.

Clearly it is now for the Council to adopt the Document at its discretion. The Inspectorate maintains a national database of Local Plans and therefore please advise the Plans Team when you adopt in order that your plan status can be updated.

We will contact you shortly to provide us with a Purchase Order Number so that we can include it on your invoice. Both the fees and expenses will be payable for all duties carried out in examining your Local Plan.

The Council should consider whether adoption could have any effect on appeals currently being considered by the Planning Inspectorate. As you know, appeals must be determined on the basis of the development plan as it exists at the time of the Inspector's (or the Secretary of State's) decision, not as it was at the time of the Council's decision. If adoption changes the policy position, the relevant Inspector(s) will need to take that into account. In addition, please ensure that your new policy position is clearly explained when submitting your Questionnaire in relation to future appeals received after adoption.

If the above circumstances apply, it would be very helpful if the Council could contact the relevant Case Officer(s) in the Planning Inspectorate dealing with any outstanding case(s) at the time of adoption.

Yours sincerely

Matthew Giles  
Plans Team





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# Report to Nottingham City Council

**by Beverley Doward BSc BTP MRTPI**

**an Inspector appointed by the Secretary of State**

**Date: 13 December 2019**

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Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

## **Report on the Examination of the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2)**

The Plan was submitted for examination on 23 April 2018

The examination hearings were held on the following dates:

20 to 22 November 2018

27 to 28 November 2018

4 December 2018

## Abbreviations used in this report

AA	Appropriate Assessment
ACS	Aligned Core Strategy
CONI	Centre of Neighbourhood Importance
EqIA	Equalities Impact Assessment
GTAA	Gypsy and Traveller Accommodation Assessment
HLAR	Housing Land Availability Report
HMA	Housing Market Area
HRA	Habitats Regulations Assessment
JPAB	Greater Nottingham Joint Planning Advisory Board
LAPP	Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2)
LDS	Local Development Scheme
LPA	Local Planning Authority
MHCLG	Ministry of Housing, Communities and Local Government
MM	Main Modification
NDSS	Nationally Described Space Standards
NPPF	National Planning Policy Framework
PCPA	Planning & Compulsory Purchase Act 2004 (as amended)
PPG	Planning Practice Guidance
PPTS	Planning Policy for Traveller Sites
PSA	Primary Shopping Area
SA	Sustainability Appraisal
SoCG	Statement of Common Ground
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
WMS	Written Ministerial Statement

## Non-Technical Summary

This report concludes that the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2) (LAPP) provides an appropriate basis for the planning of the City, provided that a number of main modifications (MMs) are made to it. Nottingham City Council (the Council) has specifically requested me to recommend any MMs necessary to enable the Plan to be adopted.

The MMs all concern matters that were discussed at the Examination Hearings. Following the Hearings, the Council prepared schedules of the proposed modifications and carried out Sustainability Appraisal (SA) of them. The MMs were subject to public consultation over a six-week period. In some cases, I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plan after considering all the representations made in response to consultation on them.

The purposes of the recommended MMs are summarised below. However, the list is not intended to be an exhaustive summary of all the modifications.

- MMs to up-date the position in relation to individual site allocations and to take account of that position;
- MM to include a new criteria-based policy against which to consider any proposals that may come forward to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople;
- MMs to ensure that the development principles identified for various site allocations are clear, justified, effective, sufficiently comprehensive and reflective of the up-to-date position;
- MM to delete the site allocation PA22 (Western Boulevard) which is not deliverable within the Plan period;
- MMs to ensure that various development management policies of the Plan are sufficiently clear, effective, justified and consistent with national planning policy;
- MMs to ensure that the policies relating to development within Primary Frontages, Secondary Frontages and Centres of Neighbourhood Importance are clear, justified and capable of effective implementation;
- MM to ensure that the policy relating to the development of main town centre uses in edge of centre and out of centre locations is clear and consistent with national planning policy;
- MM to safeguard against the affordable housing policy being deemed to be out of date on adoption having regard to the provisions of the revised NPPF;
- MM to ensure that the requirements of the policy relating to advertisements has regard to the advertisement control regime;
- MM to ensure that the policy relating to food and drink uses and licensed entertainment venues outside the city centre is justified and effective;
- MM to up-date the position in relation to those transport network schemes identified for protection;
- MM to ensure the monitoring framework of the Plan provides the means to monitor its overall effectiveness;
- MM to clarify the position in relation to the HRA; and
- MMs to ensure appropriate reference to documents that have not been through examination.

## Introduction

1. This report contains my assessment of the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2) (LAPP) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) (PCPA). It considers first whether the Plan's preparation has complied with the duty to co-operate. It then considers whether the Plan is sound and whether it is compliant with the legal requirements.
2. The National Planning Policy Framework 2012 (the NPPF) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy. The revised NPPF was published in July 2018 and then further revised in February 2019. It includes a transitional arrangement in paragraph 214 whereby, for the purpose of examining this Plan, the policies in the 2012 NPPF will apply. Similarly, where the Planning Practice Guidance (PPG) has been updated to reflect the revised NPPF, the previous versions of the PPG apply for the purposes of this examination under the transitional arrangement. Therefore, unless stated otherwise, references in this report are to the 2012 NPPF and the versions of the PPG which were extant prior to the publication of the 2018 NPPF.
3. The starting point for the examination is the assumption that the Local Planning Authority (LPA) has submitted what it considers to be a sound plan. The Revised Publication Version of the LAPP, submitted in April 2018 is the basis for my Examination. It is the same version that was published for consultation in September 2017. References to the LAPP in this report, unless stated otherwise, refer to the revised publication version of the Plan.
4. The Submission Version of the LAPP includes a number of proposed changes which the Council wishes to propose to address issues raised by representations received on the Revised Publication version of the Plan or to update the Plan. These were not subject to further consultation before submission. Therefore, I have considered them as part of the examination process.

## Main Modifications

5. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications (MMs) necessary to rectify matters that make the Plan unsound and /or not legally compliant and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MM1**, **MM2**, **MM3** etc, and are set out in full in the Appendix.
6. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out SA of them. The MM schedule was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this report and in this light, I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alter the content of the modifications as published for consultation or undermine the

participatory processes and SA that has been undertaken. Where necessary I have highlighted these amendments in the report.

## **Policies Map**

7. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map comprises the set of plans identified as Policies Map, Revised Publication Version North, September 2017 (LAPP-CD-REG02), Policies Map, Revised Publication Version South, September 2017 (LAPP-CD-REG03), Policies Map, Revised Publication Version City Centre, September 2017 (LAPP-CD-REG04) and the various plans associated with each of the site allocations as these are essentially part of the policies map.
8. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, several of the published MMs to the Plan's policies require further corresponding changes to be made to the policies map. These changes to the policies map were published for consultation alongside the MMs, as were further changes to the policies map to reflect the up to date position in relation to the open spaces network, NET safeguarding, highway planning lines, highway route improvement and cycle route safeguarding, the detailed boundaries of some allotments and a consequential change to the primary shopping area and a number of other contextual changes to the policies map.
9. When the Plan is adopted, in order to comply with the legislation and give effect to the Plan's policies, the Council will need to update the adopted policies map to include all the changes proposed in Policies Map, Revised Publication Version North, September 2017 (LAPP-CD-REG02), Policies Map, Revised Publication Version South, September 2017 (LAPP-CD-REG03), Policies Map, Revised Publication Version City Centre, September 2017 (LAPP-CD-REG04), the various plans associated with each of the site allocations and the changes published alongside the MMs.

## **Assessment of Duty to Co-operate**

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.
11. It is apparent that there has been joint working and co-operation between the authorities within Greater Nottingham for some time. This is particularly evidenced by the preparation and adoption of the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies (ACS).
12. The preparation of the ACS was overseen by the Greater Nottingham Joint Planning Advisory Board (JPAB), which has an ongoing role in discharging the duty to co-operate. Membership of the JPAB includes political representation

from all the authorities making up Greater Nottingham<sup>1</sup>; in addition, several of the prescribed bodies including the Environment Agency, Natural England, Highways England, Homes England and D2N2 Local Enterprise Partnership are observer members of JPAB.

13. Since the adoption of the ACS in September 2014, the JPAB has focused on the implementation of the ACS, including the preparation of Part 2 Local Plans where relevant. It receives regular updates on Local Plan progress across Greater Nottingham and is serviced by at least monthly meetings of the planning officers of the constituent Councils. The Officer group works together to ensure the continuing coherent strategic planning of the Greater Nottingham area, commissioning new evidence as necessary. In addition to the JPAB partnership working arrangements detailed above, other workshops and meetings have been held and existing stakeholder and partner networks have been utilised throughout the preparation process of the LAPP.
14. Overall, I am satisfied that where necessary the Council has engaged constructively, actively and on an on-going basis in the preparation of the Plan and that the duty to co-operate has therefore been met.

## **Assessment of Soundness**

### **Main Issues**

15. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified five main issues upon which the soundness of the Plan depends.
16. Representations on the Plan have been considered insofar as they relate to soundness. However, they are not reported on individually. I have not referred to every argument advanced in the representations or at the Hearing sessions. Nor have I referred to every policy, policy criterion or allocation in the Plan.

### **Issue 1 – Whether the scale and distribution of development in the LAPP is positively prepared, justified and consistent with the ACS and national planning policy**

17. The ACS provides the overarching strategic planning policy framework for Broxtowe Borough, Gedling Borough and Nottingham City. It sets out the spatial vision and spatial objectives for the combined area of the three local

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<sup>1</sup> Ashfield District, Broxtowe Borough, Derbyshire County, Erewash Borough, Gedling Borough, Nottingham City, Nottinghamshire County and Rushcliffe Borough Councils

authorities. It also sets out a spatial strategy for the area which flows from the spatial portrait, vision and objectives.

18. The spatial strategy of the ACS is one of urban concentration and regeneration. It indicates that most new development will be in or adjoining the main built up area of Nottingham. It also indicates that Nottingham City should accommodate most of the new homes to be provided in the area and suggests that a specified number of these should be in three strategic locations<sup>2</sup> that will be allocated through the LAPP. In respect of employment, the spatial strategy of the ACS indicates that significant new employment development will take place in four strategic locations<sup>3</sup> in Nottingham City and that these too will be allocated through the LAPP. It also indicates that retail, health, social, leisure and cultural development will be located in Nottingham City Centre, the district centre of Bulwell will be developed to become a town centre and new retail development of an appropriate scale will be developed at the Waterside Regeneration Zone.
19. The ACS indicates that the Nottingham-Derby Green Belt is a long established and successful planning policy tool which is very tightly drawn around the built-up areas. However, it also indicates that 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 ACS and part 2 Local Plans.
20. In response the LAPP seeks to remove one site from the Green Belt to be allocated for residential development. There are also some further minor changes to the Green Belt to address matters such as previous drafting errors and follow clearer defensible boundaries. I consider below whether there are exceptional circumstances to justify this, both at a strategic level, in the context of the ACS and at a site-specific level, in terms of the effect on Green Belt purposes, as well as other relevant factors.

### Housing

21. Policy 2 of the ACS sets out the requirement for new housing provision within Broxtowe Borough, Gedling Borough and Nottingham City. It indicates that a minimum of 30,550 new homes will be provided for between 2011 and 2028 across the three local authority areas, of which a minimum of 17,150 will be provided in Nottingham City. It indicates that the provision in Nottingham City will be distributed across the plan period as follows: 950 homes (2011 to

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<sup>2</sup> Boots site, Stanton Tip and Waterside Regeneration Zone

<sup>3</sup> Boots site, Southside Regeneration Zone, Eastside Regeneration Zone and the Eastcroft area of the Waterside Regeneration Zone

2013), 4,400 homes (2013 to 2018), 5,950 homes (2018 to 2023) and 5,850 homes (2023 to 2028).

22. It also indicates that all the housing provision in Nottingham City is to be provided within or adjoining the main built up area of Nottingham and that a specified number will be in the three strategic locations (Boots site, Stanton Tip and Waterside Regeneration Zone) that will be allocated through the LAPP.
23. The ACS indicates that the housing provision in Nottingham City will deliver the Council's regeneration ambitions, building on a past track record of good delivery on brownfield sites, but also reflecting other key 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. It also indicates that early provision of housing will be through existing deliverable sites, whilst the strategic locations at Waterside Regeneration Zone and Stanton Tip will take longer to deliver their full potential. The ACS indicates that 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.
24. The Revised Publication Version of the LAPP provides for a total of 18,466 net new homes, around 1,300 homes (7.7%) above the minimum requirement set out in the ACS. This includes homes completed since 2011, LAPP allocated sites, other sites deliverable by 2028 (taken from the Strategic Housing Land Availability Assessment (SHLAA))<sup>4</sup> and an allowance for windfall sites and demolitions. The spatial distribution of housing development in the LAPP follows the strategy set out in the ACS which is one of urban concentration and regeneration.
25. The assumptions about the scale, timing and rates of delivery of housing development on sites are based on information provided by developers and landowners through direct mail-outs associated with the SHLAA process or assumptions applied by the Council based on its most up-to date intelligence.
26. A significant number of sites in the LAPP are owned by the City Council and included in its programme of development. The Council also has information from the major providers of student housing in the City regarding their intended delivery programmes of new student housing and the buoyancy of this market means that schemes are completed quickly. A significant part of housing delivery in the City overall is in the form of flats which tend to deliver large number of new homes in one year, so assumptions about delivery rates across years are not always relevant.

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<sup>4</sup> LAPP.NCC02

27. The LAPP allocates three strategic regeneration sites (Boots, Stanton Tip and the Waterside<sup>5</sup>). These were identified in the ACS as strategic locations for growth. The anticipated number of dwellings to be provided on two of these (Boots and Waterside) within the plan period is less in the LAPP than that indicated in the ACS. The number of dwellings indicated in the LAPP for the Boots site reflects the planning permission that has now been granted on the site whilst the number for the Waterside reflects the more innovative types and forms of developments that are now emerging and being implemented on the site as a response to changes in the economic climate.
28. In addition to the strategic sites, the LAPP allocates sites for 6,042 homes. It also includes a figure of 5,870 homes on 'other small sites deliverable by 2028' (taken from the SHLAA) which comprise mainly of sites that are either under construction or have planning permission, with the remainder being sites that are under planning consideration and/or city centre brownfield sites or sites that are included in the Council's regeneration plans. It also includes a windfall allowance of 1,935 homes which is slightly in excess of the figure of 1,710 homes spread over the period 2016/17 to 2027/28 indicated in the ACS.
29. The Housing Land Availability Report (HLAR) submitted with the Plan<sup>6</sup> indicates that windfall sites have consistently become available and are likely to continue to do so. A significant proportion of windfalls arise from large housing schemes, particularly in the City Centre which have a history of swift implementation, once planning permission is granted. This is especially the case in relation to student housing schemes, which contribute to windfall totals, as they tend to have tight target completion dates to tie in with student terms. To support this trend, both universities have stated their plans to increase student numbers in the coming years and both have experienced a shortage of first year student accommodation in the last academic year. The LAPP also includes a policy to further encourage quality student accommodation in appropriate locations.
30. Since the Revised Publication Version of the LAPP was published, changes have occurred which result in some alterations to the scale, timing and delivery of the housing provision indicated in the Plan. These alterations update the position to 2018 and have regard to more recent information. Some sites now benefit from planning permissions, some are subject to a planning application and some are under-construction or have been completed. Other sites have been reassessed to take account of more recent information. The capacity and deliverability of all the allocated sites were considered in detail at the hearing sessions and more detail about the changes in respect of particular sites is included below in relation to Issue 3.

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<sup>5</sup> The Waterside comprises the full extent of the Waterside Regeneration Zone as referred to in the ACS.

<sup>6</sup> LAPP-HOU-16

31. More up-to date assessments for 'other small sites deliverable by 2028' (taken from the SHLAA) and windfalls indicate the provision from these sources as 4,248 and 1,785 respectively<sup>7</sup>. Furthermore, given that there are no further large-scale clearance plans anticipated during the remainder of the plan period, I am satisfied that a reduction in the number of demolitions from 943 as indicated in the LAPP to 300 (30pa) is realistic and justified.
32. In order that the LAPP more accurately reflects the up-to-date position in terms of supply therefore, it should be amended to take account of the changed circumstances referred to above. **MM47, MM99 and MM100** are necessary to ensure that the LAPP is justified and effective in this respect.
33. The LAPP, as recommended to be modified, provides for 19,748 net new homes. This is 2,598 (15.1%) more than the minimum ACS requirement and provides for a generous buffer above the ACS requirement which will allow flexibility should sites not come forward as anticipated. This is particularly important given the brownfield nature of many of the sites. The scale of housing proposed would therefore be sufficient to meet the minimum strategic requirement indicated in the ACS.
34. Having regard to all of the above therefore, I consider that, subject to the MMs referred to above, the scale of housing provision in the LAPP and its spatial distribution is consistent with the ACS. The distribution of housing reflects the strategy of urban concentration and regeneration indicated in the ACS. It provides for a mix of sites including sites for family housing, flats, student accommodation and specialist housing. In addition, it includes policies to make provision for affordable housing and for securing an appropriate mix of housing type, size and tenure consistent with the provisions of the NPPF<sup>8</sup> to deliver a wide choice of high-quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

### Employment

35. The ACS seeks to ensure that the economy of the area is 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.
36. To achieve this, policy 4 of the ACS indicates that a particular emphasis will be placed on office development (Use Classes B1(a and b)) as part of providing for a science and knowledge-based economy. It indicates that a minimum of 310,000 sq. m of new office and research development (2011 to 2028) will be provided across the three local authority areas, of which 253,000 sq. m will be provided in Nottingham City. It promotes Nottingham City Centre as the

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<sup>7</sup> LAPP.NCC.43

<sup>8</sup> Paragraph 50

primary location for new offices along with the Southside and Eastside Regeneration Zones (now the Canal and Creative Quarters respectively), and the Eastcroft area of the Waterside Regeneration Zone.

37. The ACS indicates that, as a minimum, in Nottingham City, there is a requirement to provide for 12 ha of land for industrial and warehouse uses (Use Classes B1(c), B2 and B8). It also indicates that through joint working the Councils should seek to ensure that a sufficient supply of employment 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 warehousing uses.
38. Since the adoption of the ACS the Nottingham Core Housing Market Area (HMA) authorities<sup>9</sup> and the Nottingham Outer (HMA) authorities<sup>10</sup> commissioned an Employment Forecasting Study<sup>11</sup> to prepare up to date evidence on economic prospects and employment land forecasts. In the case of Nottingham this identified a requirement for 25ha of land for industry or warehousing and for around 253,000 sq. m (gross external area) or 246,700 sq. m (gross internal area) of office/research space.
39. The Revised Publication Version of the LAPP provides around 0.5ha more land for industry or warehousing than indicated as required in the above study and 8,291 sq. m (gross internal area) more of office floorspace. Accordingly, it exceeds the minimum requirement for both office/research floorspace and industrial/warehouse uses indicated in the ACS. However, it reflects the more recent evidence referred to above, provides some degree of flexibility for non-delivery and is consistent with delivering the economic objectives of the ACS. Furthermore, the distribution of employment development in the LAPP follows the strategy set out in the ACS for Nottingham, which is one of urban concentration and regeneration.
40. Within the City Centre, the LAPP identifies the focus for regeneration within four City Centre Quarters which refine and replace the Regeneration Zones indicated in the ACS. The LAPP defines these Quarters which have a specific policy approach to be applied.
41. As with housing, the assumptions about the scale, timing and rates of employment delivery are based on planning permissions or site-specific knowledge/judgment where there is no more specific information (particularly for the scale of office floorspace anticipated). Of the sites allocated for employment uses, a significant proportion (around two-thirds) have (or have

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<sup>9</sup> Broxtowe Borough, Erewash Borough, Gedling Borough, Nottingham City and Rushcliffe Borough Councils

<sup>10</sup> Ashfield District, Mansfield District and Newark and Sherwood District Councils

<sup>11</sup> LAPP-EMP-01

had) the benefit of planning permission for employment uses, or there is a decision pending.

42. Since the Revised Publication Version of the LAPP was published, some changes have occurred which result in some alterations to the scale, timing and delivery of the employment provision indicated in the Plan. Some sites now benefit from planning permissions, some are subject to a planning application and some are under-construction or have been completed. Other sites have been reassessed to take account of more recent information. These alterations update the position to 2018 and have regard to more recent information. As recommended to be modified, the LAPP provides for 9,616 sq. m (gross internal area) more office floorspace than the minimum ACS requirement and 0.65ha more land for industry or warehousing than indicated as necessary in the Employment Forecasting Study referred to above.
43. As indicated above, the capacity and deliverability of all the allocated sites were considered in detail at the hearing sessions. More detail about the changes in respect of particular sites is included below in relation to Issue 3. In order that the LAPP more accurately reflects the up-to-date position therefore it should be amended to take account of the changed circumstances referred to above. **MM47 and MM102** are necessary to ensure that the LAPP is justified and effective in this respect.
44. Having regard to all of the above therefore, I consider that the scale of employment provision and its distribution in the LAPP is justified and consistent with the ACS. It is also consistent with the NPPF, in as much as it supports sustainable economic growth.

#### City, Town, District and Local Centres

45. The ACS promotes a hierarchy of centres and details the specific centres within that hierarchy. In relation to Centres of Neighbourhood Importance (CONIs) the ACS indicates that where appropriate these will be defined in part 2 Local Plans. It also indicates that the boundaries of centres will be defined in part 2 Local Plans.
46. The LAPP reflects the hierarchy indicated in the ACS and identifies CONIs. The detailed hierarchy and the boundaries of the centres identified in the LAPP have been informed by evidence including the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015<sup>12</sup> which was commissioned to update the retail evidence base from that contained in the 2008 Retail Study which informed the ACS, the Nottingham City Centre Time and Place Plan<sup>13</sup>, the Nottingham City Local Retail Centres Survey (2009) Summary Report March

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<sup>12</sup> LAPP-RETAIL-01

<sup>13</sup> LAPP.NCC20

2010<sup>14</sup>, other local strategies and additional survey work, data collection and analysis that is updated on a regular basis. Accordingly, I am satisfied that the hierarchy of centres identified within the Plan is consistent with the ACS and that the boundaries of the centres are appropriate and justified.

47. The ACS indicates that primary shopping areas will be defined in part 2 Local Plans. The PSAs in the LAPP have been informed by the evidence referred to in paragraph 75 above. The PSA for the City Centre is essentially the retail core incorporating the majority of the existing shopping provision within the City Centre together with a diverse range of complementary town centre uses, including restaurants, bars, commercial, cultural and entertainment venues. However, in order to ensure that the boundary is justified it should be amended to exclude that part of site allocation PA67 which is the location of a new Nottingham College (Skills Hub) and which effectively precludes retail use. Accordingly, this change to the boundary of the City Centre PSA should be included on the policies map. The PSAs for other defined centres in the LAPP identify where retail development is concentrated in accordance with the definition in the NPPF.
48. The primary frontages in the LAPP have been based on local knowledge, surveys, the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015 referred to above and the Council's Retail Background Paper<sup>15</sup>. Accordingly, I am satisfied that the approach adopted in the LAPP to the identification of the Primary Shopping Areas (PSAs) and primary frontages is appropriate and that, with the exception of that part of the PSA for the City Centre referred to above, the boundaries are otherwise justified, effective and consistent with the Framework and the policies of the ACS.
49. The overall strategy for retail development in the ACS is linked to the hierarchy of centres. Policy 5 of the ACS indicates that the City Centre will be promoted as the region's principal shopping, leisure and cultural destination. It indicates that the role of the City Centre will be enhanced by significantly increasing its retail and leisure floorspace 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 Victoria Centres. The ACS indicates that development proposals at the Broadmarsh and Victoria Centres, as well as the reoccupation of vacant floorspace, are key priorities for City Centre retailing. It also states that once both schemes are committed, the focus of retail development will be the refurbishment, rationalisation and consolidation of the wider City Centre retail offer.
50. The LAPP supports the overall strategy for retail development of the ACS informed by an updated assessment of forecast capacity across the City for convenience and comparison goods undertaken as part of the Broxtowe,

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<sup>14</sup> LAPP-RETAIL-07

<sup>15</sup> LAPP-CD-BACK-10

Gedling, Nottingham City and Rushcliffe Retail Study 2015. It provides a focus on the intu Victoria Centre which has planning permission for a significant increase in retail floorspace and the intu Broadmarsh Centre and surrounding area which, although not anticipated to deliver net additional retail floorspace, will provide a more leisure orientated redevelopment. The LAPP also provides for other retail opportunities within the City through the identification of site allocations which include retail use either as a standalone use, a significant element of the overall use of the site or where planning permission has been granted for retail use over 1000sqm gross. It also sets out those sites where an element of retail use is considered appropriate as part of more comprehensive development proposals.

51. Since the Revised Publication Version of the LAPP was published, some changes have occurred which result in some alterations to the scale of the retail development identified in the Plan. These alterations update the position to 2018 and have regard to more recent information. As indicated above, the capacity and deliverability of all the allocated sites were considered in detail at the hearing sessions. More detail about the changes in respect of particular sites is included below in relation to Issue 3. In order that the LAPP more accurately reflects the up-to-date position therefore it should be amended to take account of the changed circumstances referred to above. **MM103** is necessary to ensure that the LAPP is justified and effective in this respect.
52. The ACS policies do not quantify other development needs, although they do provide location guidance for town centre uses and other cultural and leisure facilities, and for locational preferences for certain house types. Where these are provided for in the LAPP, the distribution accords with the guidance in the ACS.

### Conclusion

53. I therefore conclude that, subject to the MMs referred to above, the scale and distribution of housing, employment and retail development in the LAPP is positively prepared, justified and consistent with the ACS and national planning policy.

### **Issue 2 - Is the Plan's approach to the Green Belt justified and have exceptional circumstances been demonstrated to justify the removal of land from the Green Belt?**

54. A strategic assessment of the Nottingham-Derby Green Belt<sup>16</sup> was undertaken as part of the production of the ACS. The ACS acknowledges that non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt

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<sup>16</sup> Green Belt Review Background Paper (June 2013)

to be reviewed in order to meet the development requirements of the ACS and part 2 Local Plans<sup>17</sup>.

55. Policy 3 of the ACS indicates that in reviewing Green Belt boundaries to deliver the distribution of development in Policy 2: the Spatial Strategy, part 2 Local Plans will use a sequential approach to guide site selection. This gives preference firstly, to land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages, secondly, to other land not within the Green Belt (safeguarded land) and thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages. It also states that in reviewing Green Belt boundaries, consideration will be given to the statutory purposes of the Green Belt; establishing a permanent boundary which allows for development in line with the settlement hierarchy and/or to meet local needs; the appropriateness of defining safeguarded land to allow for longer term development needs and retaining or creating defensible boundaries.
56. Nottingham City Council has worked jointly with Ashfield District Council, Broxtowe Borough Council and Gedling Borough Council to prepare evidence to support their emerging Local Plans and in February 2015 the Greater Nottingham and Ashfield Green Belt Assessment Framework<sup>18</sup> was published. Its purpose was to establish a common means of assessing the purposes of the Green Belt as set out in the NPPF and to help the Councils reach a view on whether there are specific areas of land that could be considered for release from the Green Belt.
57. The Greater Nottingham and Ashfield Green Belt Assessment Framework set out a two-step Green Belt review process. The first step was the assessment of broad areas of land around settlements, using the assessment criteria and assessment matrix set out in in the document. In Nottingham City the main urban area of the city including Clifton was identified for consideration. The second step was then to either split the broad areas into smaller sites using defined physical features or to assess specific sites identified through the SHLAA process in order to compare the Green Belt characteristics of alternative sites. These sites were then assessed again using the assessment criteria and assessment matrix in the same way as in step 1. An integral part of the step 2 assessment was on-site appraisal.
58. The administrative boundary of Nottingham City is constrained by the surrounding local authorities of Ashfield, Broxtowe, Gedling and Rushcliffe and as such, the amount of Green Belt within the City is very limited. In reviewing the Green Belt, the 4 broad areas (North, West, South and East) that make up the Nottingham City Green Belt were firstly assessed following the approach

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<sup>17</sup> LAPP-CROSS-01 paragraph 3.3.1

<sup>18</sup> LAPP-ENVIRO-22

set out in step 1 of the Greater Nottingham and Ashfield Green Belt Assessment Framework referred to above. At the end of the first step of the assessment some areas were removed from further assessment either because the whole area is of particularly high Green Belt importance or because there are no suitable defensible boundaries which would allow for part/all of the area to be removed without significant detriment to the overall purposes of the Green Belt. An assessment of specific parcels of land within the broad areas was then undertaken as set out in step 2 of the Assessment Framework using the same methodology as before.

59. The Green Belt spans administrative boundaries, therefore joint assessments were carried out with the neighbouring Councils of Ashfield District and Broxtowe Borough. Joint assessments were not carried out with Gedling Borough Council as there are no adjoining areas requiring assessments. In addition, whilst it was not possible to do joint assessments with Rushcliffe Borough as their methodology differed to that set out in the framework, its report was considered as part of the City Council's assessments.
60. The NPPF indicates that, once established, 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.
61. As indicated above, the ACS is clear that exceptional circumstances exist to enable the alteration of the Nottingham City Green Belt boundary. However, it is also necessary to consider the specific alterations to the Green Belt proposed in the LAPP and whether exceptional circumstances are demonstrated to justify these.
62. The primary purpose of the review of the Green Belt boundaries in Nottingham was to deliver the scale and distribution of development set out in the ACS. The City's housing supply has improved during the preparation of the LAPP and now includes a buffer to account for non-delivery. Nevertheless, it is still necessary to ensure that at least the minimum housing provision is delivered and that a range and choice of sites are provided.
63. The approach adopted in the Green Belt review follows the methodology agreed with neighbouring authorities and as set out in the Greater Nottingham and Ashfield Green Belt Assessment Framework, which is in turn based on the principles established in the ACS. In undertaking the review regard was had to the purposes of the Green Belt, including retaining or creating defensible boundaries in accordance with the NPPF. As a result, one site is to be removed from the Green Belt by the LAPP to accommodate development in order to assist in meeting the City's housing requirement and more specifically the need for family housing. In addition, a number of minor/moderate amendments are to be made to the Green Belt boundary to correct previous drafting errors and reflect actual development patterns and ensure defensible boundaries.
64. The site to be removed from the Green Belt to assist in meeting the City's housing needs is the former Fairham Comprehensive school site (PA59). The assessment undertaken indicates that the site no longer performs well against

four of the purposes of the Green Belt set out in the NPPF, the fifth purpose to assist in urban regeneration, by encouraging the recycling of derelict and other urban land was not used in the assessments as the Council considered that all land in the Green Belt performs this purpose to the same extent.

65. The site is a brownfield site adjacent to the built-up area. Its development will represent a rounding off of this part of Clifton, following the curve of the settlement edge. It will create new defensible boundaries which will endure beyond the Plan period along with compensatory improvements to the environmental quality and accessibility of remaining Green Belt land. Furthermore, a large parcel of land to the immediate south of the allocation within the neighbouring area of Rushcliffe has been removed from the Green Belt to allow for future development, which will complement the development of this site.
66. The other changes to the Green Belt boundary seek to correct previous drafting errors as a result of advances in mapping technologies, reflect actual development patterns and ensure defensible and logical boundaries, particularly across adjoining local authority boundaries. Where it has been considered appropriate to make changes to the boundary, having regard to the advice in the NPPF<sup>19</sup>, defensible boundaries have been chosen using a hierarchy of suitable boundaries, the highest being main roads, railway lines, rivers or canals, then more minor roads, hedge lines and then built form of buildings or public footpaths/cycle paths. The minor/moderate changes result in a net change of around -3.13 ha (0.42% of the original 2005 Green Belt).

### Conclusion

67. Having regard to all of the above therefore, I conclude that the approach set out in the Greater Nottingham and Ashfield Green Belt Assessment Framework and subsequently used to review the Nottingham City Green Belt, accords with the principles set out in the ACS and that exceptional circumstances have been demonstrated to justify the alterations to the Green Belt in the LAPP.

### **Issue 3 – Are the site allocations positively prepared, justified, effective and consistent with the ACS and national policy**

#### *The approach to site allocations*

68. The Council identified potential site allocations from various sources to form a 'long list' of options. The sources comprised the saved Nottingham Local Plan (2005) which included a number of site allocations which had not been implemented; the ACS which identifies three strategic locations for growth to be taken forward in the Local Plan Part 2; City Council development options; the Nottingham Core Housing Market Area Local Investment Plan which

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<sup>19</sup> Paragraph 85 (final bullet point)

includes investment priorities in terms of housing supply, housing quality, inclusion and neighbourhoods across Greater Nottingham; the Council's Employment Land Database which contains information on all existing and future employment sites (including allocations and sites with planning permission); the SHLAA and a 'call for sites' in 2010. In addition, the Issues and Options stage in 2011 built on the 'call for sites' and sought responses on any omitted sites with the potential to be site allocations and the Preferred Options stage in 2013 provided a further opportunity to identify additional sites.

69. During the consultation on Issues and Options, a number of sites were put forward as additional potential allocations and these were consulted upon in March 2012. In addition, following the Preferred Options stage, consultation took place on two additional sites in August and October 2014. The consultation on the Publication Version of the Plan in January 2016 provided an opportunity for comments and new information to be submitted on sites and the Revised Publication Version of the Plan incorporated new information on some of the earlier identified sites which indicated that they would no longer be deliverable.
70. The Site Assessment Background Paper and addendums<sup>20</sup> indicate that a two-stage site assessment process has been undertaken for every site. The first stage comprised a site sieving exercise in which sites were screened on the basis of size, availability and need for allocation. The second stage was a more detailed assessment which was undertaken on the remaining sites. This included site visits, desk-based assessments and consultation with key stakeholders. It was also informed by site assessments that considered the planning status of the site; existing land use; site constraints such as flood risk, heritage designations and contamination; transport and accessibility; wider regeneration benefits; infrastructure; the potential for local energy and heat networks; existing development briefs; deliverability information and Green Belt assessments; SA, Equalities Impact Assessments (EqIA) and national and local policy considerations.
71. It is clear that the City Council has sought to identify sites at the outset of, and during, the various stages of the Plan preparation and that these have all been subject to consultation. Whilst there is inevitably a degree of professional judgement in making planning decisions about specific allocations, I find the methodology adopted by the Council to be robust. Accordingly, I am satisfied that the site selection process has been based on a sound process including the testing of reasonable alternatives.

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<sup>20</sup> LAPP-CD-BACK-04, LAPP-CD-BACK-05 and LAPP-CD-BACK06

### *Site Allocations*

72. Policy SA1 of the LAPP allocates 79 sites to meet the development needs of Nottingham City to 2028. The supporting text to the policy includes the proposed uses for the site, which in many cases include a mix of acceptable uses, as well as the development principles for each allocation including any potential adverse impacts of the proposed development and necessary mitigation. I deal below only with those allocations where modifications are required. However, as indicated above the capacity and deliverability of all the allocated sites were considered in detail at the hearing sessions.

#### *PA1 Bestwood Road – Former Bestwood Day Centre*

73. Planning permission for residential development has been granted on this site. Therefore, the principle of residential development has been established. Accordingly, it is necessary to amend the figures in table A3.1 at Appendix 3: Housing Delivery in relation to this site to reflect the planning permission and bring the Plan up to date [**MM99**]. In addition, **MM48** is also necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the requirements for any development or raising land levels within the floodplain and the extent of any easement required for river and flood risk management adjacent to the River Leen.

#### *PA3 Eastglade, Top Valley – Former Eastglade School Site*

74. The indicative provision of 44 dwellings in the LAPP in relation to this site is based on the average density of the surrounding area. However, a current scheme being worked up by Nottingham City Homes, indicates that the site could reasonably accommodate up to 64 dwellings, the topographical constraints of the site being less than previously envisaged. Therefore, to ensure effectiveness I recommend that the figures in table A3.1 at Appendix 3: Housing Delivery in relation to this site are amended to take account of this more recent detailed information [**MM99**].
75. The supporting text in relation to this allocation indicates the proposed use as residential (predominantly family housing) with a proportion of the site retained as open space. This would address the need for open space in the area and the development principles set out in the supporting text indicate that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.
76. The proximity of this site to other site allocations (PA5, PA6, PA8 and PA9) provides the opportunity to look at open space requirements in the area across all these sites. Furthermore, the Nottingham Revised Playing Pitch Strategy

2018<sup>21</sup> indicates that there is no longer a need for a community sports hub. Therefore, in order to ensure that the development principles are justified, effective and reflective of the up to date position I recommend that they are amended in these respects **[MM49]**.

*PA4 Linby Street/Filey Street*

77. This mixed-use (employment, residential and retail) allocation is on a brownfield site with significant regeneration potential in an accessible location. Residential development on the site is dependent on the delivery of a wider flood risk mitigation scheme. Therefore, in recognition of this, the estimated dwelling numbers for this site are not included in overall housing figures for the plan period.
78. The retail development on the southwestern portion of the site has now been completed. Therefore, I recommend that it should be removed from table A5.1 in Appendix 5: Retail Delivery **[MM103]**. In addition, **MM50** is recommended as necessary to reflect the current position and ensure the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the extent of any easement required given the site's location adjacent to the River Leen and the requirements for any development or raising land levels within the floodplain.

*PA5 Ridgeway – Former Padstow School Detached Playing Field*

79. This site is part of a programme of regeneration sites in close proximity, to be developed by Nottingham City Homes. The supporting text in relation to this allocation indicates the proposed use as residential (predominantly family housing) with a proportion of the site retained as open space. As indicated above in relation to site allocation PA3, this would address the need for open space in the area and the development principles set out in the supporting text indicate that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.
80. The Council indicates that in order to retain a proportion of the site as open space the developable area is less than originally envisaged and that as a result the indicative provision of dwellings on this site as indicated in the LAPP should be reduced to around 60 to 70 dwellings. This is based on applying the average density of the surrounding area to the area of land now considered developable. Accordingly, to ensure effectiveness I recommend that the figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site are amended to take account of this **[MM99]**.

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<sup>21</sup> LAPP-LOCAL-04

81. As also indicated above, the proximity of this site to other site allocations (PA3, PA6, PA8 and PA9) provides the opportunity to look at open space requirements in the area across all these sites and the Council's Revised Playing Pitch Strategy indicates that there is no longer a need for a community sports hub. Accordingly, **MM51** is recommended to ensure that the development principles are justified, effective and reflective of the up to date position.

*PA6 Beckhampton Road - Former Padstow School Detached Playing Fields*

82. This site is allocated in the LAPP as open space including a community sports hub with the potential for a small element of residential development. However, as indicated above, there is no longer a need for a community sports hub on this site. In the light of this more recent evidence and given that, as indicated above, the site is part of a programme of regeneration sites in close proximity, the community sports hub should be removed from the allocation and the allocation should be amended to indicate the proposed use as residential (predominantly family housing) with a proportion of the site retained as open space. This would be consistent with the nearby site allocations (PA3, PA5, PA8 and PA9). Similarly, the development principles set out in the supporting text should reflect those, as proposed to be modified for sites PA3, PA5, PA8 and PA9. Accordingly, I recommend **MM52**.
83. The developable area of the site will increase as a result of the removal of the community sports hub element of the allocation. Therefore, the indicative provision of dwellings indicated in the LAPP should also be increased to between 80 to 90 dwellings. To ensure effectiveness I recommend that the figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site are amended to take account of this [**MM99**].

*PA8 Eastglade Road – Former Padstow School Site*

84. This site is also part of a programme of regeneration sites in close proximity, to be developed by Nottingham City Homes. As with the allocations at PA3, PA5 and PA9, the supporting text in relation to this allocation indicates the proposed use as residential (predominantly family housing) with a proportion of the site retained as open space.
85. As indicated above, the proximity of this site to other site allocations (PA3, PA5, PA6 and PA9) provides the opportunity to look at open space requirements in the area across all these sites and there is no longer a need for a community sports hub. Therefore, I recommend that **MM53** is necessary to ensure that the development principles are justified, effective and reflective of the up to date position.

*PA9 Edwards Lane – Former Haywood School Detached Playing Field*

86. As with the allocations at PA3, PA5 and PA8, the supporting text in relation to this allocation indicates the proposed use as residential (predominantly family housing) with a proportion of the site retained as open space. The proximity of this site to other site allocations (PA3, PA5, PA6 and PA8) provides the opportunity to look at open space requirements in the area across all these sites and there is no longer a need for a community sports hub. Therefore,

**MM54** is recommended as necessary to ensure that the development principles are justified, effective and reflective of the up to date position.

87. In addition, to ensure effectiveness I recommend that the indicative range of housing provision indicated in table A3.1 in Appendix 3: Housing Delivery in relation to this site should be amended to take account of the most up to date assessment on the site [**MM99**] although this does not affect the midpoint figure used in the overall housing figures for the plan period.

*PA10 Piccadilly former Henry Mellish School Playing Field*

88. This City Council owned site is in the process of being sold to a private developer. The development principles in the supporting text in relation to this allocation indicate the need to ensure that the design, layout and access of any residential development is carefully considered to avoid adverse impacts on the occupiers of existing residential properties and the occupants of the Poor Clare Monastery located to the south of the site. Accordingly, I am satisfied that the living conditions of surrounding occupiers will be sufficiently safeguarded.
89. The indicative range of housing provision indicated in the LAPP in relation to this site was based on applying the average density of the surrounding area to the area of land considered for development. However, a detailed layout for the site is now available. Accordingly, to ensure effectiveness, the figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site should be amended to reflect this more up to date information [**MM99**].

*PA11 Stanton Tip – Hempsill Vale*

90. This site is a strategic brownfield site that is identified as a location for growth in the ACS. The site is allocated in the LAPP for residential development although given its size, the supporting text in relation to this allocation also indicates that in addition to residential development (predominantly family housing) there are some opportunities for additional uses on the site such as leisure (Use Class D2), community (Use Class D1), employment (Use Classes B1 and B2) and small scale local need retail (Use Class A1).
91. Development of the site will deliver significant regeneration benefits and provide opportunities for enhanced green infrastructure, public transport, walking and cycling links. The indicative provision of 500 dwellings indicated in the LAPP in relation to this site reflects that indicated in the ACS. However, having regard to the potential complexity of assembling the site, its delivery will be towards the end of the Plan period and is likely to extend beyond it. Accordingly, to ensure that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site are justified and effective I recommend that they are amended to 350 dwellings to take account of this and that for clarity a footnote be added to the table [**MM99**].
92. Significant opportunities exist to protect the most important habitats as well as enhancing and creating habitats both within and beyond the site. Accordingly, to ensure that the development principles are clear and effective in this respect and to clarify the position in relation to any necessary easement that may be required if the watercourse is opened up, I recommend that they

are amended accordingly **[MM55]**. I have made a minor amendment to MM55 from that which was published for consultation to correct a typographical error. However, it does not alter the content of the modifications as published for consultation or undermine the participatory processes and SA that has been undertaken.

*PA12 Highbury Road- Former Henry Mellish School*

93. This City Council owned site is in the process of being sold to a private developer. The indicative range of housing provision indicated in the LAPP in relation to this site was based on applying the average density of the surrounding area to the area of land considered for development. However, as a result of pre-application discussions a more detailed layout is now available. Therefore, for effectiveness I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect this more up to date information **[MM99]**.

*PA15 Bulwell Lane Former Coach Depot*

94. This site benefits from planning permission. Accordingly, to reflect the planning permission and bring the Plan up to date I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended and that for clarity a footnote be added to the table **[MM99]**.

*PA16 Woodhouse Way – Nottingham Business Park and PA17 Woodhouse Way – Woodhouse Park*

95. The development of these site allocations is complete. Therefore, to reflect this and bring the Plan up to date I recommend that the site allocations are deleted **[MM47, MM56, MM57, MM99]**. The deletion of PA16 (Woodhouse Way – Nottingham Business Park) from table A5.1 in Appendix 5: Retail Delivery is also necessary **[MM103]**. This modification was omitted in error from those published for consultation. However, it is merely a consequential modification and does not alter the content of the modifications as published for consultation or undermine the participatory processes and SA that has been undertaken.

*PA18 Vernon Road – Former Johnsons Dyeworks*

96. This allocation for residential development is on a part City Council/part privately owned site. The main constraint to the development is through the associated flood risk on site. The owners of the site are actively working together to bring the site forward and to secure all the funding for the necessary flood mitigation/management works. However, funding for only some of the works has been secured to date. I agree with the Council therefore that the site is not likely to be delivered until later in the plan period.
97. The development principles indicate that any planning application on the site should be accompanied by a site-specific Flood Risk Assessment and flood risk mitigation measures. However, I recommend that **MM58** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the requirements for

any development or raising land levels within the floodplain and the need to maintain greenfield runoff rates after development.

*PA21 Mansfield Road – Sherwood Library*

98. This is a brownfield site within Sherwood District Centre. Its development for the proposed uses (retail, residential, offices and a community facility/library) indicated in the supporting text in relation to this allocation would provide regeneration opportunities to support the vitality and viability of the existing centre. It would also contribute to absorbing the future capacity for additional retail floorspace in the district centres as identified in the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015.
99. The allocation includes the existing Spondon Street surface car park which is currently well used. Whilst the development principles indicate that adequate parking should be ensured as part of any development proposal, I recommend that they also refer to the need to take account of the needs of the development, car parking provision as a whole for Sherwood and any proposed management measures which make better use of existing spaces to ensure that they are clear and effective **[MM59]**.

*PA22 Western Boulevard*

100. This site allocation for residential and employment uses is currently occupied by Travelling Showpeople with the benefit of a five-year temporary planning permission that was granted in 2017. As indicated below (Issue 4), no provision is made in the Plan for alternative accommodation for the Travelling Showpeople on this site and the Council indicates that there is no known available site for their relocation. Accordingly, the site is not deliverable within the Plan period. Therefore, I recommend that the allocation is deleted and reference to the site removed from table A3.1 in Appendix 3: Housing Delivery and table A4.4 in Appendix 4: Employment Delivery **[MM47, MM60, MM99 and MM102]**.

*PA23 Radford Road – Former Basford Gasworks*

101. This site allocation is for a mixed-use development comprising employment and residential uses. The supporting text in relation to this allocation indicates that supplementary uses could also include retail uses, financial and professional service uses, a café and a community use (Use Classes A1, A2, A3 and D2). A planning permission for a mixed-use development on the site has recently expired. However, the City Council is currently engaged with new owners of the site to bring forward a development scheme. The City Council is also progressing the declassification of the disused gas holders adjacent to the site.
102. The site is adjacent to the River Leen. Accordingly, **MM61** is recommended as necessary to ensure that the development principles in relation to this allocation are clear and effective by including reference to the requirements for any development or raising land levels within the floodplain and the extent of any requirements needed to provide for maintenance and flood risk management adjacent to the River Leen. The need for the more sensitive of the proposed uses to be located away from both hazardous installations and

areas of previous contamination is recognised in the development principles in the supporting text in relation to this allocation, as is the potential for the development of the site to help address open space deficiencies in the area and extend existing riverside cycle routes and footpaths through the site to enable access from Radford Road and surrounding residential areas.

*PA24 College Way – Melbury School Playing Field*

103. This City Council owned site is in the process of being sold to a private developer. The indicative range of housing provision indicated in the LAPP in relation to this site was based on applying the average density of the surrounding area to the area of land considered for development. However, a more detailed layout is now available. Accordingly, to ensure effectiveness I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect this more up to date information **[MM99]**.

*PA26 Denewood Crescent – Denewood Centre*

104. The indicative range of housing provision indicated in the LAPP in relation to this allocation was based on applying the average density of the surrounding area to the area of land considered for development. However, the site now has the benefit of outline planning permission for 110 dwellings. Accordingly, to ensure effectiveness I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect this more up to date information **[MM99]**.

*PA27 Wilkinson Street – Former PZ Cussons*

105. **MM62** is necessary in order to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to pedestrian and vehicular access, the site's location within an area of high flood risk, the requirements for any development or raising land levels within the floodplain and the extent of any easement required for river and flood risk management adjacent to the River Leen.

*PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate and  
PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate*

106. In order to ensure that the development principles in relation to these allocations are clear, effective and sufficiently comprehensive having regard to flood risk, the requirements for any development or raising land levels within the floodplain and the measures to be taken to maintain greenfield runoff rates after development **MM63** and **MM64** are necessary respectively.

*PA33 Chalfont Drive- Former Government Buildings*

107. This site benefits from planning permission. Accordingly, to reflect the planning permission and bring the Plan up to date I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended and that for clarity a footnote be added to the table **[MM99]**.

*PA34 Beechdale Road – Former Beechdale Baths*

108. This allocation for retail development seeks to address a specific qualitative deficiency in retail floorspace in the western estates. Public consultation has been undertaken on a prospective retail development scheme. The supporting text in relation to this allocation indicates that as well as retail development there may be some scope for residential development on the site although no provision is included for residential development on the site in the overall housing figures in the Plan.

109. **MM65** is recommended as necessary to correct the site area referred to in the supporting text, given that the ambulance station is no longer intended to be included and to ensure that the development principles are clear, justified and effective. The addition of a footnote to table A5.1 in Appendix 5: Retail Delivery in relation to this allocation is also recommended to ensure consistency with the development principles **[MM103]**.

*PA35 Woodyard Lane – Siemens*

110. This site benefits from outline planning permission for up to 110 dwellings. Accordingly, to reflect this and bring the Plan up to date I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended **[MM99]**. The supporting text in relation to the allocation indicates the proposed uses as residential, community facilities and open space. However, as there is no requirement for a community facility, I recommend this proposed use should be deleted **[MM66]**.

*PA39 Carlton Road – Former Co-op*

111. This allocation lies within a CONI. The supporting text indicates the proposed uses as retail and residential. The current lawful use of the site is retail use (Use Class A1). There is a legal restriction on the use of the site for a food supermarket. Therefore, its use for anything other than convenience retail would require the legal restriction to be lifted. However, there is no evidence to suggest that this would not be forthcoming.

112. At the hearing sessions the Council indicated that acceptable uses on the site could be retail and/or residential. Any proposed development, including one for a wider range of uses than those indicated in the supporting text, would be subject to the development management policies of the Plan, including policy SH7 which relates specifically to CONIs and seeks to ensure both their retail function and local character are not undermined and that the vitality and viability of the CONI is maintained or enhanced. Accordingly, I recommend that **MM67** is necessary to ensure that the supporting text and the development principles are clear, justified and effective in these respects.

*PA40 Daleside Road – former Colwick Service Station*

113. Development of this site allocation is complete. Therefore, to reflect this and bring the Plan up to date I recommend that the site allocation is deleted **[MM47, MM68 and MM99]**.

*PA41 Alfreton Road – Forest Mill*

114. This is a mixed-use site allocation that benefits from a hybrid planning permission. Accordingly, to reflect the planning permission and bring the Plan up to date I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended [**MM99**].

*PA42 Ilkeston Road – Radford Mill*

115. This is a housing allocation that benefits from planning permission and work on site is underway. Therefore, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect the planning permission and bring the Plan up to date [**MM99**].

*PA43 Salisbury Street*

116. This allocation benefits from outline planning permission for 21 dwellings. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect this [**MM99**]. Although there would be nothing to prevent a future proposal from coming forward for a higher density scheme, any such proposal would be considered on its own merits through the development management process and in the light of the development management policies of the Plan.

117. **MM69** is also recommended as necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the requirements for any development or raising land levels within the floodplain and the measures to be taken to maintain greenfield runoff rates after development.

*PA44 Derby Road – Sandfield Centre*

118. This allocation benefits from planning permission for 95 dwellings. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect this and bring the Plan up to date [**MM99**].

*PA45 Prospect Place*

119. The site area of this housing allocation as presently indicated in the supporting text is incorrect. Therefore, **MM70** is necessary to correct this. It is also necessary to amend the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation to reflect the change in site area [**MM99**].

*PA46 Derby Road – Former Hillside Club*

120. **MM71** is necessary to ensure that the development principles in relation to this allocation are clear and effective having regard to the culvert that runs through the site and the extent of any easement required for river and flood risk management adjacent to the River Leen.

*PA47 Abbey Street/Leengate*

121. The supporting text in relation to this allocation indicates that the proposed uses for the site are employment (including hospital/health related B1 uses) and facilities which support the Queens Medical Centre (QMC) with auxiliary residential and hotel. **MM72** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive in relation to the site's location within an area of high flood risk and the extent of any requirements for river and flood risk management adjacent to the River Leen.

*PA49 NG2 West – Enterprise Way*

122. **MM73** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to potential flooding from the Rivers Trent and Leen.

*PA50 NG2 South – Queens Drive*

123. **MM74** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the extent of any requirements for river and flood risk management adjacent to the River Leen.

*PA52 University Boulevard – Nottingham Science and Technology Park*

124. The supporting text indicates the proposed uses for this site as office/research and development (Use Classes B1a/b) and ancillary compatible uses. **MM75** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive by reflecting the scope for a range of uses, referring to a proposed pedestrian/cycle route and having regard to the risk of flooding from Tottle Brook.

*PA53 Electric Avenue*

125. **MM76** is necessary to ensure that the development principles in relation to this employment allocation are clear and effective having regard to the requirements for a site-specific Flood Risk Assessment to consider the breach of the River Trent flood defences.

*PA54 Boots*

126. This allocation is on a large strategic brownfield site which is part of an Enterprise Zone. The supporting text indicates the proposed uses for the site as employment (Use Classes B1, B2 and B8) and residential with the potential for an element of student accommodation. **MM77** is necessary in order to ensure that the development principles in relation to this strategic allocation are clear, justified, effective and sufficiently comprehensive having regard to the opportunities for enhanced cycling and walking routes to and through the site, the need to ensure a site layout that does not increase flood risk on and off site and the need to ensure that the redevelopment of the site does not lead to air quality issues for any new sensitive receptors.

*PA55 Ruddington Lane – Rear of 107-127*

127. This allocation benefits from planning permission for residential development. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect this **[MM99]**. In addition, **MM78** is necessary to ensure that the development principles in relation to this allocation are clear and effective having regard to flood risk and a secondary aquifer that underlays the site which will require an environmental assessment.

*PA56 Sturgeon Avenue – The Spinney*

128. This is a residential allocation on a site which has previously had planning permission for residential development and on which recent development interest has been shown. **MM79** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to flood risk and a secondary aquifer that underlays the site and the need for an environmental assessment.

*PA57 Clifton West*

129. This residential allocation is on a site that comprises a disused playing field and an agricultural field. The site was previously within the Green Belt but was released as part of the Nottingham Local Plan Review in 1997 and allocated for residential development. It was again allocated for residential development in the subsequent Nottingham Local Plan that was adopted in November 2005.

130. Delivery of the site has been delayed awaiting the completion of the works to dual the nearby A453. However, this work is now complete. In December 2018 the Council resolved to approve an outline planning application for residential development with all matters reserved subject to the completion of a S106 Agreement<sup>22</sup>. The S106 Agreement is currently being finalised. The planning application includes an illustrative masterplan which aims to illustrate how up to 278 dwellings could be accommodated on the site.

131. Concerns have been raised regarding the allocation of the site in the LAPP for residential development, particularly given the proximity of various nearby designated heritage assets and natural environment designations. Whilst the principle of residential development on the site has been considered in the context of the two previous Local Plans these are nevertheless matters to which I have given careful consideration in the context of this Plan.

132. The site has been allocated to meet the Council's housing requirement and more specifically in this case the need for family housing. It is a deliverable

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<sup>22</sup> LAPP.NCC45

site that is owned by the City Council and Nottingham Trent University who are proactively seeking to deliver it. The development principles set out in the supporting text in relation to this allocation acknowledge, amongst other things, that any development should be sensitive to the neighbouring historic environment and the setting of heritage assets and also to the adjacent natural environment. With these safeguards therefore, I am satisfied that the allocation is justified. However, to ensure that the development principles are clear, I recommend that the recent designation of Clifton Woods as an Ancient Woodland be specifically referenced [**MM80**]. Furthermore, the developable area of the site is likely to be less than that originally envisaged to ensure that satisfactory heritage/wildlife buffers are provided. Therefore, the indicative provision of dwellings indicated in the LAPP should be reduced and the figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site should be amended to take account of this [**MM99**].

*PA59 Farnborough Road – Former Fairham Comprehensive School*

133. This brownfield site adjacent to the built-up area is to be removed from the Green Belt to assist in meeting the City's housing requirement and more specifically the need for family housing. As indicated above, I am satisfied that exceptional circumstances exist which require the boundaries of the Green Belt to be reviewed, that the approach adopted by the Council is appropriate and that the alteration proposed to the Green Belt in relation to this site is justified and appropriate having regard to national policy.

134. **MM81** is necessary to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive by addressing the extent of any requirements for maintenance and flood risk management given the site's location adjacent to Fairham Brook, the requirements of a flood risk assessment and the requirements for any development or raising land levels within the floodplain and the opportunities to both the south and east of the site for the provision of improved publicly accessible green space and biodiversity.

*PA60 intu Victoria Centre*

135. This allocation lies within the City Centre's Primary Shopping Area. The intu Victoria Centre, along with the intu Broadmarsh Centre, makes an important contribution to the City Centre's retail offer. The supporting text in relation to this allocation indicates the proposed uses as retail (Use Class A1), leisure (Use Class D2) office (Use Class B1a) financial and professional services (Use Class A2), food and drink (Use Classes A3, A4 and A5) and a public transport facility. The site benefits from planning permission for a major extension to the intu Victoria Centre including bus station and car park which will contribute towards meeting the capacity for growth in the City Centre's retail floorspace as identified in the Broxtowe, Gedling, Nottingham City and Rushcliffe Retail Study 2015. **MM82** is recommended as necessary to ensure that the development principles in relation to this allocation are clear having regard to the opportunities for enhanced connections both east/west and north/south.

*PA62 Creative Quarter – Brook Street East*

136. This is a housing allocation that benefits from outline planning permission. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect the planning permission **[MM99]**.

*PA64 Creative Quarter - Sneinton Market*

137. This is a mixed-use allocation. The site is an important part of the Sneinton Conservation Area. Some of the existing buildings have already been refurbished, another part of the site benefits from planning permission for the refurbishment and partial demolition of the existing buildings and the erection of 44 residential apartments with A1 and A3 uses at ground level. In addition, active discussions are taking place regarding a redevelopment scheme on the remaining portion of the site. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect the latest position **[MM99]**.

*PA66 Castle Quarter, Maid Marian Way – College Street*

138. This is a mixed-use allocation on an important, prominent gateway site close to the Castle. A number of residential properties on Castle Gate lie immediately to the north of the site. Therefore, in order to ensure that the development principles are clear and effective I recommend they should be amended to reflect the need for any development proposals to have regard to the amenity of these properties **[MM83]**. Whilst the boundary of the site includes an area of land across which the residential properties on Castle Gate have shared access rights, the Council indicates that these are bound by a separate legal process and will not be extinguished by future development. There is nothing in the evidence before me to indicate otherwise and the City Council considers that the boundary of the site as indicated on the policies map is correct.

*PA67 intu Broadmarsh Centre*

139. This allocation forms a major part of the City Centre's PSA and occupies a prominent position within the Southern Gateway. It relates to the intu Broadmarsh Centre and surrounding area. In addition to the proposed uses indicated in the supporting text in relation to this allocation the Council indicates that a hotel (Use Class C1) would also be acceptable on the site. The development principles indicate that proposals should introduce more traditional street patterns with active frontages – improving north/south and east/west pedestrian linkages and high-quality connections to the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes. However, to ensure consistency with MM82, detailed above in relation to PA60, they should also refer to connections to the intu Victoria Centre. Accordingly, for clarity and to ensure effectiveness I recommend that **MM84** is necessary to reflect the above matters in relation to this allocation and its supporting text.

*PA68 Canal Quarter – Island Site*

140. This is a mixed-use allocation. The supporting text indicates the proposed uses for the site which include retail development. The development principles indicate that an element of supporting retail use may be acceptable subject to consideration of its scale and impact on the vitality/vibrancy of the City Centre. However, in order to ensure consistency with policy SH4 and ensure that the development principles are clear and effective I recommend that **MM85** is necessary. The addition of a footnote **MM103** to table A5.1 in Appendix 5: Retail Delivery in relation to this allocation is a consequential modification to MM85.

*PA69 Canal Quarter – Station Street/Carrington Street*

141. This is a mixed-use allocation on a brownfield site with the benefit of planning permission. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended to reflect the planning permission [**MM99**]. In addition, **MM86** is necessary in order to ensure that the development principles in relation to this allocation are clear and effective having regard to the requirements of a site-specific flood risk assessment to accompany any planning application.

*PA71 Canal Quarter – Sheriffs Way, Sovereign House*

142. This is a mixed-use allocation on a brownfield site. The supporting text indicates the proposed uses for the site as primarily offices with additional uses which could include residential, hotel, assembly and leisure and non-residential institution as well as ancillary uses which could include car parking, small scale retail, financial services, food and drink to the ground floor delivered as an integral part of a mixed-use scheme. The site benefits from an outline planning permission for a mixed-use scheme and is subject to a recent hybrid planning application for office development. The site forms part of an emerging business quarter focussed around the Station Hub. **MM87** is necessary in order to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the culverted watercourse (Tinkers Leen) which runs along the northern boundary of the site.

*PA72 Canal Quarter – Waterway Street*

143. This mixed-use allocation is on a brownfield site, part of which benefits from planning permission for 118 student apartments. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are increased to take account of the current planning permission on part of the site [**MM99**]. **MM88** is also necessary in order to ensure that the development principles in relation to this allocation are clear, effective and sufficiently comprehensive having regard to the culverted watercourse (Tinkers Leen) which runs along the northern boundary of the site.

*PA73 Canal Quarter – Sheriffs Way/Arkwright Street*

144. This mixed-use allocation is on a brownfield site, the southern part of which benefits from planning permission for student accommodation (420 beds) and 177 apartments. For clarity I recommend that the site area indicated in the supporting text should be amended to reflect the extent of the planning permission at the south eastern corner of the site **[MM89]**. In addition, I recommend the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are increased to take account of the planning permission on part of the site **[MM99]**.

*PA77 Waterside – London Road, Eastcroft Depot and PA78 Waterside – London Road, South of Eastcroft Depot*

145. These are adjoining mixed-use site allocations that are identified primarily for employment development (Use Classes B1 and B2), non-residential institution (Use Class D1) and assembly and leisure (Use Class D2) although the supporting text in relation to both allocations indicates that there may be some scope for elements of residential development subject to detailed layout/design.

146. Planning permission was recently granted on appeal for a vehicle rental use on the southern part of PA78 and the remainder of the site is linked to PA77. Therefore, in order to ensure that the allocations are justified and effective I recommend that PA78 is deleted and the remaining part of the site which is available be included within site allocation PA77. The development principles of this now extended site allocation (PA77) should be modified to reflect this and ensure that they are clear and effective. Therefore, I recommend **MM47, MM90, MM91** and **MM102** in these respects.

*PA79 Waterside – Waterside – Iremonger Road*

147. **MM92** is necessary in order to ensure that the development principles in relation to this allocation are clear and effective having regard to the requirements of a site-specific flood risk assessment to accompany any planning application.

*PA81 Waterside – Meadow Lane*

148. **MM93** is necessary in order to ensure that the development principles in relation to this allocation are clear and effective having regard to the requirements of a site-specific flood risk assessment to accompany any planning application and to the culverted watercourse (Tinkers Leen) which runs through the site.

*PA82 Waterside – Freeth Street*

149. This is a mixed-use allocation on a brownfield site. The supporting text in relation to the allocation indicates the proposed uses for the site as residential (predominantly family housing), office (Use Class B1), small scale convenience retail (Use Class A1), restaurant/café (Use Class D3) and non-residential institution (Use Class D1). The site is anticipated to deliver between 350 and 420 dwellings in the longer term. However, having regard to the potential

complexity of assembling the site, only between 100 and 200 dwellings are likely to be delivered in the Plan period. Accordingly, I recommend that the indicative figures in table A3.1 at Appendix 3: Housing Delivery in relation to this site allocation are reduced and that the footnote to the table be amended to take account of this **[MM99]**. **MM94** is also necessary to ensure that the development principles in relation to this allocation are clear and effective having regard to any easement that may be required along the River Trent and to take account of existing businesses on the site.

*PA83 Waterside – Daleside Road, Trent Lane Basin*

150. This is a mixed-use allocation on a brownfield site. This site benefits from a hybrid planning permission. Some development has been completed. Accordingly, I recommend that the indicative figures in table A3.1 in Appendix 3: Housing Delivery in relation to this site allocation are amended and that a footnote be added to the table to reflect the more recent information **[MM99]**. Also, in order to ensure that the development principles in relation to this allocation are clear and effective **MM95** is necessary having regard to any easement that may be required along the River Trent and to take account of existing businesses on the site.

*PA85 Waterside – Trent Lane, Park Yacht Club*

151. To ensure effectiveness the boundary of this allocation should be amended to more accurately reflect land ownership. Consequently, the developable area of the site as indicated in the supporting text should be amended to reflect this. In addition, the development principles in relation to this allocation should be amended to ensure they are clear and effective having regard to any easement that may be required along the River Trent **[MM96]**.

### **Housing land supply and trajectory**

152. In recognition of the economic circumstances and weak housing market in the early years of the plan period the ACS sets out the housing provision to be delivered in Nottingham in 5-year tranches, as detailed above. The ACS also sets out a methodology for assessing five-year housing land supply for Nottingham. It describes the agreed methodology, which allocates any shortfall in housing over the remaining plan period in an approach known as the 'Liverpool approach'<sup>23</sup>. The Inspector at the examination of the ACS considered locally specific evidence which she considered justified the use of this methodology.

153. The evidence indicates that there is no record of persistent under delivery of housing in Nottingham<sup>24</sup>. Therefore, in accordance with national policy it is

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<sup>23</sup> LAPP-CROSS-01 footnote 32 to paragraph 3.2.11

<sup>24</sup> LAPP.NCC.43

necessary to identify a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against the housing requirement with an additional buffer of 5% to ensure choice and competition in the market for land<sup>25</sup>.

154. The effect of the modifications to the housing supply set out in this report are included in the Council's latest HLAR<sup>26</sup>. It indicates that there is more than the required 5-year supply, including a 5% buffer, under both the Liverpool (7.34-year supply) and Sedgefield (7.78-year supply) methodologies. As a result, there is a good prospect that there will be an up-to-date supply of specific deliverable sites sufficient to provide 5 years' worth of housing land upon adoption of the LAPP.
155. The NPPF requires that a supply of specific, developable sites be identified for years 6 to 10 and, if possible, years 11 to 15. The latest HLAR indicates that, including dwellings on deliverable sites which are anticipated to continue to deliver housing after 2023, sites have been identified for 4,383 dwellings (3,950 dwellings to 2028). Additionally, after 2023 there are a predicted 1,250 windfalls and only 150 demolitions. Whilst the total expected net completions to 2028 is, at 5,050, less than the requirement of 5,850 indicated in the ACS for this period, the trajectory indicates that there will be a significant over-delivery in the early part of the plan period, so the 5-year requirement towards the end of the plan period is likely to be reduced. I am therefore satisfied that the Council will be able to maintain a rolling 5 year housing land supply.
156. The Council has produced a Housing Delivery Test Action Plan (HAP) and Housing Implementation Strategy (HIS)<sup>27</sup> which sets out its approach to managing the delivery of the housing provision contained within the LAPP and complies with the requirement of the NPPF to prepare a HIS and the revised NPPF to prepare a HAP.
157. My consideration of the site allocations has found that, with the exception of allocation PA22 (Western Boulevard), which as detailed above, is allocated for both residential and employment development, I have found no compelling evidence to indicate that the site allocations identified for residential development in the LAPP do not have a reasonable prospect of being available and viably developed during the Plan period.
158. The total potential supply of housing in the LAPP provides for a generous buffer above the ACS requirement which will allow flexibility should sites not come forward as anticipated. This is particularly important given the brownfield nature of many of the sites. Furthermore, the Council has identified in its HAP and HIS both the potential risks to future delivery and a

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<sup>25</sup> NPPF paragraph 47

<sup>26</sup> LAPP.NCC.43

<sup>27</sup> LAPP.NCC44

range of actions to ensure that it continues to meet its housing targets. On the basis of the evidence therefore, I am satisfied that overall the approach towards the supply and delivery of housing land is justified, effective and consistent with national policy. **MM47, MM99 and MM100** are necessary to reflect the detailed consideration of some of the site allocations referred to above and to reflect the up-to-date position on some sites to take account of the changed circumstances referred to in Issue 1. I also recommend the inclusion of a housing trajectory [**MM101**] for effectiveness and to ensure consistency with national planning policy.

### Conclusion

159. There has been a thorough and robust process of site selection. I am satisfied that subject to the recommended MMs detailed above, the site allocations within the LAPP are positively prepared, justified, effective and consistent with the ACS and national policy.

160. In relation to the site allocation PA59 (Farnborough Road – Former Fairham Comprehensive School) located within the Green Belt, the ACS recognised the need to review the boundaries of the Green Belt to meet the development requirements of the ACS and part 2 Local Plans. I am satisfied that in this case the need to meet at least the City's housing requirement and more specifically to provide sites suitable for family housing, the lack of alternatives in sequentially preferable locations outside of the Green Belt and its limited impact on the openness and purposes of the Green Belt constitute exceptional circumstances to justify the alteration of the Green Belt.

161. As a result of the recommended MMs set out above, the number of site allocations in the LAPP would be reduced from 79 to 74. Therefore, **MM3** is necessary to reflect this. Any changes to the boundaries of the site allocations resulting from the recommended modifications set out above should be amended on the plans associated with them which are essentially part of the policies map.

### **Issue 4 - Is the approach taken in the LAPP to the accommodation needs of Gypsies, Travellers and Travelling Showpeople justified, effective and consistent with the ACS and national policy.**

162. The Planning Policy for Traveller Sites (PPTS) states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit accommodation needs of travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward.

163. The ACS provides a general policy approach in providing for Gypsies, Travellers and Travelling Showpeople. It also states that, where appropriate, the allocation of sites will be made in part 2 Local Plans in light of any revised evidence base. The LAPP does not include any policies relating to Gypsies, Travellers and Travelling Showpeople nor does it make any allocations to meet any accommodation needs for Gypsies and Travellers or Travelling Showpeople.

164. The South Nottinghamshire Gypsy and Traveller Accommodation Assessment 2014-2029 (GTAA) (January 2016)<sup>28</sup> identifies a need for a total of 2 additional pitches for Gypsies and Travellers in Nottingham between 2014 and 2029. However, the Council indicates that based on supplementary evidence from caravan counts dating back to 2014, the vacancy rate on existing sites in the City is well in excess of the GTAA need figure and therefore it does not consider there is a requirement to allocate additional pitches in the LAPP. The existence of vacancies on existing sites is not justification for not allocating sites because there may be very good reasons why the identified need cannot be so accommodated. Nevertheless, in relation to Gypsies and Travellers, the scale of need is so modest (a maximum requirement of 2 new pitches arising at the beginning of the Plan period, falling to a negative requirement over the rest of the plan period) that it results in a negative net overall figure. In addition, no need has been identified for additional accommodation for Travelling Showpeople.

165. Having regard to the circumstances indicated above therefore, I accept that it may not be appropriate to allocate a site/sites to provide accommodation for Gypsies, Travellers and Travelling Showpeople in the LAPP but rather, a more pragmatic approach would be to consider any proposals that may come forward to meet any future accommodation needs for these groups against a criteria-based policy. The Council considers that the most likely locations for sites would be those which, have good access to the strategic road network and which meet the criteria of the relevant ACS policy (Policy 9). It also considers that small scale infill and possible small-scale site extensions would be the most appropriate form of provision so as to assist in integrating Gypsy and Traveller and Travelling Showpeople into local communities. From the evidence I see no reason to disagree. I therefore recommend a modification to the LAPP to include a new criteria-based development management policy and supporting text in this respect **[MM26]** in order to ensure the LAPP is both effective and compliant with national policy. For clarity I have made a minor amendment to MM26 from that which was published for consultation. However, it does not alter the content of the modifications as published for consultation or undermine the participatory processes and SA that has been undertaken.

### Conclusion

166. Subject to the above MM, I am satisfied that the approach taken in the LAPP to the accommodation needs of Gypsies, Travellers and Travelling Showpeople is justified, effective and consistent with the ACS and national policy.

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<sup>28</sup> LAPP-HOU-33

## **Issue 5 – Are the Plan's development management policies justified, effective and consistent with the ACS and national policy?**

167. The policies of the ACS are set out in four sections (Sustainable Growth, Places for People, Our Environment and Making it Happen). The development management policies of the LAPP are structured in the same way and offer detailed, often criteria-based policies in areas of policy where it is considered further detail is needed beyond that contained in the ACS.

### Development Management Policies – Sustainable Growth

#### *Policy CC1: Sustainable Design and Construction*

168. This policy seeks to secure sustainable design features to maximise resilience and adaptation to climate change. It indicates, amongst other things, that new dwellings will be required to meet the optional higher National Housing Standard for water consumption. This is justified by evidence<sup>29</sup> and viability considerations have been considered in the Whole Plan Viability Assessment<sup>30</sup>. However, at present the detailed wording of the policy lacks the necessary clarity in relation to this matter. In addition, given that energy performance standards for all new homes are now incorporated into the Building Regulations, that part of the policy relating to innovative sustainable design solutions for energy efficiency and low carbon generation and use should be amended to correctly reflect this. **MM5** is necessary to address the above matters and ensure that the policy is sufficiently clear and effective for development management purposes.

#### *Policy CC2: Decentralised Energy and Heat Networks*

169. This policy seeks, in line with the ACS, to encourage connection to the existing decentralised energy and heat network within the City and in accordance with the advice in the NPPF<sup>31</sup> to help increase the use and supply of renewable and low carbon energy. In relation to that part of the policy which relates to energy through wind power, the Council indicates that this seeks to reflect the WMS (June 2015) in relation to this matter. However, at present the detailed wording is not entirely consistent with the WMS. **MM6** is necessary to address this and ensure consistency with national policy.

#### *Policy CC3: Water*

170. This policy sets out criteria that seek to ensure that development proposals protect water quality, accord with the objectives of the Water Framework Directive (Directive 200/60/EC), ensure water efficiency, manage surface

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<sup>29</sup> LAPP-ENVIRO-07 and LAPP M5 rep 1540

<sup>30</sup> LAPP.NCC16

<sup>31</sup> Paragraph 97

water effectively, reduce surface water runoff and ensure flooding is not increased elsewhere. It also includes a criterion which, in the light of the recognition given in the ACS that Nottingham City has significant areas of brownfield land in urgent need of regeneration which may also be at risk of flooding, provides clarity on how development on land with a higher probability of flooding will be considered. However, at present the policy is not explicit in its requirements for development in areas of flood risk or for any redevelopment of brownfield sites within the functional floodplain. The wording of the policy and supporting text also lack some clarity. Accordingly, **MM7** is necessary to ensure that the policy and its supporting text are sufficiently clear, effective and consistent with national policy. MM7 includes a consequential change to ensure the policy wording is consistent with MM5. This was not included in the modifications as published for consultation. However, it does not alter the content of the modifications as published for consultation or undermine the participatory processes and SA that has been undertaken.

*Policy EE4: Local Employment and Training Opportunities*

171. This policy seeks to ensure that opportunities exist for more of the City's residents to access work and/or develop their skill base thereby implementing Policy 4 of the ACS. It sets out the factors for consideration and how the provision of employment and training opportunities might be secured. At present the policy wording lacks clarity and is not consistent with the NPPF in relation to the use of planning obligations. **MM9** is necessary to ensure that the policy and its supporting text are clear, effective and consistent with national policy.

*Policy SH2: Development within Primary Frontages*

172. This policy seeks to make clear what uses will be permitted within the Primary Frontages which are identified as key to maintaining healthy PSAs. In relation to both retail (Class A1) development and development other than retail the policy sets out various considerations against which such proposals will be assessed in order to ensure that the predominantly retail function and character of the frontage would not be harmed, and the viability of the centre would be maintained or enhanced. However, at present the detailed policy wording lacks some clarity and specificity to be capable of effective implementation in relation to the impact of a proposal on existing, committed and planned investment in the Centre.

173. In addition, in relation to developments other than retail (Class A1) it is not unreasonable, having regard to the purpose of the policy, to seek to ensure that such uses do not have an adverse impact on the vitality, attractiveness and diversity of the retail offer. However, I am not satisfied that the evidence supports the specific link suggested in the policy and its supporting text that payday loan shops and betting shops exacerbate existing economic and social characteristics of deprivation.

174. Accordingly, **MM10** is necessary both to ensure that the detailed policy wording is sufficiently clear and specific to be capable of effective implementation and to ensure that the policy is justified by amending the policy and its supporting text to remove the suggested link that payday loan

shops and betting shops exacerbate existing economic and social characteristics of deprivation.

*Policy SH3: Development within Secondary Frontages*

175. The Secondary Frontages are those frontages within the PSAs that are not designated as Primary Frontages. This policy sets out various considerations against which proposals for retail (Class A1) development and other main town centre uses within the Secondary Frontages will be assessed. As with policy SH2, referred to above, the detailed policy wording lacks some clarity and specificity and I am not satisfied that the evidence supports the specific link suggested in the policy and its supporting text that payday loan shops and betting shops exacerbate existing economic and social characteristics of deprivation. **MM11** is necessary therefore to ensure that this policy is sufficiently clear, justified and capable of effective implementation.

*Policy SH4: Development of Main town Centre Uses in Edge of Centre and Out of Centre Locations*

176. This policy, in line with the provisions of the NPPF, applies a sequential test to main town centre uses that are not in an existing centre, indicates the requirement for impact assessments and specifies the locally set thresholds to be used in such assessments. It also sets out other criteria against which proposals for main town centre uses outside an existing centre will be considered. In relation to the latter, at present the policy would appear to introduce a requirement to demonstrate need for retail facilities. This would not accord with national policy. Accordingly, **MM12** is necessary to ensure clarity and consistency with national policy.

*Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises/Entertainment Venues within the City Centre*

177. This policy provides support for food, drink and entertainment venues within the City Centre and sets out a series of criteria against which such proposals will be considered. At present the policy lacks the necessary clarity and specificity in relation to harmful impacts. **MM14** will ensure that the policy is clear and effective.

*Policy SH7: Centres of Neighbourhood Importance (CONIs)*

178. This policy sets out various considerations against which proposals for development within the CONIs will be assessed. As with policies SH2 and S3, referred to above, the detailed policy wording lacks some clarity and specificity and the policy and its supporting text suggest a link that payday loan shops and betting shops exacerbate existing economic and social characteristics of deprivation which is not sufficiently supported by evidence. **MM15** is necessary therefore to ensure that the policy is sufficiently clear, justified and capable of effective implementation.

*Policy RE1: Facilitating Regeneration*

179. This policy supports proposals that would facilitate regeneration. However, at present it lacks clarity and specificity. **MM17** is necessary to specify which

areas of the City the policy applies to in order to ensure it is clear and effective.

*Policy RE7: Stanton Tip*

180. This policy sets out the requirements for development proposals on the site allocation at Stanton Tip (PA11), a strategic brownfield site. **MM18** will ensure that the supporting text is clear, effective and consistent with the recommended modification MM55 to the site allocation.

*Policy RE8: Waterside*

181. This policy sets out the strategic aims that should be delivered through development proposals within the Waterside area which lies to the south east of the City Centre and comprises the full extent of the Waterside Regeneration Zone as referred to in the ACS.

182. Within the area there are a number of existing business uses which are considered incompatible with the regeneration aims of the Waterside area and which will require relocation if the area is to achieve its full potential as a sustainable new residential neighbourhood. Therefore, amongst other things, the policy seeks to ensure that, until such uses are relocated, mitigation is provided, where required, to avoid adverse impacts on both new occupiers and existing businesses. At present the detailed wording lacks clarity and specificity. Therefore, **MM19** is necessary to ensure that the policy is clear, effective and consistent with the recommended modification MM94 to the site allocation at Waterside – Freeth Street (PA82).

Development Management Policies – Places for People

*Policy HO1: Housing Mix*

183. This policy seeks to provide a housing mix within Nottingham City which implements Policies 8 and 5 of the ACS which place an emphasis on providing family housing, including larger family housing and diversifying the profile and mix of City Centre housing. The policy sets out the criteria to be considered in assessing whether sites are capable and suitable for accommodating family housing and whether the resulting development will be in character with the local area. It also indicates that where sites provide for 10 or more homes, consideration should be given to including the provision of self-build/custom build serviced plots, or custom homes by other delivery methods. However, in relation to this aspect of the policy, in seeking to be flexible the wording at present lacks clarity. **MM20** is necessary therefore to ensure that the policy is clear and effective.

*Policy HO3: Affordable Housing*

184. This policy sets out the approach to affordable housing and states that a target of 20% of affordable housing will be sought through negotiation on new residential sites in Nottingham City. The policy indicates that new residential developments including conversions of 15 or more, or of 0.5ha will be granted subject to a target of 20% of new dwellings being affordable housing. It also

states that for starter homes or other affordable home ownership products, the government may set a different threshold.

185. At the hearing session much of the discussion in relation to this policy focused upon viability, whether the policy made an appropriate response to promoting the supply of starter homes having regard to the Housing and Planning Act and the revised NPPF in relation to affordable housing. Notwithstanding that the LAPP has been submitted for examination under the transitional arrangements set out in the revised NPPF, I consider it would be reasonable and pragmatic to amend the policy so as to be consistent with the revised NPPF and to both refer to affordable home ownership and reflect the affordable housing threshold in the revised NPPF. This would lessen the prospect of it being argued in planning applications and appeals that the policy is out of date on adoption. Therefore, I recommend that **MM22** and **MM97** are necessary in these respects.

*Policy HO4: Specialist and Adaptable Housing*

186. This policy seeks to ensure that new residential development above a threshold of 10 or more dwellings provide at least 10% of new dwellings as 'Accessible and Adaptable' dwellings. The WMS (March 2015) indicates that the optional new technical standards should only be required through any new Local Plan policies if they address a clearly evidenced need and where their impact on viability has been considered, in accordance with the NPPF and the PPG.

187. At the time of the submission of the LAPP the evidence on need submitted in support of this policy was somewhat high level and generic. However, the Council has submitted further evidence<sup>32</sup> which expands upon that previously submitted. This further evidence has been the subject of public consultation at the same time as the proposed MMs. Based on this further evidence I am satisfied that the policy is justified having regard to the guidance in the PPG. Viability considerations have been considered in the Whole Plan Viability Assessment. However, at present the detailed wording of the policy lacks the necessary clarity in relation to this matter. Therefore, **MM23** is necessary to address this and ensure that the policy is sufficiently clear and effective for development management purposes.

*Policy HO5: Locations for Purpose Built Student Accommodation*

188. This policy encourages purpose built student accommodation in appropriate locations to meet the accommodation needs of students subject to a requirement that the developer either demonstrates that there is a need for additional student accommodation or that they have entered into a formal

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<sup>32</sup> LAPP.NCC.53

agreement with a University or another provider of Higher Education for the supply of the bed spaces being created.

189. In the light of the significant level of student accommodation that has been constructed in the City over recent years I am satisfied that it is appropriate to pursue a need requirement for new schemes and the supporting text indicates some of the evidence of need that should be provided in support of such a proposal. However, it is clear from the discussion at the hearings that the demand for different types of student accommodation is also important and relevant to demonstrating need. Furthermore, it is not clear at present how this policy relates to policy HO6 referred to below which is also to be used to assess proposals for purpose-built student accommodation, as well as houses in multiple occupation. Accordingly, **MM24** is necessary to ensure clarity and effectiveness in the above respects.

*Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation*

190. This policy sets out the factors that will be taken into account in the consideration of proposals for new or extended HMOs and purpose built student accommodation. It is aimed at both restricting the supply of further HMOs or residential accommodation for exclusive occupation by students, where either there is already or would be a significant concentration of HMOs and/or other student households, so as not to undermine the creation and maintenance of sustainable, inclusive and mixed communities, as well as encouraging further provision of purpose built student accommodation in line with the requirements of Policy HO5. As indicated above, at present there is some ambiguity between policy HO5 and this policy. There is also a lack of clarity in the detailed wording of the policy. Therefore, **MM25** is necessary to ensure clarity and effectiveness in the above respects.

*Policy DE1: Building Design and Use*

191. This policy sets out the design criteria against which development proposals will be considered. Amongst other things, these require residential development proposals to be considered against whether the development would meet the Nationally Described Space Standards (NDSS) and for all development to be considered if it would enhance community safety, crime prevention and street activity.

192. In relation to the former the Council has undertaken a Housing Space Standards Audit<sup>33</sup> that provides evidence to support this requirement and the Whole Plan Viability Assessment was undertaken based on the requirement. The Whole Plan Viability Assessment concludes that the majority of the housing development proposed by the LAPP is viable and deliverable

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<sup>33</sup> LAPP.NCC33

taking account of the cost impacts of the policies proposed by the Plan and the requirements for viability assessment set out in the NPPF. It would nevertheless seem sensible to include a transition period of 6 months after the adoption of the Plan to enable developers to factor the cost of meeting the NDSS into future land acquisitions and ensure the policy is effective. In relation to the latter, in order to ensure consistency with the NPPF, the policy should make explicit that counter-terrorism measures are also design criteria that should be taken into consideration in assessing planning applications for development proposals. Accordingly, I recommend that **MM27** is necessary in these respects.

*Policy DE2: Context and Place Making*

193. This policy details the criteria against which good design can be assessed. To ensure consistency with the NPPF and with MM27 referred to above, **MM28** is necessary to make clear in the supporting text to the policy that reducing the risk of terrorist attacks and increasing resilience through sensitive design is an important factor for consideration in places that people gather, or in the vicinity of vulnerable uses.

*Policy DE6: Advertisements*

194. This policy sets out the considerations to be applied in the assessment of applications for advertisement consent. At present the policy only refers to visual amenity and public safety. However, there is also an aural dimension to amenity in the context of advertisements. In addition, the policy seeks to go beyond the remit of the advertisement control regime. **MM29** is necessary to ensure that the policy is clear, effective and has regard to the control of advertisement regulations.

*Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets*

195. This policy sets out the considerations to be applied in the assessment of proposals affecting the historic environment. It relates to different types of heritage assets and their settings. **MM30** is necessary to ensure that the policy and its supporting text is consistent with national policy. I have made a minor change to the wording of this modification to that which was consulted upon to clarify that substantial harm or loss to Grade II listed buildings or Grade II registered parks or gardens should be exceptional and wholly exceptional to assets of the highest significance.

*Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre*

196. This policy aims to ensure that proposals for food, drink and licensed entertainment venues outside the City Centre are appropriately located and sets criteria against which such development proposals will be considered. At present the policy seeks to prevent the development of A5 (hot food takeaway) uses outside the City Centre other than within an existing Centre or at least 400 metres from a secondary school unless it can be clearly demonstrated that it will not have a negative impact on health and wellbeing. This aspect of the policy was the subject of much discussion at the hearing sessions and has the support of the Local Clinical Commissioning Group and

the Health and Wellbeing Board. However, I am not satisfied that that there is sufficient evidence to support the link suggested between childhood obesity and the concentration or siting of hot food takeaway uses within 400m of a secondary school so as to justify this specific criterion of the policy and, in any event, consider it unlikely to be effective. Therefore, **MM31** is necessary to ensure that the policy is justified and effective by deleting this criterion.

*Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value*

197. This policy seeks to protect public houses that are located outside the City Centre and/or designated as an Asset of Community Value in recognition of the contribution they make to the character and vitality of communities, providing opportunities for social interaction, a focus for local community facilities and strengthening social cohesion. **MM32** is necessary to ensure that the supporting text is clear in its explanation of how the criteria of the policy will be applied.

*Policy LS5: Community Facilities*

198. This policy sets out the considerations to be applied both to proposals for new or improved community facilities and those that would result in the loss of existing community facilities (other than Public Houses). At present the policy wording lacks clarity and is not consistent with the NPPF in relation to the use of planning obligations. **MM33** is necessary to ensure that the policy and its supporting text are clear, effective, and consistent with national policy.

*Policy TR1: Parking and Travel Planning*

199. This policy, along with policies TR2 and TR3, promotes a hierarchical approach to travel demand management in accordance with Policies 2, 14, 15 and 18 of the ACS. At present some of the policy wording lacks clarity and specificity and is not consistent with the NPPF in relation to the use of planning obligations. In addition, the supporting text in relation to Clear Air Zone targets is out of date. **MM34** is necessary to ensure that the policy is clear, effective and consistent with national policy and that the supporting text is correct.

*Policy TR2: The Transport Network*

200. This policy seeks to ensure that development proposals do not prejudice the efficient and safe operation of the existing network and to protect a number of transport network schemes. Several of the transport network schemes listed in the policy are now complete. Accordingly, **MM35** and **MM98** are necessary to remove those schemes from both the policy and Appendix 2: Schedule of Proposed Transport Network Schemes and Status.

## Development Management Policies – Our Environment

### *Policy EN1: Development of Open Space*

201. This policy seeks to protect existing open space and sets out criteria against which development proposals affecting open space will be considered. **MM36** is necessary to ensure that the supporting text to the policy is clear.

### *Policy EN2: Open Space in New Development*

202. This policy provides for developer contributions to be sought (or secured through Community Infrastructure Levy, if implemented) where necessary to enhance existing areas of open space or make provision for additional areas of open space either on site or within the locality. **MM37** is necessary to provide clarity within the supporting text of the role of an intended future Supplementary Planning Document (SPD) on Open Space.

### *Policy EN3: Playing Fields and Sports Grounds*

203. This policy seeks to protect against the loss of existing playing fields and sports grounds and sets out criteria against which development proposals that would result in their loss will be considered. As indicated above, the Nottingham Revised Playing Pitch Strategy 2018 indicates that there is no longer a need for a community sports hub. **MM38** is necessary therefore to ensure that the supporting text reflects the correct position in relation to this and to provide guidance as to how alternative provision for the loss of existing playing fields and sports grounds, if acceptable having regard to the provisions of the policy, may be secured.

### *Policy EN4: Allotments*

204. This policy seeks to protect existing allotments and sets out criteria against which proposals that would result in the loss of existing allotments will be considered. These include whether there is a demonstrable need for the allotments in terms of quality, quantity and accessibility or in cases where there is a need, whether compensatory provision can be made elsewhere. The policy also encourages food growing opportunities in new residential developments.

205. The term allotments for the purposes of this policy has had regard to the definition in the Allotment Act 1950. Whilst the City Council provides over 3000 individual allotment plots, the majority of which are managed by allotment associations and other organisations which have long-term leases with the Council, there are also a number of privately-owned allotment sites.

206. The NPPF indicates that to deliver the social, recreational and cultural facilities and services the community needs, planning policies should guard against the unnecessary loss of valued facilities and services where this would reduce the community's ability to meet its day-to-day need. The Council indicates that there are over 800 people on the waiting list for an allotment across the City. This seems to me to indicate that demand for allotments therefore is high. Furthermore, the PPG provides that policies may also request the provision of allotments or allotment gardens, to ensure the provision of adequate spaces

for food growing opportunities<sup>34</sup>. Accordingly, I am satisfied that this policy is both justified and consistent with national policy.

*Policy EN5: Development Adjacent to Waterways*

207. This policy seeks to ensure that development adjacent to or containing waterways is designed and implemented in a way which protects, maintains and enhances the roles of the City's waterways. At present the policy wording lacks clarity. **MM39** is necessary to ensure that the policy is clear and effective.

*Policy EN6: Biodiversity*

208. This policy aims to ensure that development proposals protect and promote biodiversity to deliver multi-functional benefits and contribute to Nottingham's ecological network and sets out the considerations to be applied to proposals affecting biodiversity. **MM40** is necessary to ensure that the supporting text is clear and effective.

*Policy EN7: Trees*

209. This policy recognises the importance of trees and in relation to development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland it repeats the wording in the NPPF. However, the revised NPPF goes further and states that schemes resulting in the loss of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. In the circumstances therefore, in order to ensure that the policy is not likely to be considered inconsistent with national planning policy on adoption, it should be amended to better reflect the revised NPPF. **MM41** will ensure this.

*Policy MI1: Minerals Safeguarding Area*

210. This policy seeks to safeguard mineral resources within the Minerals Safeguarding Area and sets out criteria to be used to assess schemes to prevent the unnecessary sterilisation of mineral resources. At present it does not refer to associated minerals infrastructure. However, the NPPF indicates in addition to ensuring that mineral resources are not needlessly sterilised by non-mineral development, associated minerals infrastructure should also be safeguarded. Therefore, in order to ensure consistency with national planning policy I recommend that the policy and its supporting text should include the safeguarding of associated minerals infrastructure and that the policy title should be amended accordingly. **MM43** is necessary both in these respects

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<sup>34</sup> Reference ID:53-006-20170728

and to ensure that the supporting text of the policy overall is clear. At present some of the supporting text to this policy relates to all minerals matters and not just Minerals Safeguarding. For clarity therefore **MM42** is necessary. **MM2** is necessary as a consequential modification to MM43.

*Policy MI3: Hydrocarbons*

211. This policy sets out the considerations against which proposals for the exploration, appraisal, production (extraction) and restoration of hydrocarbons will be considered. At present the detailed wording of the policy lacks clarity and there is some inconsistency with national policy. **MM44** is necessary therefore to ensure clarity and consistency with national policy.

Development Management Policies – Making it Happen

*Policy IN4: Developer Contributions*

212. Policy 19 of the ACS sets the strategic context for this policy of the LAPP which indicates that development will be expected to meet the reasonable costs of new infrastructure or services required because of the proposal. At present the policy lacks some clarity. It also does not address the relationship between providing additional infrastructure and the viability of a proposal. **MM45** is necessary in these respects to ensure that the policy and supporting text are clear and effective.

Conclusion

213. Subject to the recommended MMs above, as well as the inclusion of a new policy and supporting text [**MM26**], as indicated above, relating to the accommodation needs of Gypsies, Travellers and Travelling Showpeople, I am satisfied that the Plan's development management policies are justified, effective and consistent with the ACS and national policy.

**Monitoring**

214. The LAPP policies support the delivery of the ACS policies and each development management policy in the LAPP identifies which lead ACS policy it is seeking to deliver. The effectiveness of the LAPP policies will be monitored using indicators currently employed by the Authority Monitoring Report to monitor their lead ACS policies. The LAPP includes a Monitoring Framework which sets out the information for those policies where monitoring arrangements are in place.

215. For the LAPP to be sound it must be effective and to be effective it must be deliverable. Monitoring provides the means to measure delivery. Accordingly, reflecting the matters discussed at the Hearing sessions there is a need to strengthen the Plan's Monitoring Framework and ensure that it is comprehensive in its coverage. **MM46** will ensure that the Monitoring Framework of the Plan provides the means to monitor its overall effectiveness.

## **Assessment of Legal Compliance**

### The Local Development Scheme (LDS)

216. The LDS<sup>35</sup> sets out a programme for preparing the LAPP and indicates its scope and content. The LAPP comprises a suite of development management policies and site allocations to cover the whole City. It also includes policies in relation to minerals development. The LDS was revised and approved in March 2018. It was further revised in October 2018 to take account of some slippage in the timetable because of the need to undertake further work on the Habitats Regulations Assessment in the light of recent case law as referred to below. Notwithstanding some slight slippage in the timetable of the LAPP, its content and timing are broadly in accordance with the LDS.

### Consultation

217. The Council produced a technical addendum<sup>36</sup> to be read alongside its adopted SCI<sup>37</sup> in response to the changes introduced by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. Consultation, including on the MMs, was carried out in compliance with these documents.

218. In accordance with Regulation 22 of the Town and Country Planning (Local Planning) Regulations 2012, the Council prepared Reports of Consultation on both the Publication and Revised Publication Version of the LAPP<sup>38</sup>. These were submitted with the Plan for examination because consultees were advised at the consultation stage on the Revised Publication Version of the Plan that they were not required to repeat consultation responses submitted on the Publication Version, as they would be carried forward. The Reports of Consultation set out when and how consultation was undertaken, the number of responses and representations received, and a summary of the key issues raised.

219. I am satisfied that consultation on the LAPP and the MMs has been carried out in accordance with the Council's SCI and meets the requirements of the 2004 Act and the 2012 Regulations.

### Sustainability Appraisal (SA)

220. SA of the LAPP has been carried out<sup>39</sup> and the approach to the SA is based on that undertaken for the ACS which, the Council advises, was in turn based on Government guidance in the Practical Guide to Strategic Environmental

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<sup>35</sup> LAPP-CD-REG-19

<sup>36</sup> LAPP-CD-REG-18

<sup>37</sup> LAPP-CD-REG-17

<sup>38</sup> LAPP-CD-REG-14 and LAPP-CD-REG-15

<sup>39</sup> LAPP-CD-REG-08, LAPP-CD-REG09 and LAPP-CD-REG-10

Assessment Directive 2005<sup>40</sup>, designed to ensure compliance with the requirements of the 2004 Act and the Strategic Environmental Assessment Directive.

221. The SA Framework includes 14 objectives which cover physical, social and environmental factors and for each objective there are "decision making criteria" and "indicators" used to appraise each site and policy. The SA Framework used for the ACS was adapted to reflect comments made during the consultation of the Preferred Option version SA, and to ensure that it was sufficiently specific to Nottingham City. In addition, on-going appraisal has been a key principle of the SA process, allowing for continual assessment, the refinement of changes and consideration of comments received through consultation. This has also allowed the effects of implemented development and/or planning permissions to be taken into account throughout the process and enabled the SA Framework (objectives) to be fine-tuned. The same methodology has been used for appraising all reasonable alternative policy options and alternative sites.
222. There is inevitably an element of subjectivity in the assessment of individual sites against a set of criteria. However, after considering the representations made and having regard to the discussions at the Hearing session regarding the Council's assessment of specific sites, I am satisfied that in overall terms an adequate SA of the LAPP has been carried out and reasonable alternatives have been considered to a sufficient degree.

#### Habitats Regulations

223. Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the "Habitats Regulations") requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites to determine whether there will be any 'likely significant effects' on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans and projects).
224. There are currently no internationally designated sites (Special Areas of Conservation, Special Protection Areas) within or in close proximity to Nottingham City.
225. The ACS was the subject of a Habitats Regulations Assessment (HRA) and the LAPP indicates that since it is in general conformity with the Core Strategy there is not a need to undertake a further screening. It also indicates that whilst there were no significant effects identified for the Nottingham City area of the ACS this may need to be reassessed if an SPA classification for the Sherwood Forest area is formalised and that allocations and/or any

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<sup>40</sup> LAPP.NCC.25

permissions given would be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations. This is in the light of the conclusion of the HRA of the ACS that any significant effects were capable of mitigation through changes to the Core Strategy which have been made. However, in the light of recent case law<sup>41</sup> the Council commissioned a shadow HRA<sup>42</sup> to inform the assessment of the LAPP.

226. The shadow HRA concludes that all aspects of the LAPP have been screened out. It also indicates that it has no "effect" which might contribute in-combination to the effects from other plans and projects and that as such therefore, no further assessment in-combination is required.

227. Natural England was consulted on the shadow HRA and indicates that it considers that the shadow HRA satisfactorily follows the Habitat Regulations and also that it agrees with the overall conclusion that all elements of the plan have been screened out as having no likely significant effect, either alone or in combination with other plans and projects and therefore no further assessment is required. Natural England also indicates that as there is no requirement for an Appropriate Assessment it considers that the HRA complies with the recent ruling from the Court of Justice of the European Union (CJEU) referred to above<sup>43</sup>.

228. The shadow HRA has been subject to public consultation along with the proposed MMs to the LAPP and the Council indicates that the findings of the shadow HRA will be adopted along with the adoption of the LAPP. Having regard to the above therefore, **MM4** is necessary to clarify the position in relation to the HRA.

#### Other Legal and Procedural Requirements

229. The LAPP builds on the overarching climate change policy set out in the ACS<sup>44</sup>. It includes specific climate change policies which cover issues such as water consumption, energy efficiency, decentralised energy and heat networks, flood risk and sustainable drainage systems. In addition, the design policies of the LAPP and the design principles of the site allocations contribute to the mitigation of, and adaptation to climate change.

230. The Regulations indicate that the policies in a local plan must be consistent with the adopted development plan and that where a local plan contains a policy that is intended to supersede another policy in the adopted

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<sup>41</sup> Wealden v SSCLG [2017] EWHC and the Case C-323/A of the Court of Justice of the European Union (CJEU)

<sup>42</sup> LAPP.NCC18

<sup>43</sup> LAPP.NCC19

<sup>44</sup> LAPP- CROSS-01 Policy 1

development plan, it must state that fact and identify the superseded policy<sup>45</sup>. The LAPP indicates that the ACS replaced several saved policies of the Nottingham Local Plan 2005. It also indicates, that once adopted, the LAPP will replace the remaining saved policies of the 2005 Local Plan.

231. Section 38 (6) of the PCPA indicates that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. The LAPP once adopted will form part of the development plan, along with the ACS and the Nottingham and Nottinghamshire Waste Core Strategy. There are currently no made Neighbourhood Plans in the Nottingham City area. I recommend that **MM1** be made to the plan to clarify what comprises the Local Plan for Nottingham.

232. The Regulations indicate that an SPD does not have statutory force and is not the subject of examination. It is defined as something that is not a local plan<sup>46</sup>. Consequently, policies should not devolve fundamental matters to an SPD. Several policies within the LAPP require compliance with an SPD or other standalone document thereby giving development plan status to documents which are not part of the LAPP and which have not been subject to the same process of preparation, consultation and examination. This would not be compliant with the Regulations. Therefore, in so far as they relate to this matter **MM8, MM10, MM11, MM12, MM13, MM14, MM15, MM16, MM18, MM21, MM24, MM31 and MM45** are necessary.

233. An EqIA and various addendums have been submitted with the LAPP<sup>47</sup>. Throughout the examination, I have had due regard to the aims expressed in S149(1) of the Equality Act 2010. This has included my consideration of several matters during the examination. There are specific policies and recommended MMs concerning affordable housing, specialist and adaptable housing, and the approach to the accommodation needs of Gypsies and Travellers and Travelling Showpeople, that should directly benefit those with protected characteristics. In this way the disadvantages that those with protected characteristics suffer would be minimised and their needs met, in so far as they are different to those without a relevant protected characteristic. There is also no compelling evidence that the LAPP would bear disproportionately or negatively on them or others in this category.

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<sup>45</sup> Regulations 8 (4) & (5) of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>46</sup> Regulation 2 of the Town and Country Planning (Local Planning) (England) Regulations 2012

<sup>47</sup> LAPP-CD-REG-11, LAPP-CD-REG12 and LAPP-CD-REG13

234. I am satisfied that the LAPP complies with all relevant legal requirements, including in the 2004 Act (as amended) and the 2012 Regulations, except where indicated and MMs are recommended.

## **Overall Conclusion and Recommendation**

235. The Plan has a number of deficiencies in respect of soundness and legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

236. The Council has requested that I recommend MMs to make the Plan sound and legally compliant and capable of adoption. I conclude that with the recommended MMs set out in the Appendix the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2) satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF.

*Beverley Doward*

Inspector

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

## Appendix – Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

Ref No	Policy/Paragraph	Main Modification
<b>MM1</b>	Introduction	<p>Amend paragraph 1.5 to read:</p> <p>“1.5 Within Nottingham, the Local Plan comprises <del>two Development Plan Documents</del> <u>the following plans</u>:</p> <ul style="list-style-type: none"> <li>• <b>Local Plan Part 1: The Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies</b> (‘the Core Strategy’), adopted September 2014: which sets out the overarching strategic planning policy framework. It contains a spatial vision, spatial objectives and core policies for the Greater Nottingham area (please refer to Section 2 for further details);</li> <li>• <b>Local Plan Part 2: The Land and Planning Policies Development Plan Document (LAPP)</b>: which sets out the site allocations and Development Management policies, in accordance with the policies and vision of the Core Strategy.</li> <li>• <u><b>Nottingham and Nottinghamshire Waste Core Strategy</b> adopted in 2005 sets out the overall approach to future waste management: this will be replaced by the new Waste Local Plan the preparation of which is due to commence in 2019</u></li> <li>• <u><b>Neighbourhood Plans</b>: in accordance with Localism Act 2011 Neighbourhood Plans set out planning policies for a neighbourhood area. Should any be prepared they will come into force as part of the statutory Development Plan after succeeding at referendum.”</u></li> </ul>

Ref No	Policy/Paragraph	Main Modification																	
MM2	Table 1: Relationship of the LAPP Policies to the Core Strategy Policies	<p>Amend Table 1 in relation to the theme 'Our Environment' to read:</p> <table border="1" data-bbox="546 336 2159 1311"> <thead> <tr> <th data-bbox="546 336 907 408">Theme</th> <th data-bbox="907 336 1529 408">Core Strategy Policies</th> <th data-bbox="1529 336 2159 408">LAPP Policies</th> </tr> </thead> <tbody> <tr> <td data-bbox="546 408 907 1203" rowspan="7"><b>Our Environment</b></td> <td data-bbox="907 408 1529 722">Policy 16: Green Infrastructure, Parks and Open Space</td> <td data-bbox="1529 408 2159 722">EN1: Development of Open Space EN2: Open Space in New Development EN3: Playing Fields and Sports Grounds EN4: Allotments EN5: Development Adjacent to Waterways</td> </tr> <tr> <td data-bbox="907 722 1529 836">Policy 17: Biodiversity</td> <td data-bbox="1529 722 2159 836">EN6: Biodiversity EN7: Trees</td> </tr> <tr> <td data-bbox="907 836 1529 1035">Minerals</td> <td data-bbox="1529 836 2159 1035">MI1: Mineral Safeguarding Areas MI2: Restoration, After-use and After-care MI3: Hydrocarbons</td> </tr> <tr> <td data-bbox="907 1035 1529 1203">Pollution Control</td> <td data-bbox="1529 1035 2159 1203">IN2: Land Contamination, Instability and Pollution IN3: Hazardous Installations and Substances</td> </tr> <tr> <td data-bbox="546 1203 907 1262" rowspan="2"><b>Making it Happen</b></td> <td data-bbox="907 1203 1529 1262">Policy 18: Infrastructure</td> <td data-bbox="1529 1203 2159 1262">n/a</td> </tr> <tr> <td data-bbox="907 1262 1529 1311">Policy 19: Developer Contributions</td> <td data-bbox="1529 1262 2159 1311">IN4: Developer Contributions</td> </tr> </tbody> </table>	Theme	Core Strategy Policies	LAPP Policies	<b>Our Environment</b>	Policy 16: Green Infrastructure, Parks and Open Space	EN1: Development of Open Space EN2: Open Space in New Development EN3: Playing Fields and Sports Grounds EN4: Allotments EN5: Development Adjacent to Waterways	Policy 17: Biodiversity	EN6: Biodiversity EN7: Trees	Minerals	MI1: Mineral Safeguarding Areas MI2: Restoration, After-use and After-care MI3: Hydrocarbons	Pollution Control	IN2: Land Contamination, Instability and Pollution IN3: Hazardous Installations and Substances	<b>Making it Happen</b>	Policy 18: Infrastructure	n/a	Policy 19: Developer Contributions	IN4: Developer Contributions
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Ref No	Policy/Paragraph	Main Modification
MM3	Site Allocations	<p>Amend paragraph 2.10 to read;</p> <p>"2.10 The site allocations are set out in Section 6. In total, there are <del>79</del> <u>74</u> site allocations. All of the sites set out within the LAPP are 0.5 hectare or greater in size."</p>
MM4	Sustainability Appraisal and Equality Impact Assessment and Habitats Regulation Assessment	<p>Amend paragraph 2.32 to read;</p> <p>"2.32 The Habitats Directive and the Conservation of Habitats and Species Regulations 2010 require that Local Plans undergo an assessment to determine whether or not the Plan will have a significant effect on a European Site (a site of European importance for nature conservation). The Aligned Core Strategies were subject of a Habitats Regulations Assessment in light of information available which indicated that the Sherwood Forest area may be formally proposed as a Special Protection Area in the near future, in recognition of the internationally important populations of woodlark and nightjar in this locality. This assessment concluded that any significant effects were capable of mitigation through changes to the Core Strategy. These changes have been made. <del>Since the LAPP is in general conformity with the Core Strategy it is not considered that there is a need to undertake a further screening of the LAPP. Whilst there were no significant effects identified for the Nottingham City area of the Aligned Core Strategies, this may need to be reassessed if an SPA classification is formalised. Allocations and/or any permissions given would be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations. During the preparation of the LAPP, the Court of Justice of the European Union handed down their judgment in the case of People Over Wind (April 2018). Prior to the ruling it had been established practice that competent authorities should take account of mitigation measures which had been incorporated into a plan or project when deciding whether it would have a likely significant effect. The court has now ruled that this is incorrect and that it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce harmful effects of a plan or project on a European site.</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p>2.32a <u>As a consequence, the LAPP has been subject to a further Habitats Regulations Assessment, which has subjected the LAPP to screening for likely significant effects in light of the HRA work already undertaken for the Core Strategy. The report has concluded that all aspects of the plan have been screened out, and the findings of the Shadow HRA will be adopted alongside the adoption of the LAPP. In addition, it has been shown that it has no 'effect' which might contribute in-combination to the effects from other plans and projects. As such, no further assessment in-combination is required."</u></p>
<b>MM5</b>	Policy CC1: Sustainable Design and Construction	<p>Amend policy wording to read:</p> <p>"3. New dwellings <del>will be required</del> <u>should</u> to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day, <u>subject to viability</u>.</p> <p>4. Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above the <del>National Housing Standards</del> <u>Building Regulations</u> will be supported."</p>
<b>MM6</b>	Policy CC2: Decentralised Energy and Heat Networks	<p>Amend policy wording to read:</p> <p>"4b) following consultation <del>with local residents</del>, it can be demonstrated that the planning impacts identified <u>by the affected local community</u> can be fully addressed, and therefore the proposal has the backing of the local community."</p>
<b>MM7</b>	Policy CC3: Water	<p>Amend policy wording to read:</p> <p>"3. Water efficient features and equipment should be incorporated into new development. Rainwater should be harvested and retained for use on site as 'grey water'. New dwellings <del>will be required to</del> <u>should</u> meet the optional higher <u>National Housing Standard</u> for water consumption (as set out in policy CC1).</p>

Ref No	Policy/Paragraph	Main Modification
		<p>4. All developments <del>will be encouraged to</del> <u>should</u> include Sustainable Drainage Systems (SuDs) where appropriate to manage surface water effectively on site, <u>and where technically feasible and viable to do so</u>, to reduce surface water runoff and to ensure flooding is not increased elsewhere. <u>Where possible SuDs should also be designed to enhance biodiversity value</u>. A two stage SuDs treatment should be used in order to improve water quality. An appropriate maintenance and management plan, agreed with the Council, will be required for all Sustainable Drainage systems and where <u>necessary</u> <del>appropriate</del>, S106 Agreements will be sought.</p> <p>5. Other than in exceptional circumstances (for example where it is not technically feasible or where the benefits of the scheme clearly outweigh other factors):</p> <ul style="list-style-type: none"> <li>a) development on greenfield sites should maintain greenfield surface water run off rates;</li> <li>b) brownfield sites should achieve as close to greenfield runoff rates as possible and must achieve betterment to existing runoff rates. A minimum of 30% reduction in run off rates <del>will be expected</del> <u>should be achieved unless not technically feasible or not viable</u>;</li> <li>c) applicants should supply sufficient technical evidence to demonstrate that the maximum possible reduction in runoff rates has been achieved." <p>Amend policy wording to read:</p> <p>8. <del>Where Proposed</del> development in areas of flood risk <del>is considered acceptable</del>, it will only be considered <del>appropriate</del> when informed by an acceptable site specific flood risk assessment, following the Sequential Test and if required, the Exception Test.</p> <p>9. <u>Any development of sites within the functional floodplain of the River Leen and Day Brook will be required to compensate for the loss of floodplain on a level for level basis, be resistant and resilient to flooding through design and layout, and commit to provide onsite flood defence works and/or contribute towards off-site schemes which reduce the risk of flooding to the site and/or third parties."</u></p> <p>Amend paragraph 3.24 to read:</p> <p>"3.24 To help address climate change and manage and mitigate flood risk, the City Council will continue to seek SuDs on all types and sizes of scheme where appropriate. Developers should consider incorporation of SuDs as early as possible in the design process. As well as providing practical drainage management, SuDs can provide opportunities for biodiversity. Planning applications will be</p> </li></ul>

Ref No	Policy/Paragraph	Main Modification
		<p>expected to be accompanied by an appropriate level of detail to ensure that proposals for SuDs are capable of practical implementation and to avoid the need for revisions to the scheme at a later date. <u>For all sites greater than 1 hectare a site specific FRA focusing on sustainable surface water management is required.</u> Guidance on the level of detail required is included in the City Council's Planning Application Validation Checklist."</p> <p>Amend paragraph 3.29 to read:</p> <p>"3.29 The Strategic Flood Risk Assessment (SFRA) should provide the basis for applying this test. Within Nottingham, two SFRA's have been undertaken – The Greater Nottingham SFRA, which covers the River Trent, and the River Leen SFRA, which covers the River Leen and Day Brook. The Environment Agency have undertaken additional modelling across parts of the catchment which provides further information on the risk of flooding, and an addendum to the two SFRA's <del>is due to be</del> <u>published in September 2017. The River Trent flood model was updated in 2016 and the River Leen and Day Brook flood model was updated in January 2017. These models reflect the new climate change guidance and feature modelled flood outlines relating to climate change breach scenarios. Where appropriate, these should be considered in the FRA. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>. The 2012 Trent Left Bank Flood Alleviation Scheme has reduced the area at risk of flooding in Nottingham City, particularly in the Nottingham University, Lenton, Queens Drive and Meadows areas. The River Trent Climate Change and Breach modelling (2017) identifies new and larger areas at a residual risk of flooding. There have also been updates to the fluvial modelling of the River Leen and Day Brook and the extent of the functional floodplain has increased in the Old Basford area, and flood zone 3a flood extent has increased in the Old Lenton area. Early indications show that overall the extent of flooding within Nottingham City has been reduced since the implementation of the Trent Left Bank flood alleviation scheme."</u></p> <p>Amend paragraph 3.30 to read:</p> <p>"3.30 In accordance with the NPPF, when determining planning applications, it should be ensured that flood risk is not increased elsewhere. <u>When a site does not benefit from formal flood defences any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land outside, but adjacent to the floodplain.</u>"</p>

Ref No	Policy/Paragraph	Main Modification
MM8	Policy EE3: Change of Use to Non-Employment Uses	<p>Amend policy wording to read:</p> <p>"1. Applications for the regeneration of previously-used employment sites and employment premises outside of Major Business Parks/Industrial Estates or allocated sites will be assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>a) whether the existing building or land is of an appropriate quality or in an appropriate location to allow reuse for employment purposes;</li> <li>b) whether there is a demonstrable lack of demand for the existing land or premises and there is a suitable supply of alternative land or premises of a similar scale;</li> <li>c) whether the proposal would alleviate any unacceptable environmental impacts of the current use; and</li> <li>d) whether the proposal is a comprehensive redevelopment which would benefit the wider area <del>as set out in an agreed Development Brief.</del></li> </ul> <p>2. In all cases, development will only be permitted if the proposal does not cause an adverse impact on existing or future occupants or compromise neighbouring uses and there are sufficient alternative opportunities for local employment nearby."</p>
MM9	Policy EE4: Local Employment and Training Opportunities	<p>Amend policy wording to read:</p> <p>"1. All new development, where <del>appropriate</del> <u>necessary</u>, will be required to help ensure that opportunities exist for more City residents to access work and/or develop their skill base. The City Council will support proposals which:</p> <ul style="list-style-type: none"> <li>a) provide improvements to education, skills and training provision for City residents;</li> <li>b) remove barriers to work for City residents and provide an increased number of job opportunities for City residents; and</li> <li>c) promote local labour agreements to enable City residents to develop skills and secure employment arising from the regeneration of the City.</li> </ul> <p>2. The City Council will, <del>in appropriate circumstances</del> <u>where necessary</u>, negotiate the provision of employment and training opportunities through the use of planning obligations."</p>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend paragraph 3.79 to read:</p> <p>"3.79 A Supplementary Planning Document (SPD) will be prepared which will <u>provide guidance on the circumstances where employment and training obligations are necessary and</u> identify the types and scales of development that will be required to contribute to employment and training initiatives. The SPD will also set out the options available to developers to fulfil any such obligations in order to meet policy objectives."</p>
<b>MM10</b>	Policy SH2: Development within Primary Frontages	<p>Amend policy wording to read:</p> <p><b>"Retail (Class A1) development</b></p> <p>1. Planning permission for retail (Class A1) development within the Primary Frontages will be granted where it:</p> <ul style="list-style-type: none"> <li>a) maintains or reinforces the predominantly shopping character of the frontage and integrates well with the existing retail provision, particularly through the inclusion of high quality, active shop front treatments;</li> <li>b) preserves or enhances the extent and range of commercially attractive retail units in terms of size, format, design and architectural quality, proportionate in scale with the role and function of the Centre;</li> <li>c) is reflective of and reinforces positive local characteristics, maximising any potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;</li> <li>d) does not have a negative impact on <del>existing, committed and planned investment</del> <u>any plans for comprehensive redevelopment in the Centre; and</u></li> <li><del>e) supports any local development strategy for the area, including that set out in any adopted SPD; and</del></li> <li><u>fe) in terms of the City Centre, enhances the quality and diversity of the retail offer consistent with strengthening Nottingham's status as a shopping destination of regional and national significance.</u></li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p><b>Development other than retail (Class A1)</b></p> <p>2. Planning permission for developments other than retail (Class A1) within the Primary Frontages will be granted where the predominantly retail function and character of the frontage would not be harmed, and the vitality and viability of the Centre would be maintained or enhanced. Assessment of proposals will include the following considerations:</p> <ul style="list-style-type: none"> <li>a) the existing proportion of retail (Class A1) uses, the number, proximity and distribution of uses other than retail (Class A1) including the concentration and clustering of a <u>non-A1</u> single use and the level of vacant ground floor units;</li> <li>b) the scale of the development, the length, prominence and location of frontage affected by the proposal;</li> <li>c) the relationship of the proposal with neighbouring uses and the impact of the development on the compactness and continuity of the shopping provision, whether individually or cumulatively;</li> <li>d) whether the proposal maximises potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;</li> <li>e) the nature of the proposed use, including the associated level of activity, hours of operation and whether an active and attractive street level frontage can be incorporated;</li> <li>f) the physical characteristics of the property and any identified constraints on its suitability or adaptability for retail (Class A1) use;</li> <li>g) whether the proposal has a negative impact on <del>existing, committed and planned investment</del> <u>any plans for comprehensive redevelopment</u> in the Centre;</li> <li>h) whether the proposal supports <del>any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD regeneration policies RE2 to RE5.</del></li> <li>i) <del>whether the proposal would have a negative impact on the economic and social wellbeing of local residents."</del></li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend justification text to read:</p> <p>“3.100 Beyond the City Centre, the defined Town, District and Local Centres will continue to be the focus for retail provision in line with <u>the</u> NPPF and Core Strategy. These Centres have a wider role as a focal point within communities, a place to meet, socialise, gain access to services and pursue leisure interests. <u>Above all, the policy will seek to ensure that centres remain vital, attractive and provide a diverse retail offer. It will also be important to ensure that new development does not have a negative impact on any proposals for comprehensive redevelopment through, for example, providing competing development or by fragmenting sites.</u></p> <p><u>3.100a Nottingham has high levels of deprivation and poor health and was ranked as the 8th most deprived local authority out of 326 local authority districts in England according to the 2015 Index of Deprivation. Research on the spatial distribution of Payday Loan Shops (and Betting Shops) shows that they tend to locate in areas which experience high levels of health and economic deprivation (e.g. research by Landman Economics 2014 and ‘Betting, Borrowing and Health’ – Southwark Council 2014). Specifically, in relation to these uses, it is important that further development does not lead to any clusters or concentrations which would lead to negative impacts.</u></p> <p><u>3.100b Due to there being such a diverse range of town and local centres with distinct identities and characters, the policy will assess non A1 uses in relation to specific locational circumstances taking into account, for example, the number of non A1 units, length of non A1 frontage, amount of active frontage and clustering of non-A1 single uses rather than specifying proportions of non A1 frontages for town centres.</u></p> <p>3.101 Changes in shopping behaviour and trends towards internet based shopping reinforce the already acknowledged importance of other complementary main town centre uses to the vitality and viability of Centres. This has also been recognised by the Government with the introduction of more flexible Permitted Development rights to allow change of use of some retail units to other uses without the need for planning permission.</p> <p><del>3.102 The Government has also responded to concerns over the growth of Pay Day Loan shops in the high street. In March 2015 the Government confirmed that Pay Day Loan shops would no longer</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p><del>be included within the A2 Use Class but would become 'sui generis' meaning that planning permission is now required for such uses. This was in response to concerns over the impact that such uses can have on the retail character and attractiveness of an area but most importantly the potential negative impact on the social and economic wellbeing of local communities.</del></p> <p><del>3.103 Nottingham has high levels of deprivation and poor health and was ranked as the 8th most deprived local authority out of 326 local authority districts in England according to the 2015 Index of Deprivation. Research on the spatial distribution of Pay Day Loan shops (and betting shops) shows that they tend to locate in areas which experience high levels of health and economic deprivation (e.g. research by Landman Economics 2014 and 'Betting, Borrowing and Health'—Southwark Council 2014). The Council will resist proposals which do not assist in reducing inequality and which may further harm the economic and social wellbeing of residents. In considering proposals, the Council will review the social and economic characteristics of the local area including reference to the Government's Indices of Deprivation and where appropriate information from other agencies on the nature of inequality and deprivation in the area.</del></p> <p><del>3.104</del><u>2</u> If necessary, further guidance to support the enhancement of Centres will be provided, particularly where Centres are identified as being in decline and/or underperforming, or where significant additional provision and change is required to meet identified need."</p>
<b>MM11</b>	Policy SH3: Development within Secondary Frontages	<p>Amend policy wording to read:</p> <p>"Within Secondary Frontages, planning permission will be granted for retail (Class A1) development and other main town centre uses which make a positive contribution to the vitality and viability of the Centre and help to strengthen its attraction as a retail, commercial, leisure and cultural destination. Assessment of proposals will include the following considerations:</p> <ul style="list-style-type: none"> <li>a) whether the proposal would complement the existing mix of uses in the immediate area, and help to reinforce its positive attributes and individual identity, particularly where there are clusters of mutually supportive uses such as those connected with the independent retail, creative industry and professional services sectors;</li> <li>b) whether the development would result in or add to an over-domination of non-retail (Class A1) uses that by virtue of number, scale, location and relationship with neighbouring</li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>properties would undermine the core retail function of the Primary Shopping Area or whether the development would result in an over concentration or clustering of a <u>non-A1</u> single use;</p> <p>c) whether the development would maximise potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;</p> <p>d) whether the development would incorporate active and attractive street level frontage and create levels of activity that would maintain and enhance the vibrancy and interest of the Primary Shopping Area;</p> <p>e) <del>whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;</del></p> <p>f) <del>whether the proposal would have a negative impact on the economic and social wellbeing of local residents."</del></p> <p>Amend paragraph 3.110 to read:</p> <p><u>"3.110 The Justification Text to Policy SH2, is also relevant to Policy SH3 in relation to Payday Loan and Betting Shops and the Council will carefully consider and resist proposals to ensure that development does not lead to any clusters or concentrations of non-A1 single uses. which could have a negative impact on the economic and social wellbeing of residents."</u></p>
<b>MM12</b>	Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations	<p>Amend Policy wording to read:</p> <p><u>"3. Proposals for main town centre uses in edge of centre and out of centre locations will also be considered against the following criteria:</u></p> <p>a) whether the proposal is for small scale retail provision in an area of deficiency <u>and it can be robustly demonstrated that it will</u> <del>to</del> serve local convenience or service requirements needs, including that generated by major new development. In determining <u>the proposal</u> <del>local need</del>, consideration will be given to the extent and nature of the local catchment, proximity to existing shopping facilities and local accessibility;</p> <p>b) whether the proposal has regard to the balance and mix of existing uses in the immediate area;</p> <p>c) whether the proposal helps to reinforce positive attributes and individual identity of the immediate area;</p>

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> <li>d) whether the proposal maximises any potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;</li> <li>e) whether the development would assist in enabling the wider redevelopment of brownfield sites for a variety of uses;</li> <li>f) <del>whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;</del></li> <li>gf) whether the proposal is consistent with the Core Strategy and reduces the need to travel, especially by private car."</li> </ul>
<b>MM13</b>	Policy SH5: Independent Retail Clusters	<p>Amend Policy wording to read:</p> <p>"Within the defined Independent Retail Clusters, as shown on the accompanying Policies Map, planning permission will be granted for Retail (Class A1) development and other main town centre uses where:</p> <ul style="list-style-type: none"> <li>a) the proposal is for small scale retail provision that complements and does not detract from the existing mix of uses in the immediate area and helps to reinforce the area's positive attributes and individual identity;</li> <li>b) in the case of development other than Retail (Class A1), it would not result in an over-domination of non Retail (Class A1) uses that by virtue of number, scale, location and relationship with neighbouring properties would undermine the retail character of the area;</li> <li>c) the development would incorporate active and attractive street level frontage and create levels of activity that would maintain and enhance the vibrancy and interest of the area;</li> <li>d) the development would maximise the potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;</li> <li>e) <del>the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD."</del></li> </ul>

Ref No	Policy/Paragraph	Main Modification
<b>MM14</b>	Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre	<p>Amend Policy wording to read:</p> <p>“Within the City Centre as defined on the Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5), and / or high occupancy (500 people / 500 square metres or greater) licensed premises / entertainment venues (A4 and Sui Generis uses) where it does not harm the character, function, vitality and viability of the area in which it is located. Proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> <li>a) <del>whether the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD</del> <u>regeneration policies RE2 to RE5;</u></li> <li>b) whether the proposal would result in harmful impacts, <u>such as noise, disturbance, litter, anti-social behaviour or crime,</u> when considered in combination with the existing and proposed distribution of food, drink and entertainment uses, taking into account any evidence of harm caused by such uses; and</li> <li>c) whether the proposal would result in an unacceptable impact on the amenities of nearby residential occupiers including those on routes to/from the proposal, and any prejudicial effect on future residential development proposals.”</li> </ul>
<b>MM15</b>	Policy SH7: Centres of Neighbourhood Importance	<p>Amend Policy wording to read:</p> <p>“Planning permission for development in CONIs will be granted where both the retail function and the local character of the CONI are not undermined, and the vitality and viability of the CONI is maintained or enhanced. Proposals will be assessed against the following criteria:</p> <ul style="list-style-type: none"> <li><del>a) whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;</del></li> <li><del>b</del><u>a</u>) whether the development is proportionate in scale and compatible with the character and function of the CONI and whether the development would result in an over concentration or clustering of a <u>non-A1</u> single use;</li> <li><del>c</del><u>e</u><del>b</del>) whether the nature of the proposal, including the hours of operation, associated levels of activity and extent of active frontage would maintain or reinforce the predominantly shopping character of the CONI and integrate well with existing retail and other complementary uses,<del> and</del></li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>d) <del>whether the proposal would have a negative impact on the economic and social wellbeing of local residents."</del></p> <p>Amend paragraph 3.135 to read:</p> <p>"3.135 When assessing development proposals within CONIs the unique character of each CONI will be taken into account, along with the contribution that is made by different uses towards sustaining future local needs provision within the Centre and the on-going economic performance of the Centre. The Justification Text to Policy SH2 <del>relating to Pay Day Loans and Betting Shops</del> is also relevant to Policy SH7 <u>in relation to Payday Loan and Betting Shops</u> and the Council will <u>consider and resist proposals that lead to any clusters or concentrations of non-A1 single uses, which have a negative impact on the economic and social wellbeing of residents</u><del>In considering if the development proposal is proportionate in scale, compatible with the role and function of the CONI, or represents over-concentration or clustering of a non-A1 single use, regard will be had to factors such as the scale of the CONI, the nature of existing uses, the length of the frontage, the number of units in non-A1 single uses and the size of existing and proposed units."</del></p>
<b>MM16</b>	Policy SH8: Markets	<p>Amend Policy wording to read:</p> <p>"2. Development that involves qualitative enhancements to existing out of centre or edge of centre markets will be supported where <del>it accords with any up to date and adopted development strategy for the area within which it is located and / or</del> it can be demonstrated that it will contribute towards wider regeneration benefits and complies with <u>Policy SH4.</u>"</p>
<b>MM17</b>	Policy RE1: Facilitating Regeneration	<p>Amend Policy wording to read:</p> <p>"1. Planning permission will be granted for proposals which:</p> <ul style="list-style-type: none"> <li>a) do not prejudice the wider regeneration and transformation of the <u>City Centre Quarters and the Waterside</u> area;</li> <li>b) maximise the potential of the site and are of an appropriate scale, density, design and use commensurate with the regeneration ambitions for that area; and</li> <li>c) assist in enabling the appropriate wider regeneration of brownfield sites.</li> </ul> <p>2. <u>Across the City, W</u>where necessary, the Council will use its Compulsory Purchase Order powers to</p>

Ref No	Policy/Paragraph	Main Modification
		facilitate major regeneration schemes and unblock barriers to delivery.”
MM18	Policy RE7: Stanton Tip	<p>Amend Policy wording to read:</p> <p>“Planning permission for development will be granted at Stanton Tip, as shown on the accompanying Policies Map, subject to:</p> <ul style="list-style-type: none"> <li><del>a)</del> <del>development of an agreed masterplan for the site;</del></li> <li><del>ba)</del> provision of primarily family housing;</li> <li><del>eb)</del> provision of employment uses;</li> <li><del>dc)</del> integration of new uses with existing development;</li> <li><del>ed)</del> submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;</li> <li><del>fe)</del> submission of a transport assessment and new and improved connections (vehicle/pedestrian/cycle) with adjacent development and NET Line 1 stop;</li> <li><del>gf)</del> retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor;</li> <li><del>hg)</del> proposals which successfully address the topography of the site in terms of accessibility, design and layout;</li> <li><del>ih)</del> creation of new green space within the development and links to existing open space/green infrastructure;</li> <li><del>ji)</del> suitable proposals for opening up the existing culvert, sustainable urban drainage and flood risk mitigation measures;</li> <li><del>kj)</del> proposals which safeguard groundwater resources; and</li> <li><del>lk)</del> proposals which maximise opportunities for the use and generation of low carbon energy.”</li> </ul> <p>Amend paragraph 3.184 to read:</p> <p>“3.184 Developers will be expected to work with the Council to develop and agree an overall masterplan for the site which will establish principles for development such as layout, design and phasing and which should adequately address the site’s complexities and relationship and links to neighbouring communities. <u>The Masterplan should include an approach to open space for the development, and specifically address opportunities to protect, enhance and create habitats both within and beyond the site.</u>”</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM19</b>	Policy RE8: Waterside	<p>Amend Policy wording to read:</p> <p>“a) provision of new housing (including custom build), that exploits the riverside and canal setting comprising predominantly family housing. Other forms of residential accommodation formats are acceptable above active frontages on Meadow Lane and Daleside Road delivered as part of mixed use schemes. Prior to the relocation of uses incompatible with the regeneration aims of the Waterside, residential development or other sensitive uses shall include <u>adequate mitigation (such as stand-off/buffers to active operations, or the incorporation of other forms of mitigation such as screening or landscaping strips)</u>, where this is required, to avoid adverse impacts on new occupiers and existing businesses;”</p>
<b>MM20</b>	Policy HO1: Housing Mix	<p>Amend Policy wording to read:</p> <p>“1. Outside of the City Centre where sites are capable and suitable <del>for</del><u>of</u> accommodating family housing, and in line with Policy 8 of the Core Strategy, the City Council will encourage development of sites for family housing, including larger family housing (within use class C3), as opposed to other forms of residential accommodation.</p> <p>2. In assessing whether sites are capable and suitable <del>for</del><u>of</u> accommodating family housing, and whether the resulting development will be in character with the local area, the following criteria will be taken into account:</p> <ol style="list-style-type: none"> <li>a) whether the site is allocated and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;</li> <li>b) whether the resulting development would fulfil other regeneration aspirations of the City Council;</li> <li>c) whether local evidence of housing need and demand (<del>such as that set out in the Housing Nottingham Plan</del>) indicates that an alternative mix of housing is appropriate; or</li> <li>d) whether alternative provision meets other aims of the City Council, such as provision for elderly persons (including bungalows) and a proportion of the site can still be developed as family housing.</li> </ol>

Ref No	Policy/Paragraph	Main Modification
		<p>3. On sites within the City Centre, the mix of housing should address the need to diversify the existing housing stock by including flats of two or more bedrooms. Innovative family housing will be sought as part of the overall housing mix on the City Centre fringes.</p> <p><del>4. Where sites provide for 10 or more homes, consideration should be given to including either provision of serviced plots for self or custom builders, and/ or the provision of custom homes by other delivery routes, subject to viability considerations and site specific circumstances. If there is sufficient demand for this type of provision, an SPD may be prepared to provide further guidance on how custom and self build housing should be delivered on such sites.</del></p> <p>4. <u>The Council will support the provision of Self Build and Custom Build serviced plots provided that such proposals satisfy all other relevant policies within the Local Plan.</u></p>
MM21	Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation	<p>Amend Policy wording to read:</p> <p>“In order to both address the shortage of homes throughout the City which are suitable and attractive to families, and to encourage the provision of sustainable, inclusive and mixed communities, there will be a presumption against the loss of dwellinghouses (Use Class C3) for family occupation through either sub-division, conversion to Use Class C4, conversion to other non-residential uses or demolition and redevelopment unless:</p> <ul style="list-style-type: none"> <li>a) the property/properties is/are located within a site allocation and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;</li> <li>b) the proposed development fulfils other regeneration aspirations of the City Council;</li> <li>c) local evidence of housing need and demand <del>(such as that set out in the Housing Nottingham Plan)</del> indicates that an alternative mix of housing is appropriate;</li> <li>d) alternative provision meets other housing priorities of the City Council, such as provision for elderly persons (including bungalows);</li> <li>e) the property/properties is/are proposed for development of main town centre uses and are located in or on the edge of a defined centre, and are subject to Policies SH2 and SH3; or</li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>f) an applicant can demonstrate that the property/properties is/are no longer suitable for family occupation, in which case, replacement with a new Class C3 dwellinghouse(s), suitable for family occupation will be the preferred approach, unless one of the criteria set out above can be satisfied.”</p> <p>Amend paragraph 4.23 to read:</p> <p>“4.23 Such circumstances will be where the property/properties form/forms part of a site allocation within this document, and the accompanying development principles for that site, state that an alternative use for the property/properties has been identified or an alternative type of housing is more appropriate. Another example of an exceptional circumstance will be where an alternative form of development would fulfil regeneration aspirations endorsed by the City Council or where alternative provision meets other housing priorities of the City Council as set out in the <del>Housing Nottingham Plan</del> <u>Housing Strategy for the City “Quality Housing for All”</u>, such as provision for elderly persons including bungalows.”</p>
<b>MM22</b>	Policy HO3: Affordable Housing	<p>Amend Policy wording to read:</p> <p><del>“1. Planning permission for new residential developments including conversions, of 15 dwellings or more, or of 0.5 hectares or more (irrespective of dwelling numbers), will be granted subject to a target of 20% of new dwellings being developed for affordable housing, where appropriate. For Starter Homes or other affordable home ownership products, the government may set a different threshold.</del></p> <p><u>1. Planning permission for new residential developments including conversions will be granted subject to the following affordable housing targets, where viable:</u></p> <p>a) <u>For development where between 10 and 14 homes will be provided, at least 10% of the homes will be required to be available for affordable home ownership;</u></p> <p>b) <u>For development where 15 or more homes will be provided, or the site has an area of 0.5 hectares or more, 20% of the homes will be required to be affordable housing, with at least 10% of homes being available for affordable home ownership, the remainder to be other forms of affordable housing.</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p>2. Affordable housing need should be met on-site. However, where it can be robustly justified, off-site provision or a financial contribution will be sought, <del>in accordance with the City Council's Supplementary Planning Guidance on affordable housing.</del></p> <p>3. The type of affordable housing to be provided on site will be negotiated having regard to:</p> <ol style="list-style-type: none"> <li>a) The Government's policy on Starter Homes and other affordable home ownership product requirements;</li> <li>b) the City-wide need for affordable housing <del>as identified in the Strategic Housing Market Assessment (SHMA)</del>, taking into account all other sources and supply of affordable housing;</li> <li>c) levels of affordability in the area; and</li> <li>d) size, type and tenure of housing in the area.</li> </ol> <p><del>4.</del> On sites providing student dwellings, a commuted sum will be required in lieu of on- site affordable housing provision."</p> <p>Amend justification text to read:</p> <p>"4.27 This policy relates to Policy 8 (Housing Size, Mix and Choice) and Policy 19 (Developer Contributions) of the Core Strategy. The NPPF states that where a local planning authority has identified that affordable housing is needed the approach must contribute to the objective of creating inclusive and mixed communities. Policies should be sufficiently flexible to take account of changing market conditions over time. It does not define the amount or type of affordable housing that should be provided, <del>although the Housing and Planning Act 2016 allows for regulations to set the level of Starter Homes provision, and for the setting of a threshold above which Starter Home provision will be required. however, t</del>The government's current requirement is Housing White Paper proposes to amend the NPPF to introduce a clear policy expectation that housing sites of <u>10 dwellings and more</u> deliver a minimum of 10% starter homes or other affordable home ownership products <del>on sites over 10 dwellings or of 0.5ha and more</del>. The affordable housing targets <u>as set out</u> above will be considered in the context of the deliverability and viability of development sites and the submission of robust viability assessments.</p>

4.28 Affordable housing is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). A full definition is included in the Glossary. includes Social Housing ( both Social Rent and Affordable Rent products) and Intermediate Housing, which includes shared ownership, shared equity and intermediate rent. The Housing and Planning Act 2016 contains provisions for Starter Homes, which the Government intends to be another form of affordable housing

4.29 The following diagram shows the different affordable housing products:



<sup>7</sup>A Starter Home is a new dwelling, available to qualifying first time buyers only, sold at a discount of at least 20% of the market value, sold at less than the price cap of £250,000, and subject to restrictions on sale and letting. The 2017 Housing White Paper also proposes that a person's eligibility to purchase a starter home is also limited to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London).

**Social Housing**

- Social Rent
- Affordable Rent

**Intermediate Housing**

- Shared Ownership
- Discounted for Sale
- Shared Equity
  - Homebuy Direct
  - Firstbuy

**Starter Homes**

Ref No	Policy/Paragraph	Main Modification
		<p data-bbox="622 272 2186 603">4.30 <del>The Government will determine both the threshold and amount of Starter Homes to be provided in developments. However, for any provision that is not for Starter Homes and/or other affordable home ownership products, the City Council will require affordable housing contributions to contain a mix of Social Housing and Intermediate Housing that meets the local need for affordable housing with reference to the criteria in the policy.</del> The City-wide Strategic Housing Market Assessment (SHMA) is the primary evidence base for determining <u>affordable housing</u> this need. However, in order to maintain inclusive and mixed communities, reference to the amount, type and tenure of affordable housing already in the locality of a development is also relevant when determining the appropriate split between Social Housing and Intermediate Housing.</p> <p data-bbox="622 655 2159 874">4.31 Affordable housing supply is delivered through a range of mechanisms of which Section 106 contributions are one. The majority of affordable housing is delivered through other routes, such as the Government's National Affordable Housing Programme <u>and the Council's own affordable housing development programme.</u> <del>and is in the form of Affordable Rent. Conversions of existing Registered Providers' stock from Social Rent to Affordable Rent will also increase the supply of Affordable Rent tenure in Nottingham.</del></p> <p data-bbox="622 927 2181 1145">4.33 Where affordable housing is not provided on site, provision and financial contributions will be sought in accordance with the City Council's Supplementary Planning Guidance on affordable housing. Where agreed with the City Council, a gift of land for the development of affordable housing may be acceptable either in lieu or together with any financial contribution. The financial contributions expected by the guidance is updated annually and the guidance will be replaced by an SPD following adoption of the LAPP. This SPD will include the approach to commuted sums for student housing.</p> <p data-bbox="622 1198 2181 1374">4.33aThe Housing and Planning Act 2016 introduced a general duty for planning authorities to promote the supply of Starter Homes, and the Planning <del>Policy</del> Practice Guidance refers to the exception site policy, which enables applications for development for Starter Homes on under-used or unviable industrial and commercial land that is not currently identified for housing. Where Starter Home exception sites emerge, the Council will have regard to this duty and to the Government's exception site policy."</p>

Ref No	Policy/Paragraph	Main Modification
MM23	Policy HO4: Specialist and Adaptable Housing	<p>Amend Policy wording to read:</p> <ol style="list-style-type: none"> <li data-bbox="645 312 2186 416">"1. Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as 'Accessible and Adaptable' dwellings, <u>where viable and technically feasible</u>.</li> <li data-bbox="645 456 2186 772">2. In residential areas planning permission will be granted for specialist housing for older people, other vulnerable groups and for hostel accommodation provided that: <ol style="list-style-type: none"> <li data-bbox="712 528 2186 560">a) a satisfactory residential environment can be achieved for the benefit of the intended occupants;</li> <li data-bbox="712 564 2186 596">b) the amenity of existing local residents would not be compromised;</li> <li data-bbox="712 601 2186 660">c) the use would not result in over-concentration of similar uses in any one area leading to a material change in character;</li> <li data-bbox="712 665 2186 697">d) the site is accessible to public transport and other services; and</li> <li data-bbox="712 702 2186 772">e) there will be satisfactory management arrangements in place to ensure amenity of nearby occupiers is maintained."</li> </ol> </li> </ol> <p>Amend paragraph 4.35 to read:</p> <p data-bbox="607 884 2186 1378">"4.35 The NPPF states that in order to create inclusive and mixed communities, local planning authorities should plan for a mix of housing based on the needs of different groups in the community. <u>This includes older people and people with disabilities. Government policy allows Local Plans to seek the provision of Accessible and Adaptable Dwellings (Category 2) where they address a clearly evidenced need, and where their impact on viability has been considered. National and local statistics and the Disabled Housing Needs Study (2012) indicate that Nottingham has a disproportionately high number of older people living with long term health problems and disabilities, and people of working age who are core disabled or work limited disabled, under the definition of the Equalities Act, and many of these people are in unsuitable accommodation. The number of older people and people with disabilities is projected to increase significantly over the plan period, and the preponderance of small houses and flats in Nottingham's existing housing stock means that many existing properties are difficult to adapt. The impact on viability of this policy on residential development has been considered through the Nottingham City Council Whole Plan Viability Assessment (August 2018) and found to be acceptable.</u>"</p>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend paragraph 4.38 to read:</p> <p><del>"4.38 Proposals for specialist accommodation will be expected to conform to the appropriate standards set out within the Building Regulations (as amended 2015) relating to Accessible and Adaptable Dwellings (Category 2) and Wheelchair User Dwellings (Category 3) as appropriate. Guidance on designing specialist accommodation for people with impaired mobility can be found in BS9266: 2013 'Design of accessible and adaptable general needs housing – Code of Practice'."</del></p>
<b>MM24</b>	Policy HO5: Locations for Purpose Built Student Accommodation	<p>Amend Policy wording to read:</p> <p>"Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development:</p> <ul style="list-style-type: none"> <li>a) allocated sites where student accommodation use accords with site specific Development Principles;</li> <li>b) University campuses;</li> <li>c) within the City Centre boundary (as shown on the Policies Map), subject to accordance with site and area specific policies, including relevant 'Quarter Policies' but excluding the areas of predominantly family housing;</li> <li>d) above shopping and commercial frontages within defined Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies;</li> <li>e) <del>sites where student accommodation accords with an approved SPD."</del></li> </ul> <p>Amend paragraph 4.48 to read:</p> <p>"4.48 In the context of the above trends, together with the protection of existing family housing through Policy HO2 and the Article 4 regulation of HMOs and student accommodation afforded by Policy HO6, the encouragement of purpose built accommodation in appropriate locations as an</p>

Ref No	Policy/Paragraph	Main Modification
		<p>alternative to the general housing stock continues to form an important element of the Council's housing policy framework and is consistent with the Housing Nottingham Plan 2012-2015. High quality purpose built schemes in the right locations can not only help to meet the housing needs of a growing student population and reduce demand on the City's existing housing stock, but also have a broader role to play in the creation of sustainable communities through associated planning obligations including those that provide for affordable housing, which will usually be off-site, and the delivery of wider regeneration benefits. <u>This policy sets out the locations where PBSA will be encouraged but should be read in conjunction with Policy HO6 which sets out how proposals will be assessed.</u>"</p> <p>Amend paragraph 4.51a to read:</p> <p>"4.51a The evidence of 'need' for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council's latest Authority Monitoring Report which contains information on student numbers and completed bed spaces. <u>The demand for different types of student accommodation is also relevant in demonstrating need, with most rent schemes consisting largely of studio flats. Schemes designed to appeal to returning students, students requiring short term contracts, and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends, therefore schemes addressing these preferences are more likely to be supported.</u>"</p>
<b>MM25</b>	Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	<p>Amend Policy wording to read:</p> <p>"1. Planning permission for the following development will only be granted where it does not conflict with Policies HO1 and HO2 <del>above</del> and does not undermine local objectives to create or maintain sustainable, inclusive and mixed communities:</p> <p>a) changes of use and / or the erection of buildings to create new Houses in Multiple Occupation (HMOs);</p>

Ref No	Policy/Paragraph	Main Modification
		<ul style="list-style-type: none"> <li>b) extension / alteration of existing HMOs including development that facilitates an increase in the number of occupiers / bedspaces;</li> <li>c) changes of use and the erection of buildings <del>to create</del> <u>which include the creation of</u> residential accommodation for exclusive occupation by students (e.g. purpose built student accommodation);</li> <li>d) extension/alteration of purpose built student accommodation resulting in an overall increase in the number of student bed spaces.</li> </ul> <p>2. In assessing the development's impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be given to the following criteria:</p> <ul style="list-style-type: none"> <li>a) the existing proportion of HMOs and / or other Student Households in the area and whether this proportion amounts or will amount to a 'Significant Concentration' (calculated using the methodology shown in Appendix 6) <u>apart from PBSA within areas identified in Policy HO5 where new PBSA is encouraged;</u></li> <li>b) the individual characteristics of the building or site and immediate locality;</li> <li>c) any evidence of existing HMO and purpose built accommodation provision within the immediate vicinity of the site that already impacts on local character and amenity;</li> <li>d) the impact the proposed development would have on the character and amenity of the area or site having particular regard to the criteria set out in Policies DE1 and DE2;</li> <li>e) whether the proposal would incorporate adequate management arrangements, and an appropriate level of car and cycle parking having regard to the location, scale and nature of the development;</li> <li>f) whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits;</li> <li>g) whether adequate evidence of the need for new purpose built student accommodation of the type proposed has been provided;</li> <li>h) whether new purpose built student accommodation is designed in such a way that it can be capable of being re-configured through internal alterations to meet general housing needs in the future; and</li> <li>i) whether the proposal in respect of purpose built accommodation includes appropriate room sizes and provides adequate communal space/ facilities, and student drop off/ collection arrangements."</li> </ul>

Ref No	Policy/Paragraph	Proposed Main Modification
		<p>Amend paragraph 4.60 to read:</p> <p>"4.60 Where there is already a 'Significant Concentration' of HMOs and/or student households in an area, calculated using the methodology in Appendix 6, planning permission will therefore not usually be granted for further HMOs or Purpose Built Student Accommodation <u>unless the PBSA complies with Policy HO5</u>. A 'Significant Concentration' is considered to be 10%."</p> <p>Amend paragraph 4.64 to read:</p> <p>"4.64 The provision of purpose built student accommodation will be kept under review to ensure an appropriate level of accommodation is provided. The student market is not homogenous, but includes demands for different types of accommodation; however, recent evidence indicates a low level of vacancy across all accommodation types. In order to ensure new purpose built student housing does not lead to overprovision, and thus unsustainable levels of vacancies within the existing stock of purpose built accommodation, policy HO6 includes a requirement for developers to provide evidence of the need for the scheme, and what segment of student population the development will cater for (<u>see paragraph 4.51a for guidance on what constitutes need under this policy</u>). Schemes designed to appeal to returning students, students requiring short term contracts and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends (thus the predominance of shared housing in some areas of the City), so schemes replicating these preferences are more likely to be supported. Developers of new student accommodation are advised to liaise with the relevant University in order to understand current accommodation needs and demands."</p>

Ref No	Policy/Paragraph	Main Modification						
MM26	Policy HO7: Gypsies, and Travellers and Travelling Showpeople	<p>Amend text to provide new Policy HO7 and Justification text to read:</p> <p><b><del>"Gypsies, and Travellers and Travelling Showpeople</del></b></p> <p><del>4.64a The Government's Planning Policy for Traveller Sites (2015) states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Accordingly, Core Strategy Policy 9 provides criteria against which future proposals will be assessed and also safeguards existing permanent provision from alternative development.</del></p> <p><b><u>Gypsies and Travellers</u></b></p> <p><del>4.64b The Nottingham Gypsy and Traveller Accommodation Assessment (2015) used demographic data and other data such as the number of available pitches to calculate pitch need. The assumptions used in the assessment were considered to be positive and realistic, in that they did not underplay the potential requirement. For instance the Assessment included an assumption that turnover on existing pitches in the City will have only a limited contribution to supply, due to the individual nature of sites present. Overall, the assessment concluded that there was potentially a very modest gross requirement of 2 new pitches for Nottingham over the study period; the net figure would be negative. This additional requirement would arise at the beginning of the plan period, after which the formula suggested the need would cease.</del></p> <p>The figure was broken down as follows:</p> <table border="1" data-bbox="728 1177 1236 1299"> <tbody> <tr> <td>2014–2019</td> <td>1.76</td> </tr> <tr> <td>2019–2024</td> <td>-1.98</td> </tr> <tr> <td>2024–2029</td> <td>-1.27</td> </tr> </tbody> </table> <p><del>4.64c Nottingham City Council took this value as the starting point for its Local Plan approach. It supplemented this study further using intelligence on the ground to scrutinise this figure.</del></p>	2014–2019	1.76	2019–2024	-1.98	2024–2029	-1.27
2014–2019	1.76							
2019–2024	-1.98							
2024–2029	-1.27							

Ref No	Policy/Paragraph	Main Modification													
		<p data-bbox="629 264 2168 738">4.64d There has been no recent planning activity concerning provision of Gypsy and Traveller pitches in Nottingham in recent years, the most recent being the development of an 8 pitch site at Cinderhill, granted planning permission in 2009. Current provision in the City amounts to 40 pitches and this is wholly within the private sector, with no public sector managed sites. Considering the figures from the national caravan count as detailed in Table 1 below, there have consistently been pitches available for Gypsies and Travellers in Nottingham City. The figure of 13 caravans for January 2016 translates into 10 pitches (when one applies the 1.3 caravans per pitch figure used in the GTAA). This means that at this point in time some 30 pitches were available for use by the Gypsy and Traveller community, a figure well in excess of the theoretical need figure of 2. The Council is confident that the evidence provided in the caravan counts dating back to 2014 consistently demonstrates a vacancy rate well in excess of the GTAA need figure, hence it does not consider there to be a requirement to allocate additional traveller pitches in the Local Plan.</p> <p data-bbox="618 786 1619 818"><b><i>Table 1: National Gypsy and Traveller Caravan Count Figures</i></b></p> <table border="1" data-bbox="725 850 1626 1198"> <tbody> <tr> <td data-bbox="725 850 1021 986" rowspan="2">2014</td> <td data-bbox="1028 850 1323 916">January</td> <td data-bbox="1330 850 1626 916">30</td> </tr> <tr> <td data-bbox="1028 920 1323 986">July</td> <td data-bbox="1330 920 1626 986">16</td> </tr> <tr> <td data-bbox="725 991 1021 1126" rowspan="2">2015</td> <td data-bbox="1028 991 1323 1056">January</td> <td data-bbox="1330 991 1626 1056">28</td> </tr> <tr> <td data-bbox="1028 1061 1323 1126">July</td> <td data-bbox="1330 1061 1626 1126">36</td> </tr> <tr> <td data-bbox="725 1131 1021 1197">2016</td> <td data-bbox="1028 1131 1323 1197">January</td> <td data-bbox="1330 1131 1626 1197">13</td> </tr> </tbody> </table> <p data-bbox="629 1281 1021 1313"><b><i>Travelling Show People</i></b></p> <p data-bbox="629 1358 2134 1457">4.64e There are currently three sites catering for Travelling Showpeople in Nottingham. The largest one, granted a further 5 year temporary permission in January 2017, is 1.57 ha and located off Western Boulevard. There are also small sites at Blenheim Lane and at the Relics, Greasley</p>	2014	January	30	July	16	2015	January	28	July	36	2016	January	13
2014	January	30													
	July	16													
2015	January	28													
	July	36													
2016	January	13													

Street. Although the Western Boulevard site is included in this plan as development site, PA22, it will only be developed for housing and employment if it is no longer required to meet the needs of the Travelling Showpeople.

~~4.64f Travelling Showpeople are distinct from Gypsies and Travellers in that they are not a distinct ethnicity, rather they follow a particular economic occupation. As such, determining future needs through household projections is unreliable. The Council intends to meet their accommodation needs on existing sites. It is considered that there is capacity on these sites to cater for any additional small scale need that may arise from Nottingham's Travelling Showpeople community. This would be achieved by an intensification of use, subject to general amenity issues, as the Travelling Showpeople do not currently occupy the entirety of the sites.~~

**~~Table 2: Travelling Showpeople Caravans~~**

2013	16
2014	11
2015	18
2016	12

~~4.64g If a level of need emerges beyond what can be accommodated on existing sites during the Plan period, it will be considered under Core Strategy Policy 9. The most likely locations to meet this need will be allocated mixed use sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9. It is anticipated that this would be met from the private sector (i.e. the Gypsy and Traveller and Travelling Showpeople communities themselves). The City Council will continue to work with its conurbation partners on this strategic issue, and the extent of existing and new provision of pitches and plots will be kept under review.~~

Ref No	Policy/Paragraph	Main Modification
		<p><b><u>Policy H07: Gypsies and Travellers and Travelling Showpeople</u></b></p> <p><b><u>Safeguarding Existing Supply</u></b></p> <p>1. <u>Existing Gypsy and Traveller and Travelling Showpeople sites will be protected unless it can be demonstrated that they are no longer required or suitable alternative provision can be made.</u></p> <p><b><u>Meeting Future Need</u></b></p> <p>2. <u>The accommodation needs of Gypsies and Travellers and Travelling Showpeople will be met in the following ways:</u></p> <p>a) <u>On sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9; and</u></p> <p>b) <u>On appropriate small scale infill and/or small scale site extensions</u></p> <p><b><u>Justification</u></b></p> <p><b><u>Gypsies and Travellers and Travelling Showpeople</u></b></p> <p>4.65 <u>The Government’s Planning Policy for Traveller Sites (2015) states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Accordingly, Core Strategy Policy 9 provides criteria against which future proposals will be assessed and also safeguards existing permanent provision from alternative development.</u></p> <p><b><u>Gypsies and Travellers</u></b></p> <p>4.66 <u>The Nottingham Gypsy and Traveller Accommodation Assessment (2015) used demographic data and other data such as the number of available pitches to calculate pitch need. The assumptions</u></p>

Ref No	Policy/Paragraph	Main Modification								
		<p data-bbox="719 268 2175 480"><u>used in the assessment were considered to be positive and realistic, in that they did not underplay the potential requirement. For instance the Assessment included an assumption that turnover on existing pitches in the City will have only a limited contribution to supply, due to the individual nature of sites present. Overall, the current situation is that there is a maximum requirement of 2 new pitches arising at the beginning of the Plan period, falling to a negative requirement over the rest of the Plan period and thereby resulting in a negative overall figure.</u></p> <p data-bbox="719 520 1308 552"><u>The figure was broken down as follows:</u></p> <p data-bbox="618 592 945 624"><b><u>Table 1: GTAA Need</u></b></p> <table border="1" data-bbox="730 655 1236 818"> <tbody> <tr> <td data-bbox="730 655 976 695"><u>2014 -2019</u></td> <td data-bbox="976 655 1236 695"><u>1.56</u></td> </tr> <tr> <td data-bbox="730 695 976 735"><u>2019 - 2024</u></td> <td data-bbox="976 695 1236 735"><u>-2.02</u></td> </tr> <tr> <td data-bbox="730 735 976 775"><u>2024 - 2029</u></td> <td data-bbox="976 735 1236 775"><u>-1.31</u></td> </tr> <tr> <td data-bbox="730 775 976 818"></td> <td data-bbox="976 775 1236 818"></td> </tr> </tbody> </table> <p data-bbox="629 863 2063 1075"><u>4.67 This value is the starting point for the Local Plan approach, supplemented further by using intelligence on the ground to scrutinise this figure. There has been no recent planning activity concerning provision of Gypsy and Traveller pitches in Nottingham in recent years, the most recent being the development of an 8 pitch site at Cinderhill, granted planning permission in 2009. Current provision in the City amounts to 40 pitches and this is wholly within the private sector, with no public sector managed sites.</u></p>	<u>2014 -2019</u>	<u>1.56</u>	<u>2019 - 2024</u>	<u>-2.02</u>	<u>2024 - 2029</u>	<u>-1.31</u>		
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<u>2024 - 2029</u>	<u>-1.31</u>									

Ref No	Policy/Paragraph	Main Modification													
		<p data-bbox="618 229 1619 256"><b><u>Table 2: National Gypsy and Traveller Caravan Count Figures</u></b></p> <table border="1" data-bbox="725 293 1626 639"> <tbody> <tr> <td data-bbox="725 293 1021 360" rowspan="2"><u>2014</u></td> <td data-bbox="1028 293 1323 360"><u>January</u></td> <td data-bbox="1330 293 1626 360"><u>30</u></td> </tr> <tr> <td data-bbox="1028 365 1323 432"><u>July</u></td> <td data-bbox="1330 365 1626 432"><u>16</u></td> </tr> <tr> <td data-bbox="725 437 1021 504" rowspan="2"><u>2015</u></td> <td data-bbox="1028 437 1323 504"><u>January</u></td> <td data-bbox="1330 437 1626 504"><u>28</u></td> </tr> <tr> <td data-bbox="1028 509 1323 576"><u>July</u></td> <td data-bbox="1330 509 1626 576"><u>36</u></td> </tr> <tr> <td data-bbox="725 580 1021 639"><u>2016</u></td> <td data-bbox="1028 580 1323 639"><u>January</u></td> <td data-bbox="1330 580 1626 639"><u>13</u></td> </tr> </tbody> </table> <p data-bbox="712 651 1122 678"><u>Source : DCLG (May, 2017)</u></p> <p data-bbox="618 727 992 754"><b><u>Travelling Showpeople</u></b></p> <p data-bbox="629 804 2136 943"><u>4.68</u> <u>There are currently three sites catering for Travelling Showpeople in Nottingham. The largest one, granted a further 5 year temporary permission in January 2017, is 1.57 ha and located off Western Boulevard. There are also small sites at Blenheim Lane and at the Relics, Greasley Street.</u></p> <p data-bbox="629 992 2168 1243"><u>4.69</u> <u>Travelling Showpeople are distinct from Gypsies and Travellers in that they are not a distinct ethnicity, rather they follow a particular economic occupation. As such, determining future needs through household projections is unreliable. The Council intends to meet their accommodation needs on existing sites. It is considered that there is capacity on these sites to cater for any additional small scale need that may arise from Nottingham’s Travelling Showpeople community. This would be achieved by an intensification of use, subject to general amenity issues, as the Travelling Showpeople do not currently occupy the entirety of the sites.</u></p>	<u>2014</u>	<u>January</u>	<u>30</u>	<u>July</u>	<u>16</u>	<u>2015</u>	<u>January</u>	<u>28</u>	<u>July</u>	<u>36</u>	<u>2016</u>	<u>January</u>	<u>13</u>
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<u>2016</u>	<u>January</u>	<u>13</u>													

Ref No	Policy/Paragraph	Main Modification								
		<p data-bbox="618 229 1294 256"><b><u>Table 3: Travelling Showpeople Caravans</u></b></p> <table border="1" data-bbox="730 293 1279 612"> <tbody> <tr> <td data-bbox="730 293 1014 368"><u>2013</u></td> <td data-bbox="1021 293 1279 368"><u>16</u></td> </tr> <tr> <td data-bbox="730 373 1014 448"><u>2014</u></td> <td data-bbox="1021 373 1279 448"><u>11</u></td> </tr> <tr> <td data-bbox="730 453 1014 528"><u>2015</u></td> <td data-bbox="1021 453 1279 528"><u>18</u></td> </tr> <tr> <td data-bbox="730 533 1014 608"><u>2016</u></td> <td data-bbox="1021 533 1279 608"><u>12</u></td> </tr> </tbody> </table> <p data-bbox="712 660 1122 687">Source : DCLG (May, 2017)</p> <p data-bbox="618 735 1749 762"><b><u>Meeting Future Gypsy and Traveller and Travelling Showpeople Need</u></b></p> <p data-bbox="618 810 2163 1326">4.70 <u>The current situation for gypsies and travellers is that there is a maximum requirement of 2 new pitches arising at the beginning of the Plan period, falling to a negative requirement over the rest of the Plan period and thereby resulting in a negative overall figure. No need has been identified for additional travelling showpeople accommodation. However, if a need emerges for either of these groups that cannot be accommodated on existing sites during the Plan period, any proposals will be considered under Core Strategy Policy 9 and LAPP Policy HO7. The most likely locations to meet this need will be sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9. Small scale infill and possible small scale site extensions are considered to be the most appropriate form of provision which will assist in integrating gypsy and traveller and travelling showpeople sites into local communities. It is anticipated that these would be private sector sites (i.e. owned by the Gypsy and Traveller and Travelling Showpeople communities themselves). The City Council will continue to work with its conurbation partners on this strategic issue, and the extent of existing and new provision of pitches and plots will be kept under review."</u></p>	<u>2013</u>	<u>16</u>	<u>2014</u>	<u>11</u>	<u>2015</u>	<u>18</u>	<u>2016</u>	<u>12</u>
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<u>2016</u>	<u>12</u>									

Ref No	Policy/Paragraph	Main Modification
MM27	Policy DE1: Building Design and Use	<p>Amend Policy wording to read:</p> <p><u>1.</u> Planning applications will be considered against the following design criteria:</p> <ul style="list-style-type: none"> <li>a) whether the development would respect and enhance the streetscape, local environment, townscape and character of the area, and in particular its established scale, massing, rhythm, landscape (including ridge lines), historic views and materials;</li> <li>b) whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, odour, dust, noise, vibration and nuisance;</li> <li>c) whether the development would enhance community safety, crime prevention and street activity, <u>and where relevant be designed to reduce the risk of terrorist incidents;</u></li> <li>d) whether the development would prejudice the comprehensive development or regeneration of a larger area;</li> <li>e) whether the development makes provision for the safe and convenient use of, and access into and around the building, paying particular attention to the needs of people with disabilities;</li> <li>f) whether the development would provide appropriate internal and external storage and convenient and efficient room layouts which are functional and fit for purpose;</li> <li><del>g) for residential development, whether the development would meet the Nationally Described Space Standards set out in Figure 4;</del></li> <li><del>h) whether the development would allow for future flexibility and adaptability (in terms of both internal and external layout of buildings);</del></li> <li><del>i) whether the development would accord with the principles of sustainability in design, including renewable resources, accessibility and efficiency of use and appropriate techniques to minimise the impact of surface water discharges;</del></li> <li><del>ji) whether the development is designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials, and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.</del></li> </ul> <p><u>2 From six months after the adoption of this Plan, all residential development should meet the Nationally Described Space Standards as set out in table 4.</u></p>

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		<p>Amend paragraph 4.75 to read:</p> <p>"4.75 Buildings must be designed to fulfil their function effectively, but consideration must also be given to the way they impact on the surrounding townscape, landscape and neighbouring properties. They must enhance the local environment, contributing to the vitality of areas and improve community safety. <u>There has been an increased risk of terrorist incidents in recent years, and where appropriate the design of buildings and their immediate environment should take account of the need to reduce the risk of terrorist attacks occurring by reducing vulnerability and increasing resilience. Measures to reduce the risk should be sensitively designed, and accord with the principles of Policy DE2 - Design and Place Making.</u> The built up nature of Nottingham means that landscape issues are relevant only to a small number of new developments. However, the development of some edge of urban sites could impact on the wider landscape. Where this is the case, the design and layout should have regard to the relevant policy zone within the Greater Nottingham Landscape Character Assessment and where appropriate a Landscape and Visual Impact Assessment, of an appropriate level to the proposed development should be provided."</p>
<b>MM28</b>	Policy DE2: Context and Place Making	<p>Amend paragraph 4.89 to read:</p> <p>"4.89 The layout of development should also enhance community safety. Where appropriate, public areas should be overlooked and clearly visible from adjoining buildings, with the design and landscaping providing for clear sight lines along public route routes (path, cycle ways etc), avoiding the creation of unnecessary concealed areas. Buildings should be visually interesting at street level, with entrances and windows used to create active frontages which allow for natural surveillance and provide a sense of vitality. Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces. Public and private open space should be clearly differentiated, avoiding piecemeal and isolated patches that have no clear purpose and that could be prone to vandalism. <u>Where necessary, for instance in places that people gather, or in the vicinity of vulnerable uses, the design of spaces should take into account the risk of terrorism, and the need to reduce the risk of terrorist attacks occurring by reducing vulnerability and increasing resilience. Measures to reduce the risk should be sensitively designed so as to not detract from, and where possible, enhance local amenity.</u>"</p>

Ref No	Policy/Paragraph	Main Modification
MM29	Policy DE6: Advertisements	<p>Amend Policy wording to read:</p> <p>"1. Applications for advertisement consent will be considered with regard to their impact on visual or <u>aural</u> amenity and public safety. In assessing these applications, the following considerations will be applied:</p> <ul style="list-style-type: none"> <li>a) the impact upon the visual amenity of the building or area by reason of its scale, position, quality, character, illumination or design;</li> <li>b) whether the advertisement would result in a wider environmental benefit, such as providing the screening of an unsightly site;</li> <li>c) whether the sign would assist with the regeneration of a site or area;</li> <li>d) the impact upon heritage assets;</li> <li>e) the cumulative impact of the sign and any resulting clutter; and</li> <li>f) the impact upon highway or pedestrian safety; <u>and</u></li> <li>g) <u>whether the sound from digital adverts would be distracting to those in the immediate vicinity, such as drivers, passers-by, or people living nearby.</u></li> </ul> <p>2. Action will be taken to secure the removal of advertisements where they <u>are displayed without or in contravention of the relevant consent or where they cause substantial injury to visual or aural amenity or danger to the public</u> <del>cause substantial harm to amenity or highway/public safety.</del>"</p> <p>Amend paragraph 4.108 to read:</p> <p><del>"4.108</del><u>In assessing the impact on visual and aural amenity and public safety the Council will have regard to matters such as the height at which the advertisement is located; the effect of any illumination and sound; its impact on the relevant locality and the proposed length of the consent. Whilst large scale hoardings and displays can have a considerable impact they might be found to be acceptable if they are providing screening to sites or premises which themselves are visually detrimental to the surrounding area.</u><del>Signs positioned on top of buildings or which straddle buildings, fascia signs which are placed higher than the level of first floor window sills, or fully internally illuminated fascias, would not generally be granted consent.</del></p> <p><del>4.109</del><u>Freestanding advertisements will not normally be granted consent because their low height and</u></p>

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		<p><del>temporary nature are likely to cause clutter and are a danger to pedestrians, particularly to disabled people. Such adverts may be acceptable, where they constitute part of the overall scheme.</del></p> <p><del>4.110 Large poster displays can have a considerable impact on the overall appearance of the urban area. The siting of hoardings will be carefully controlled to reduce their impact. They will normally only be acceptable temporarily to screen sites or premises which would otherwise be visually detrimental to the surrounding area."</del></p> <p>Amend paragraph 4.111a to read:</p> <p>"4.111a Digital screens to show advertising and events are a newly emerging media, and can involve both moving images and sound. As such they can have a disproportionate impact on public spaces. <u>Aural and visual amenity will therefore be a key consideration in determining advertisement consents for digital screens. Animations, moving images, their transition times and sound from digital adverts can be particularly distracting to those in the immediate vicinity, such as drivers, passers-by, or people living nearby.</u> The City Council has prepared informal guidance as to how the amenity and public safety impacts of digital screens located within the City Centre should be assessed (City Centre Digital Media Interim Planning Statement), and further guidance to extend coverage to the whole of the City will be prepared."</p>
<b>MM30</b>	Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets	<p>Policy redrafted to read:</p> <ol style="list-style-type: none"> <li data-bbox="660 1109 2083 1204">"1. <u>Development pProposals affecting heritage assets and/or their settings</u> will be supported where <u>they conserve or enhance the historic environment heritage assets and/or their settings are conserved and enhanced</u> in line with their interest and significance.</li> <li data-bbox="660 1252 2139 1452">2. <del>Proposals that affect heritage assets will be expected to demonstrate an understanding of the significance of the asset (including setting), identify the impact of development upon this and provide a clear justification for the development, especially if these would harm the asset or its setting, in order that a decision can be made as to whether the merits of the alternative proposals for the site bring substantial public benefits which decisively outweigh the harm arising from the proposals.</del></li> </ol>

Ref No	Policy/Paragraph	Main Modification
		<p data-bbox="645 296 2186 440">2. <u>Where proposals could affect a heritage asset and/or its setting, the applicant will be expected to describe the asset's significance (including the contribution made by its setting) in a proportionate level of detail to the asset's significance that allows the impact of the proposals on its significance to be sufficiently understood.</u></p> <p data-bbox="748 483 1200 512"><b><u>Designated Heritage Assets</u></b></p> <p data-bbox="645 555 2136 699">3. <u>Planning permission will be refused where development proposals lead to substantial harm to or total loss of significance of a designated heritage asset, unless it can be demonstrated that the substantial harm or loss* is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</u></p> <ul data-bbox="748 742 2186 959" style="list-style-type: none"> <li data-bbox="748 742 2186 807">• <u>no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u></li> <li data-bbox="748 812 1951 841">• <u>the nature of the heritage asset prevents all reasonable uses of the site; and</u></li> <li data-bbox="748 845 1995 911">• <u>conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and</u></li> <li data-bbox="748 916 1995 944">• <u>the harm or loss is outweighed by the benefit of bringing the site back into use.</u></li> </ul> <p data-bbox="748 1002 2136 1067">(*substantial harm or loss to Grade II listed buildings or Grade II registered parks or gardens should be exceptional and wholly exceptional to assets of the highest significance).</p> <p data-bbox="645 1110 2074 1217">4. <u>Where a development proposal would result in less than substantial harm, permission will only be granted where the public benefits, including securing its optimum viable use, outweigh the harm.</u></p> <p data-bbox="748 1260 1290 1289"><b><u>Non-Designated Heritage Assets</u></b></p> <p data-bbox="645 1332 2114 1361">5. <u>Where development affects a non-designated heritage asset or would result in its demolition</u></p>

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		<p><u>or loss, a balanced judgment on the acceptability of the proposal will be made, having regard to the scale of any harm (substantial or less than substantial) or loss and the significance of the heritage asset.</u></p> <p><b><u>All Heritage Assets</u></b></p> <p>36. Proposals affecting <u>any</u> heritage asset and/or its setting will be considered against the following criteria, where relevant:</p> <ol style="list-style-type: none"> <li>a) the significance of the asset;</li> <li>b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic and archaeological interest that it possesses;</li> <li>c) whether the proposals would preserve and, where possible, enhance the character or appearance of a heritage asset by virtue of siting, scale, urban grain, building form, massing, height, materials and quality of detail;</li> <li>d) whether the proposals would respect their relationship with the historic street pattern, topography, urban spaces, gardens, landscape, views and landmarks;</li> <li>e) whether the proposals would demonstrate high standards of design appropriate to the historic environment;</li> <li>f) whether the proposals would contribute to the long term maintenance and management of the asset;</li> <li>g) whether the proposals would appropriately provide for 'in-situ' preservation, or investigation and recording of archaeology, based upon significance; <del>and</del></li> <li>h) <u>whether the proposals would bring a vacant heritage asset back into use and to what degree the proposed use would be viable and is compatible with the significance of the asset; and</u></li> <li>i) <u>whether it can be demonstrated that the new development will proceed after the loss has occurred."</u></li> </ol>

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		<p>Amend paragraph 4.117 to read:</p> <p>"4.117 Nottingham has a rich and distinctive historic environment which makes a crucial contribution to the City's identity. Historic buildings, monuments, sites, areas and landscapes are an irreplaceable resource and will be protected from adverse developments which harm their significance. The level of protection afforded to these heritage assets will be proportionate to their historic, architectural, artistic and archaeological importance and will be in accordance with the NPPF and subsequent Government guidance. <u>Development involving the demolition of, or substantial harm to the significance of a designated asset will only be granted in exceptional circumstances. Furthermore a balanced judgement will be made on the acceptability of proposals which affect a non-designated heritage asset, or results in its demolition or loss, having regard to the scale of any harm or loss and the significance of the heritage asset.</u>"</p> <p>Amend paragraph 4.125 to read:</p> <p>"4.125 The special character of each Conservation Area will be identified in appraisals, and new development assessed against management plans produced for each area. There is a presumption in favour of retaining features which make a positive contribution to the character or appearance of a Conservation Area, <u>recognising that not all elements of a Conservation Area contribute to its significance.</u> For developments within Conservation Areas the Council will require detailed plans showing elevations, materials and the relationship with neighbouring buildings, spaces and landscape features (including trees). <u>A judgement will then be made as to whether the proposal represents substantial or less than substantial harm and this policy will be applied accordingly.</u> Outline applications for development within Conservation Areas will not normally be acceptable."</p>
<b>MM31</b>	Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre	<p>Amend Policy wording to read:</p> <p>"Outside the City Centre, as shown on the accompanying Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5) and licensed entertainment venues where:</p> <ul style="list-style-type: none"> <li>a) the proposal is located within an existing Centre, or meets the requirements set out in SH4;</li> <li>b) the proposal is compatible with the scale, character and function of any Centre in which it is located, and maintains or enhances the vitality and viability of that Centre;</li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p><del>c) the proposal would support and not undermine any local development strategy for the area and / or up to date and adopted SPD for the site, Centre or area;</del></p> <p><del>dc) the proposal would not result in any unacceptable impacts on nearby residents and occupiers in terms of noise and disturbance (generated either inside or outside the premises and by activity attributable to its operation), vibration, fumes, waste generation, litter, anti-social behaviour and crime having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations;</del></p> <p><del>ed) the cumulative impact of food, drink and entertainment uses, in the Centre or area, taking into account the number and distribution of existing premises, and any evidence of harm caused by such uses is not of an unacceptable level;</del></p> <p><del>e) the proposal would not result in a prejudicial effect on future residential development initiatives; and</del></p> <p><del>g) in the case of an A5 (hot food takeaway use), it is located within an existing Centre or at least 400 metres from a secondary school unless it can be clearly demonstrated that the proposal will not have a negative impact on health and wellbeing."</del></p> <p>Delete paragraph's 4.156 to 4.159:</p> <p><del>"4.156 The NPPG refers to and provides a link to the 'Healthy people, healthy place briefing; Obesity and the environment regulating the growth of fast food outlets' (Public Health England – March 2014). This briefing outlines actions available to Local Authorities in tackling obesity through the regulation of fast food outlets – such as restricting their development close to schools. This is also supported by NICE public health guidance 'Prevention of Cardiovascular Disease' (June 2010) which recommends that planning authorities should set limits for the number of takeaways and other food outlets in a given area with directives to specify the distance from schools.</del></p> <p><del>4.157 Nottingham has one of the highest numbers of hot food takeaways in the country. Nottingham is within the top quartile of all English Districts with 111 hot food takeaways for every 100,000 people compared to 88 for England and 74 for the East Midlands (2011). Data from the National Child Measurement Programme 2014/15 (Public Health England) shows that Nottingham has the highest percentage of overweight and/or obese children across all age groups. Taking Year 6 as an example, the percentage of children in Nottingham age 10–11 classified as overweight or obese is 37.9%, compared to 32.4% for the East Midlands and 33.2% in England. Furthermore, there is research evidence of a relationship between obesity and low fruit and vegetable intake, and the distribution of fast food outlets.</del></p>

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		<p>4.158 <del>In-addition to compliance with the other criteria within the policy, proposals for A5 takeaway uses will therefore not be supported outside established Centres if they are located within 400 metres of a secondary school, unless it is clearly demonstrated that the proposal will not have a negative impact on health and wellbeing. This might include, for example, hours of operation which avoid those times when secondary school age children are most likely to visit hot food takeaways.</del></p> <p>4.159 <del>In implementing the Policy, the distance of 400m within criterion g) is taken to be the distance from the nearest pedestrian entrance of a secondary school by foot to the main entrance of a proposed hot food takeaway. A distance of 400m is considered to be representative of easy walking distance from a school and equates to the widely accepted distance used in considering acceptability of walking distances to local bus stops."</del></p>
<b>MM32</b>	Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value	<p>Amend paragraph 4.171 to read:</p> <p>"4.171 The loss of a public house may be permitted where it can be clearly demonstrated that a range of alternative accessible public houses exist which provide a diverse range of services which continue to meet the needs of the community. <u>For instance where the public house proposed to be lost serves a particular section of the local community, an alternative accessible public house that also serves that section of the community should exist. In reaching a decision, regard will be had to whether the public house is a designated Asset of Community Value, and to the results of consultation undertaken as part of the consideration of the planning application.</u>"</p>
<b>MM33</b>	Policy LS5: Community Facilities	<p>Amend Policy wording to read:</p> <p>"1. Planning permission for new or improved community facilities (including shared facilities) will be granted subject to the following considerations:</p> <ul style="list-style-type: none"> <li>a) whether the proposed use is <del>compatible with</del> <u>harmful to the amenity of</u> adjoining and nearby uses;</li> <li>b) whether the proposal would cause congestion, and the amounts and times of this congestion; and</li> <li>c) whether the proposal impacts on the living conditions of residents, especially in areas that are primarily residential in nature.</li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>2. The loss of community facilities (other than Public Houses) and their sites will only be permitted if it can be demonstrated that:</p> <ul style="list-style-type: none"> <li>a) replacement facilities of an <del>appropriate</del> <u>equivalent</u> quality and size are to be provided as part of new development proposals; or</li> <li>b) replacement facilities of an <del>appropriate</del> <u>equivalent</u> quality and size are to be provided in an alternative <del>suitable</del> location <u>servicing the same catchment</u> area; or</li> <li>c) the facility is no longer needed within the community and suitable alternative provision with sufficient capacity is available in the area; or</li> <li>d) the building or land is no longer suitable to accommodate the current use and cannot be retained or adapted to accommodate community facilities and there is no need or demand for any other suitable community use; or</li> <li>e) in the case of commercial community facilities, it has been demonstrated that the use is no longer viable and evidence has been made available to demonstrate that all reasonable efforts have been made to preserve the facility and it would not be economically viable to retain the building for other community uses. Evidence requirements set out in criteria 2a) to d) of Policy LS4 are relevant in this regard.</li> </ul> <p>3. Developer contributions will be sought <u>where necessary</u> to support new and expanded community facilities depending on the scale and nature of development proposals and the need arising from the development."</p> <p>Amend paragraph 4.181 to read:</p> <p>"4.181 New development, such as housing, may give rise to the need for new or expanded local facilities to support new communities. Where <u>necessary</u> <del>appropriate</del>, S106 Agreements will be sought for the provision of new, expanded or refurbished community facilities depending on the nature of the proposal and type and capacity of existing facilities in the area."</p>
<b>MM34</b>	Policy TR1: Parking and Travel Planning	<p>Amend Policy wording to read:</p> <p>"5. Proposals for car parks as set out in Policy TR1 4a) and b) will be assessed on their merits, taking into account the following issues:</p>

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		<p>a) the extent to which the amenity of occupiers of neighbouring properties would be adversely affected (including for example, through noise, fumes, visual amenity), particularly residential occupiers;</p> <p>b) whether measures can be undertaken to significantly reduce the use of private cars to travel to and from the site (including the use of Smarter Choices), where public transport, cycling or walking provision is inadequate and alternative measures to enhance these are not possible, or there is a shortage of shopper and visitor parking detracting from the vitality and viability of the specific area of the City;</p> <p>c) whether excessive on street parking in that part of the City is having an adverse effect on highway safety or visual amenity which cannot be reasonably resolved by other means;</p> <p>d) whether traffic generated by the proposed development would be prejudicial to conditions of highway safety or detrimental to the character and appearance of Conservation Areas or other sensitive areas <u>in or immediately adjoining</u> of the City, particularly for the reasons set out in Policy DE1.”</p> <p>Amend paragraph 4.196 to read:</p> <p>“4.196 Travel Plans are an effective tool in promoting sustainable transport modes and help reduce the need for car travel and associated parking. Transport Assessments and Travel Plans or Transport Statements will be requested for development depending on its anticipated scale and impact on the transport network in line with the Department for Transport’s best practice guidance or subsequent national or locally derived standards. Where <u>necessary</u> <del>appropriate</del> planning conditions and S106 agreements will be used to secure and implement Travel Plans.”</p> <p>Amend paragraph 4.199a to read:</p> <p>“4.199a In <del>July 2017</del> <del>December 2015</del>, DEFRA identified Nottingham as one of the cities <u>required to deliver a Clean Air Zone by the end of 2019 or sooner, with a view to achieving compliance with air quality standards within the shortest possible time.</u> <del>mandated to achieve Clean Air Zone targets, no later than 31 December 2019.</del> Travel Demand Management <u>supporting the use of sustainable transport modes including the use of Ultra Low Emission Vehicles,</u> will play a significant role in meeting this target. Further information on Clean Air Zone requirements are set out in ‘Improving air quality in the UK tackling nitrogen dioxide in our towns and cities’ (DEFRA).”</p>

Ref No	Policy/Paragraph	Main Modification
MM35	Policy TR2: The Transport Network	<p>Amend Policy wording to read:</p> <p>"1. Planning permission will not be granted for developments which would prejudice the efficient and safe operation of the existing highway network or future improvements to the transport network identified through the Local Transport Plan process, as set out below or shown on the accompanying Policies Map:</p> <p>a) Highway Route Improvement Safeguarding (Indicative):</p> <ul style="list-style-type: none"> <li>TR2.1 Connecting Eastside Phase 2</li> <li>TR2.2 Southern Growth Corridor</li> <li><del>TR2.3 Ring Road Major Phase 2</del></li> <li>TR2.4 Turning Point South</li> <li>TR2.5 Abbey Street/Gregory Street</li> <li>TR2.6 Nottingham Business Park</li> <li>TR2.7 The Crescent</li> <li>TR2.8 Hallowell Drive</li> <li>TR2.9 Experian Way</li> </ul> <p>b) Highway Planning Lines:</p> <ul style="list-style-type: none"> <li>TR2.10 Manvers Street (Sneinton Hermitage - part of Connecting Eastside Phase 2)</li> <li>TR2.11 Daleside Road (part of Southern Growth Corridor)</li> <li>TR2.12 Thane Road (part of Southern Growth Corridor)</li> <li><del>TR2.13 Hucknall Road (part of Ring Road Major Phase 2)</del></li> <li><del>TR2.14 Basford Bridge (part of Ring Road Major Phase 2)</del></li> <li><del>TR2.15 Crown Island (part of Ring Road Major Phase 2)</del></li> <li>TR2.16 Maid Marian Way Realignment (part of Turning Point South)</li> <li>TR2.17 Cattle Market Road</li> <li>TR2.17(a) Kilpin Way (Poulton Drive/Trent Lane Link)</li> <li>TR2.18 Clifton West</li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>c) Other Transport Network Schemes:</p> <ul style="list-style-type: none"> <li>• Rail Line Upgrading (Indicative)</li> <li>• Nottingham Enterprise Zone (Sustainable Transport Package)</li> <li>• NET Safeguarding (Indicative)</li> <li>• City Centre Proposed Pedestrian Environment Improvements/Enhanced Pedestrian Connections (Indicative)</li> <li>• Railway Station Safeguarding (Indicative)</li> <li>• Proposed Net Stop (Indicative) (part of the Turning Point South proposals)</li> <li>• High Speed Rail 2 Safeguarding”</li> </ul>
MM36	Policy EN1: Development of Open Space	<p>Amend paragraph 5.9 and 5.10 to read:</p> <p><del>“5.9 In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City’s parks, raising their quality and with many having been awarded Green Flag status. Whilst it is important to protect open spaces, they vary significantly in quality and type. Some suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance resources and inappropriate location. In some areas, the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community</del></p> <p>5.10 <u>In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City’s parks, raising their quality and with many having been awarded Green Flag status.</u> The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, community gardens, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares and other incidental spaces as shown on the Policies Map. This ‘network’ of open spaces makes a major contribution to the visual character and image of Nottingham, provides for a range of recreation needs and is important for its landscape value and nature conservation interest.”</p>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend paragraph 5.15 and 5.16 to read:</p> <p>“5.15 The adopted Core Strategy sets out that parks and open spaces are protected from development, but exceptions may be made if the park or open space is shown to be underused or undervalued and only represents a small part of a larger site that continues to contribute to the Green Infrastructure Network. <u>Some areas of open space suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance and inappropriate location. There are also areas where the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community. As a result, in</u><del>In</del> some instances, it may be appropriate to develop on open space if there are benefits to the Open Space Network as a whole where the criteria in the policy are met.</p> <p>5.16 Such releases would be considered <u>after all options to retain the open space have been considered, and</u> only as part of a more comprehensive ‘action area’ approach identifying wider areas of improvement, for instance where development would enhance existing facilities or including an element of residential development to increase safety and surveillance. The City Council will secure through a planning obligation or conditions (or Community Infrastructure Levy if implemented), improvements to the open space, and/or provision of other community facilities locally.”</p>
<b>MM37</b>	Policy EN2: Open Space in New Development	<p>Add paragraph 5.19a to read:</p> <p>“5.19a <u>The Council intends to provide further guidance related to Open Space within an SPD. This will set out the level of provision of open space required in new residential and commercial development, help applicants incorporate open space provision into development proposals and provide guidance on any financial contributions required along with a revised fee structure.</u>”</p>
<b>MM38</b>	Policy EN3: Playing Fields and Sports Grounds	<p>Amend paragraph 5.21 and 5.22 to read:</p> <p>“5.21 In 2018 the City Council, along with its partners including Sport England and National Governing Bodies of Sport (NGBs) commissioned a Revised Nottingham Playing Pitch Strategy (PPS) which was produced in 2018. This looks at the existing and future provision requirements for formal sports pitches. It also considers the proposed allocations within the LAPP of former playing pitches and</p>

Ref No	Policy/Paragraph	Main Modification
		<p>considers these suitable to be released for alternative uses <del>so long as provision is made for a new Community Sports Hub and the Plan proposes this at PA6</del>. Any assessment submitted as part of a planning application should take the PPS as the starting point. In addition, the Council has produced the Sport and Physical Activity Strategy 2015 – 2019. This sets out the way forward for providing leisure facilities and developing and delivering sport and physical activity in the City.</p> <p>5.22 The policy gives strong protection to playing pitches from development unless a detailed assessment has been submitted and each of the criteria are met. <u>Where this is the case, alternative provision would be secured, either through conditions or a S106 agreement as necessary. For instance, commuted sums secured through S106 could be used to upgrade existing facilities in the vicinity of the development.</u> Sport England is a statutory consultee on all issues affecting playing fields including planning applications for development that would lead to the loss of, or prejudice the use of, playing fields for sport. Local authorities must seek the prior consent of the Secretary of State for Education before they can dispose of a school playing field, or change its use to any purpose other than for the educational purposes of a maintained school or for recreation. Where alternative provision is proposed, its size, quality and accessibility will be assessed through the planning process. <u>Consideration should be given to the guidance produced by Sports England "Active Design" (October 2015) which sets out opportunities to encourage and promote sport and physical activity through the design and layout of the built environment to support a step change towards healthier and more active lifestyles."</u></p>
<b>MM39</b>	Policy EN5: Development Adjacent to Waterways	<p>Amend Policy wording to read:</p> <p>"Development which is adjacent to, or contains, waterways will be expected to:</p> <ol style="list-style-type: none"> <li>a) maintain, enhance or create suitable and safe public connections to, along and adjacent to waterway(s) for walking, cycling and maintenance;</li> <li>b) protect, maintain and enhance the nature conservation interest of the waterway(s) and its banks;</li> <li>c) protect, maintain and enhance the sustainable drainage functions of the waterway(s) and its banks;</li> <li>d) where feasible and viable, open culverted, piped or covered waterway(s);</li> <li>e) avoid the loss of open waterway(s) through culverting, piping, or enclosure by development;</li> <li>f) take opportunities to enhance the recreation and leisure role of waterway(s); and</li> </ol>

Ref No	Policy/Paragraph	Main Modification
		f) <del>take advantage</del> realise the potential of the proximity of waterways in order to maximise the regeneration potential <u>benefits of the sites.</u> "
<b>MM40</b>	Policy EN6: Biodiversity	<p>Amend paragraph 5.37 to read:</p> <p>"5.37 The NPPF states that local authorities should plan positively for the creation, protection and enhancement of biodiversity in accordance with the hierarchy of international, national and locally designated sites. This should ensure that protection is commensurate with the status of the site, gives appropriate weight to the importance of the site and the contribution that the site makes to wider ecological networks in order to halt the overall decline in biodiversity. <u>The Natural Environment and Rural Communities (NERC) Act 2006 sets out a biodiversity duty that 'every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'</u> The policies within the LAPP and evidence that underpins the approach to biodiversity discharge the Council's responsibility under this Act."</p> <p>Amend paragraph 5.45 to read:</p> <p>"5.45 Further details for providing biodiversity enhancement in and around development can be found in the Biodiversity Checklist, and a Biodiversity SPD will also be produced to provide further guidance to applicants. Examples of enhancement include: habitat restoration, re-creation and expansion, improved links between existing sites, buffering of existing important sites, new biodiversity features within development or securing management for long-term enhancement. <u>New buildings can themselves also assist in promoting biodiversity, for instance through the provision of green roofs and walls, or features such as integrated bat or swift boxes.</u> The River Leen within the City has been identified as a large-scale project within the City for habitat improvement and smaller-scale improvements are also listed within the development principles for specific site allocations within this document."</p>
<b>MM41</b>	Policy EN7: Trees	<p>Amend Policy wording to read:</p> <p>"1. Planning permission for development proposals affecting trees will only be granted where existing high value trees are retained and protected, along with other trees and landscaping where possible.</p>

Ref No	Policy/Paragraph	Main Modification
		<p>2. Consideration will be given to the management and maintenance of retained trees, new trees and planting as part of the assessment of planning applications and any losses will be mitigated by additional planting where ever possible.</p> <p>3. Planning permission for development involving the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order will only be granted where, in the opinion of the City Council, it is necessary for valid arboricultural reasons, or for the satisfactory development of the site. Where such consent is granted, replacement tree planting will be required to offset loss of visual and natural amenity.</p> <p>4. Development resulting in the loss or deterioration of <del>Ancient Woodland and the loss of aged or veteran trees found outside Ancient Woodland</del> will be refused unless the need for, and benefits of, the development in that location clearly outweigh the <u>loss irreplaceable habitats (such as ancient woodland and ancient or veteran trees)</u> will be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists."</p> <p>Add paragraph 5.46a to read:</p> <p><u>"5.46a Development resulting in the loss or deterioration of ancient woodland and ancient or veteran trees will not be supported unless there are wholly exceptional reasons and the scheme is supported by an agreed suitable compensation strategy. In these unusual circumstances, the public benefit would have to clearly outweigh the loss or deterioration of such trees for example in infrastructure projects (including for instance nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills)."</u></p>
<b>MM42</b>	Minerals	<p>Add paragraph 5.55a to read:</p> <p><u>"5.55a Should any proposals for minerals extraction be received by the City Council, they will be considered against the Minerals policies but also against other relevant policies in the Local Plan, such as those dealing with amenity, historic environment, land contamination, etc."</u></p> <p>Relocate paragraphs 5.61 and 5.62 creating 5.55b and 5.55c to read:</p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>"5.55b The NPPF also requires that planning applications for minerals development should be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on, the natural and historic environment or human health or aviation safety, taking into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.</u></p> <p><u>5.55c In addition, Government policy requires the preparation of a Local Aggregates Assessment (LAA) to enable Minerals Planning Authorities (MPAs) to provide a steady and adequate supply of mineral resources by identifying local apportionments for all aggregate minerals in their area. The City Council and Nottinghamshire County Council have worked together to jointly prepare this document, along with participation of the Aggregates Working Party (comprising MPAs from across the region and industry representatives, its role being to provide technical advice about the supply and demand for aggregates and undertake annual monitoring of aggregate production and levels of permitted reserves across the East Midlands)."</u></p>
<b>MM43</b>	Policy MI1: Minerals Safeguarding Area	<p>Title of Policy amended to read:</p> <p><b>"Policy MI1: Minerals Safeguarding Area"</b></p> <p>Add criterion 2 to Policy to read:</p> <p>"1. Within the Minerals Safeguarding Area, as shown on the Policies Map, planning permission will be granted for development provided that it would not lead to the unnecessary sterilisation of mineral resources unless:</p> <ul style="list-style-type: none"> <li>a) it is demonstrated that the resource is not of economic value;</li> <li>b) the resource can be extracted, where practicable and environmentally acceptable, prior to development taking place; or</li> <li>c) the development is either a proposal for householder development, an alteration or extension to an existing building, or a change of use of existing development which would not intensify development on site.</li> </ul>

Ref No	Policy/Paragraph	Main Modification
		<p>2. <u>Associated minerals infrastructure will be safeguarded unless;</u></p> <p>a) <u>the merits of the development clearly outweigh the need for safeguarding; or</u>  b) <u>the infrastructure is no longer needed; or</u>  c) <u>the capacity of the infrastructure can be relocated or provided elsewhere."</u></p> <p>Amend paragraph 5.60 to read:</p> <p>"5.60 Whilst the prior extraction of the mineral resource within the MSA should be considered, it is not the intent of the policy to unduly constrain development within the City, but rather safeguard against unnecessary sterilisation. It is therefore important that the overall viability of development proposals, as well as the potential impact of the proposal on the resource, is considered. <u>Where site allocations in this Plan are located in Minerals Safeguarding Areas, this is identified in the Development Principles, and is not considered to be a barrier to the development of these sites. The principal mineral concerned is coal, and the Coal Authority has been consulted at all stages of plan preparation. They have confirmed that where coal resources are present, and can be worked, this is most practicably done as part of site preparation works, and need not unduly delay site development."</u></p> <p>Add paragraph 5.62a to read:</p> <p><u>"5.62a The policy also ensures that facilities for the storage, handling and processing of minerals and other aggregate materials are effectively safeguarded unless the merits of the loss of the facilities clearly outweigh the need to retain the use, the infrastructure is no longer needed, or the facility is to be relocated or provided elsewhere."</u></p>
<b>MM44</b>	Policy MI3: Hydrocarbons	<p>Amend Policy wording to read:</p> <p><b>"Exploration</b></p> <p>1. Proposals for hydrocarbon exploration will <del>not</del> be supported where they <u>will not</u> give rise to any unacceptable impacts on the environment or to neighbouring occupiers.</p>

Ref No	Policy/Paragraph	Main Modification
		<p>2. Where proposals lie within an environmentally sensitive area, evidence must be provided to demonstrate that exploration could not be achieved in a more acceptable location and that within the area of search the proposal would have least impact.</p> <p><b>Appraisal</b></p> <p>3. Where hydrocarbons are discovered, proposals to appraise, drill and test the resource will be permitted provided that they are consistent with an overall scheme for the appraisal and delineation of the resource and do not give rise to any unacceptable impacts on the environment or to neighbouring occupiers.</p> <p>4. Where proposals for hydrocarbon development coincide with areas containing other underground mineral resources, evidence must be provided to demonstrate that their potential for future exploitation will not be unreasonably affected.</p> <p><b>Production (Extraction)</b></p> <p><u>5.</u><del>4</del> Proposals for the extraction of hydrocarbons will <del>not</del> be supported <u>provided</u> <del>unless</del> they are consistent with an overall scheme enabling the full development of the resource and do not give rise to unacceptable impact on the environment or to neighbouring occupiers.</p> <p><b>Restoration</b></p> <p><u>6.</u> <del>5</del>-All applications for hydrocarbon development should be accompanied by details of how the site would be restored at each stage back to its original use once the development is no longer required. The retention of haul roads and hard standing will only be permitted where there are clear benefits of doing so."</p>
MM45	Policy IN4: Developer Contributions	<p>Amend Policy wording to read:</p> <p>"1. Development will be expected to meet the reasonable costs of new infrastructure or services required as a consequence of the proposal. Where necessary planning obligations will be negotiated to support the following:</p>

Ref No	Policy/Paragraph	Main Modification
		<p>a) employment and training in accordance with Policy EE4 <del>and related SPDs</del>;</p> <p>b) open space in accordance with Policy EN2 and EN3, <u>and</u> relevant site allocations <del>and related SPDs</del>;</p> <p>c) drainage and flood protection in accordance with Policy CC3 <u>and</u> relevant site allocations <del>and related SPDs</del>;</p> <p>d) transport in accordance with Policies TR1 and TR2, <u>and</u> relevant site allocations <del>and related SPDs</del>;</p> <p>e) <u>community facilities including education</u> in accordance with Policy LS5 <del>and related SPDs</del>; and</p> <p>f) <u>affordable housing</u> in accordance with Policy HO3, <u>and</u> relevant site allocations <del>and related SPDs</del>.</p> <p>2. Other planning obligations may be necessary to make developments acceptable in planning terms and may include: <del>sporting, community and cultural facilities, health, heritage enhancement and protection, supporting policing/crime reduction and air quality measures.</del> The scale and nature of direct provision will be identified as a result of the need arising from the development.</p> <p>3. <u>If an applicant considers there to be issues of viability due to the level of contributions being sought which render a proposal undeliverable, they will be required to submit robust viability assessments. These will be independently examined before the scale and nature of any reduction is agreed."</u></p> <p>Amend paragraph 6.7 to read:</p> <p>"6.7 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. This Policy establishes the principle of setting charges for how some S106/planning obligations can be discharged (employment and training, open space, transport measures, education and affordable housing). Supplementary planning documents will be used <u>to provide further guidance and</u> to set the charges that are established by this Policy where necessary."</p>

Ref No	Policy/Paragraph	Main Modification			
MM46	Monitoring Framework	Amend Monitoring Framework Table to read:			
		<b>Policy</b>	<b>Monitoring Target</b> * signifies also monitored for the Core Strategy	<b>Monitoring Indicator</b>	<b>Delivery</b>
		CC1, CC2	To reduce per capita CO2 emissions and increase renewable power generation*	Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	<ul style="list-style-type: none"> <li>Local Development Documents</li> <li>Development Management decisions</li> </ul>
		CC3	Zero planning applications contrary to Lead Local Flood Authority advice on surface water	Number of permission granted against Lead Local Flood Authority advice	<ul style="list-style-type: none"> <li>Local Development Documents</li> <li>Development Management decisions</li> </ul>
		CC3	Zero planning permissions contrary to Environment Agency advice on flooding*	Number of permissions in flood risk areas granted against Environment Agency advice	<ul style="list-style-type: none"> <li>Local Development Documents</li> <li>Development Management decisions</li> </ul>
		CC3	Increase the number of Sustainable Drainage Systems (SuDS)*	Number of permissions incorporating SuDS	<ul style="list-style-type: none"> <li>Local Development Documents</li> <li>Development Management decisions</li> </ul>
		EE1, EE4	Strengthen and diversify the economy and create 27,500- 27,900 new jobs 2011-28 (City fig=20,100)	Overall number of jobs in the plan area	<ul style="list-style-type: none"> <li>Core Strategy</li> <li>Employment land related Development Plan Documents</li> <li>Development Management</li> </ul>

			decisions
EE1	Develop 253,000 sq m of office space in Nottingham 2011-28*	Net addition in new office floorspace	<ul style="list-style-type: none"> <li>• Core Strategy</li> <li>• Employment land related Development Plan Documents</li> <li>• Development Management decisions</li> </ul>
EE1, EE2, EE3	Maintain a minimum amount of industrial and warehouse supply of 25 hectares 2011- 28*	Available supply of industrial & warehouse land. Net change in supply of industrial & warehouse land	<ul style="list-style-type: none"> <li>• Core Strategy</li> <li>• Employment land related Development Plan Documents</li> <li>• Development Management decisions</li> </ul>
EE4	Improve skill levels of the working age population	% of the working age population with NVQ level 2 or above	
SH1	Delivery of major projects outlined in the Core Strategy*	<ul style="list-style-type: none"> <li>• Net new floorspace in the City Centre</li> <li>• Net new homes in the City Centre</li> <li>• Planning permissions</li> <li>• Authority Monitoring Report</li> </ul>	<ul style="list-style-type: none"> <li>• Development Plan Documents</li> <li>• Development Management decisions</li> </ul>
SH1, SH2, SH3, SH4, SH5	Maintain health of Primary Shopping <u>FrontageAreas</u> *	<ul style="list-style-type: none"> <li>• New retail floorspace created</li> <li>• Vacancy rates</li> <li>• Proportion of A1 uses within Primary <u>Shopping and Secondary Frontages</u></li> </ul>	<ul style="list-style-type: none"> <li>• Development Plan Documents</li> <li>• Development Management decisions</li> </ul>
SH2, SH3, SH4	Maintain or improve the vitality and viability of	<ul style="list-style-type: none"> <li>• Planning permissions for retail and other town</li> </ul>	<ul style="list-style-type: none"> <li>• Site specific Development Plan</li> </ul>

			the centres within the plan area*	<ul style="list-style-type: none"> <li>centre use development</li> <li>Assessed retail need (from Needs Study)</li> <li>Centre Healthchecks</li> <li>Amount of new B1 office floorspace created in town centres</li> <li>Amount of retail floorspace approved outside of defined centres</li> </ul>	<ul style="list-style-type: none"> <li>Documents</li> <li>Area Action Plans</li> <li>Masterplans</li> <li>Development Management Decisions</li> </ul>
		SH6	<u>Maintain health of Primary Shopping Areas and secure appropriate food and drink uses.</u>	<u>Planning Refusals</u>	<u>Development Management Decisions</u>
		SH7	<u>Maintain or improve vitality and viability of CONI's</u>	<u>Planning Permissions/Refusals</u>	<u>Development Management Decisions</u>
		SH8	<u>Maintain health of Markets</u>	<u>Planning Permissions/Refusals</u>	<u>Development Management Decisions</u>
		RE2, RE3, RE4, RE5, RE6, RE7, RE8	Delivery of major schemes promoted in policy*	Completion of site or certain elements of it (eg sqm of offices developed)	<ul style="list-style-type: none"> <li>Development Plan Documents</li> <li>Supplementary Planning Document</li> </ul>
		HO1, HO2	Maintain an appropriate mix of house type, size and tenure. <u>Housing delivery to remain in line with Core Strategy requirements.</u>	<ul style="list-style-type: none"> <li>Completions by dwelling, type, size and tenure</li> <li>Number of plots for self-build, custom-build</li> <li><u>Number of net new dwellings built each year</u></li> </ul>	<ul style="list-style-type: none"> <li>Core Strategy</li> <li>Local Development Documents</li> <li>Development Management decisions</li> <li><u>SHLAA</u></li> <li><u>Housing Implementation Strategy/Housing Delivery Test</u></li> </ul>

			<u>Action Plan</u>
HO3	Provision of affordable housing (3,430 in Nottingham City 2011-28 for monitoring purposes)*	Affordable housing completions by Social Rent, Intermediate Housing, Affordable rent	<ul style="list-style-type: none"> <li>• Core Strategy</li> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>
HO4	To ensure appropriate development of specialist housing in the City to meet the range of needs of vulnerable citizens	Action plan of the Housing Nottingham Plan 2013 -15. Themes: The supply of new homes and addressing specialist housing and support The number of Accessible and Adaptable (Category 2) homes secured	Development Management Decisions
<u>HO5</u>	<u>Appropriate location of PBSA</u>	<u>Planning Permissions/Refusals</u>	<u>Development Management Decisions</u>
<u>HO6</u>	<u>Avoid over concentration of HMO's and PBSA</u>	<u>Planning Permissions/Refusals</u>	<u>Development Management Decisions</u>
<u>HO7</u>	<u>Ensure accommodation needs of Gypsy and Traveller and Travelling Showpeople community are met.</u>	<ul style="list-style-type: none"> <li>• <u>Number of new pitches/plots granted planning permission</u></li> <li>• <u>Permission granted for change of use of existing pitches/plots</u></li> </ul>	<u>Development Management decisions</u>
DE1	To ensure residential development provides satisfactory space standards	Number of new build residential planning permissions which do not meet the National Housing Space Standard	Development Management Decisions

			HE1	Decrease number of heritage assets at risk*	% and number of heritage assets at risk on national register	Development Management Decisions
			HE1	Reduce the numbers of undesignated heritage assets that have been demolished/ lost and increase the number	The numbers of undesignated heritage assets that have been demolished/lost in any given year and the number of planning permissions for re- use of such buildings	
			HE2	<u>Conserve and Enhance Caves</u>	<u>Number of Caves on the City Council's Historic Environment Record</u>	<u>Development Management Decisions</u>
			LS3	Improvements in health*	Life expectancy	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>
			LS4	<u>Protect existing Pubs outside of the City Centre and public houses within the City Centre that are designated Assets of Community Value</u>	<u>Number of Planning Permissions granted for change of use from a Public House</u>	<u>Development Management Decisions</u>
			LS5	Improve accessibility from residential development to key community facilities and services*	% 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"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>

			<p>TR1</p> <p>Increase modal shift towards public transport, walking and cycling*</p>	<ul style="list-style-type: none"> <li>• Proportion of households with hourly or better daytime bus service to town, district or City Centre</li> <li>• Number of public transport trips</li> <li>• Plan area wide traffic Growth</li> <li>• Number of cycling trips</li> </ul>	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> <li>• Consultation with the local Highway Authorities</li> </ul>
			<p>TR1</p> <p>Increase the number of developments supported by Travel Plans*</p>	<p>Number of Travel Plans agreed</p>	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> <li>• Consultation with the local Highway Authorities</li> </ul>
			<p>TR2</p> <p>Delivery of projects promoted in policy*</p>	<p>Implementation of individual schemes as in Infrastructure Delivery Plan</p>	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Other delivery agents eg NET and Highways Agency</li> </ul>
			<p>EN1</p> <p>Increase quality of open spaces*</p>	<ul style="list-style-type: none"> <li>• Number of SINCs/Local Wildlife Sites under positive conservation management, using</li> </ul>	<ul style="list-style-type: none"> <li>• Green/Open Space Strategies</li> </ul>

				<p>Single Data List indicator 160</p> <ul style="list-style-type: none"> <li>• Number of Local Nature Reserves with a management plan in place</li> <li>• Green Flag Status of open space</li> <li>• Number of S106 contributions related to open space</li> </ul>	<ul style="list-style-type: none"> <li>• Development Management decisions</li> </ul>
		EN1	Increase the percentage of population with access to GI assets	Amount of open space newly created or improved	<ul style="list-style-type: none"> <li>• Green/Open Space Strategies</li> <li>• Development Management decisions</li> </ul>
		<u>EN3</u>	<u>Protect existing playing fields and sports grounds</u>	<u>Area (ha) of playing fields and sports grounds lost to development</u>	<u>Development Management Decisions</u>
		<u>EN4</u>	<u>Protect existing allotments</u>	<u>Area (ha) of allotments lost to developments</u>	<u>Development Management Decisions</u>
		EN6	Retain areas of biodiversity importance*	Net change in the area of SINCs/Local Wildlife Sites	<ul style="list-style-type: none"> <li>• Development Management decisions</li> <li>• Development Plan Documents</li> </ul>

		MI1, MI2	Ensure comprehensive restoration and aftercare of sites	<ul style="list-style-type: none"> <li>• % of new or extended mineral workings supported by comprehensive restoration and aftercare of sites</li> <li>• Amount of Primary (Sand and gravel, Sherwood Sandstone and limestone) and Secondary aggregates</li> </ul>	Development Management decisions
		IN4	Introduction of Community Infrastructure Levy if appropriate*	Adopt Community Infrastructure Levy charging schedule	Adopt Community Infrastructure Levy charging schedule
		IN4	Ensure appropriate developer contributions to infrastructure*	Authority reported on S106 contributions and Community Infrastructure Levy funding	<ul style="list-style-type: none"> <li>• Local Development Documents</li> <li>• Development Management decisions</li> </ul>
		<u>SA1</u>	<u>Secure proposed uses on allocated sites</u>	<u>Planning permissions granted for proposed use(s) on allocated site(s)</u>	<u>Development Management Decisions</u>

<b>Ref No</b>	<b>Policy/Paragraph</b>	<b>Main Modification</b>
<b>MM47</b>	Policy SA1: Site Allocations	Amend list of site allocations as set out below

<b>Site Ref</b>	<b>Site Name</b>	<b>Ward</b>
PA1	Bestwood Road - Former Bestwood Day Centre	Bulwell
PA2	Blenheim Lane	Bulwell
PA3	Eastglade, Top Valley - Former Eastglade School Site	Bestwood
PA4	Linby Street/Filey Street	Bulwell
PA5	Ridgeway - Former Padstow School Detached Playing Field	Bestwood
PA6	Beckhampton Road - Former Padstow School Detached Playing Field	Bestwood
PA7	Hucknall Road/Southglade Road - Southglade Food Park	Bulwell Forest
PA8	Eastglade Road - Former Padstow School Site	Bestwood
PA9	Edwards Lane - Former Haywood School Detached Playing Field	Bestwood
PA10	Piccadilly - Former Henry Mellish School Playing Field	Bulwell Forest
PA11	Stanton Tip - Hempshill Vale	Bulwell
PA12	Highbury Road - Former Henry Mellish School Site	Bulwell

PA14	Arnside Road - Former Chronos Richardson	Bestwood
PA15	Bulwell Lane - Former Coach Depot	Basford
PA16	<del>Woodhouse Way - Nottingham Business Park North</del>	<del>Bilborough</del>
PA17	<del>Woodhouse Way - Woodhouse Park</del>	<del>Bilborough</del>
PA18	Vernon Road - Former Johnsons Dyeworks	Basford
PA19	Lortas Road	Berridge
PA20	Haydn Road/Hucknall Road - Severn Trent Water Depot	Berridge
PA21	Mansfield Road - Sherwood Library	Sherwood
PA22	<del>Western Boulevard</del>	<del>Basford</del>
PA23	Radford Road - Former Basford Gasworks	Basford
PA24	College Way - Melbury School Playing Field	Bilborough
PA25	Chingford Road Playing Field	Bilborough
PA26	Denewood Crescent - Denewood Centre	Bilborough
PA27	Wilkinson Street - Former PZ Cussons	Leen Valley
PA29	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Leen Valley
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Leen Valley
PA32	Beechdale Road - South of Former Co-op Dairy	Leen Valley

PA33	Chalfont Drive - Former Government Buildings	Leen Valley
PA34	Beechdale Road - Former Beechdale Baths	Leen Valley
PA35	Woodyard Lane - Siemens	Wollaton West
PA36	Russell Drive - Radford Bridge Allotments	Wollaton West
PA37	Robin Hood Chase	St Ann's
PA38	Carlton Road - Former Castle College	St Ann's
PA39	Carlton Road - Former Co-op	St Ann's
<del>PA40</del>	<del>Daleside Road - Former Colwick Service Station</del>	<del>Dales</del>
PA41	Alfreton Road - Forest Mill	Radford and Park
PA42	Ilkeston Road - Radford Mill	Radford and Park
PA43	Salisbury Street	Radford and Park
PA44	Derby Road - Sandfield Centre	Radford and Park
PA45	Prospect Place	Dunkirk and Lenton
PA46	Derby Road - Former Hillside Club	Dunkirk and Lenton
PA47	Abbey Street/Leengate	Dunkirk and Lenton
PA49	NG2 West - Enterprise Way	Bridge
PA50	NG2 South - Queens Drive	Bridge
PA52	University Boulevard - Nottingham Science and Technology Park	Dunkirk and Lenton

PA53	Electric Avenue	Bridge
PA54	Boots	Dunkirk and Lenton
PA55	Ruddington Lane - Rear of 107-127	Clifton North
PA56	Sturgeon Avenue - The Spinney	Clifton North
PA57	Clifton West	Clifton South
PA58	Green Lane - Fairham House	Clifton South
PA59	Farnborough Road - Former Fairham Comprehensive School	Clifton South
PA60	intu Victoria Centre	St Ann's
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	St Ann's
PA62	Creative Quarter - Brook Street East	St Ann's
PA64	Creative Quarter - Sneinton Market	St Ann's
PA65	Creative Quarter - Bus Depot	Dales
PA66	Castle Quarter, Maid Marian Way - College Site	Radford and Park
PA67	intu Broadmarsh Centre <u>and surrounding area</u>	Bridge
PA68	Canal Quarter - Island Site	Bridge
PA69	Canal Quarter - Station Street/Carrington Street	Bridge
PA70	Canal Quarter - Queens Road, East of Nottingham Station	Bridge

PA71	Canal Quarter - Sheriffs Way/Sovereign House	Bridge
PA72	Canal Quarter - Waterway Street	Bridge
PA73	Canal Quarter - Sheriffs Way/Arkwright Street	Bridge
PA74	Canal Quarter - Arkwright Street East	Bridge
PA75	Canal Quarter - Crocus Street, Southpoint	Bridge
PA76	Waterside - London Road, Former Hartwells	Bridge
PA77	Waterside - London Road, Eastcroft Depot	Bridge
<del>PA78</del>	<del>Waterside - London Road, South of Eastcroft Depot</del>	<del>Bridge</del>
PA79	Waterside - Iremonger Road	Bridge
PA80	Waterside - Cattle Market	Bridge
PA81	Waterside - Meadow Lane	Bridge
PA82	Waterside - Freeth Street	Dales
PA83	Waterside - Daleside Road, Trent Lane Basin	Dales
PA85	Waterside - Trent Lane, Park Yacht Club	Dales
PA86	Thane Road - Horizon Factory	Dunkirk and Lenton

Ref No	Policy/Paragraph	Main Modification												
		<p>Amend paragraph 6.12a to read:</p> <p>“6.12a The NPPF requires local authorities to identify annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing with an additional buffer of 5%, or 20% if there is a record of persistent under delivery. There is no record of persistent housing under delivery in Nottingham and therefore a 5% buffer is applicable. Based on the <del>2016</del> <u>2018</u> Housing Land Availability Report the City currently has <del>5.68</del> <u>7.34</u> years supply of deliverable sites using the ‘Liverpool’ approach and <del>5.89</del> <u>7.78</u> using the ‘Sedgefield’ approach. The Housing Land Availability Report (<del>2016</del> <u>2018</u>) includes an updated trajectory (the original trajectory was in the Core Strategy) indicating how much housing is expected to be delivered in each year to 2028.”</p> <p>Amend paragraph 6.12d to read:</p> <p>“6.12d Between 2011 and <del>2016</del> <u>2018</u> - <del>3,653</del> <u>6,020</u> homes have been completed, leaving a requirement of <del>13,497</del> <u>11,130</u>. This corresponds with the number anticipated in the Core Strategy up to <del>2016</del> <u>2018</u> (<del>3,590</del><u>5,350</u>).”</p> <p>Amend Table 4 to read:</p> <table border="1" data-bbox="539 919 1682 1453"> <tbody> <tr> <td data-bbox="539 919 1391 1031">2011 - <del>16</del> <u>18</u> Core Strategy Requirement</td> <td data-bbox="1391 919 1682 1031"><del>3,590</del> <u>5,350</u></td> </tr> <tr> <td data-bbox="539 1031 1391 1118">2016 <u>2018</u> - 28 Core Strategy Requirement</td> <td data-bbox="1391 1031 1682 1118"><del>13,560</del> <u>11,800</u></td> </tr> <tr> <td data-bbox="539 1118 1391 1198">Total Core Strategy Requirement</td> <td data-bbox="1391 1118 1682 1198">17,150</td> </tr> <tr> <td data-bbox="539 1198 1391 1286">Housing Delivery to 31st March <del>2016</del> <u>2018</u></td> <td data-bbox="1391 1198 1682 1286"><del>3,653</del> <u>6,020</u></td> </tr> <tr> <td data-bbox="539 1286 1391 1374">Total remaining requirement <del>2016</del> <u>2018</u> - 28</td> <td data-bbox="1391 1286 1682 1374"><del>13,497</del> <u>11,130</u></td> </tr> <tr> <td data-bbox="539 1374 1391 1453">Allocated in LAPP from <del>2016</del> <u>2018</u></td> <td data-bbox="1391 1374 1682 1453"><del>7,942</del> <u>7,995</u></td> </tr> </tbody> </table>	2011 - <del>16</del> <u>18</u> Core Strategy Requirement	<del>3,590</del> <u>5,350</u>	2016 <u>2018</u> - 28 Core Strategy Requirement	<del>13,560</del> <u>11,800</u>	Total Core Strategy Requirement	17,150	Housing Delivery to 31st March <del>2016</del> <u>2018</u>	<del>3,653</del> <u>6,020</u>	Total remaining requirement <del>2016</del> <u>2018</u> - 28	<del>13,497</del> <u>11,130</u>	Allocated in LAPP from <del>2016</del> <u>2018</u>	<del>7,942</del> <u>7,995</u>
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SHLAA sites below 0.5 hectares <del>2016</del> <u>2018</u> - 28	<del>5,870</del> <u>4,248</u>
Windfalls <del>2016</del> <u>2018</u> - 28	<del>1,935</del> <u>1,785</u>
Demolitions <del>2016</del> <u>2018</u> - 28	<del>-934</del> <u>-300</u>
Potential delivery <del>2016</del> <u>2018</u> - 28	<del>14,813</del> <u>13,728</u>
Total potential delivery over plan period 2011 - 28	<del>18,466</del> <u>19,748</u>

Amend paragraph 6.12f to read:

"6.12f The sites allocated in this Local Plan could accommodate some ~~7,942~~ 7,995 dwellings between ~~2016~~ 2018 and 2028. An additional ~~5,870~~ 4,248 dwellings are predicted on other SHLAA sites, deliverable by 2028 and ~~1,935~~ 1,785 dwellings are expected to be built on "windfall sites", the location of which is not yet known. ~~934~~ 300 demolitions are predicted between ~~2016~~ 2018 and 2028."

Amend paragraph 6.12g to read

"6.12g From 2011 to ~~2016~~ 2018 there has been an over-provision of ~~63~~ 670 dwellings, ~~1.75~~ 12.5% above the Core Strategy requirement for this period. The total potential housing delivery including Local Plan allocations is therefore ~~14,813~~ 13,728 dwellings from ~~2016~~ 2018, this represents a potential over-provision of ~~1,316~~ 2,598 or ~~9.8~~ 23.3% of the remaining ~~13,497~~ 11,130 Core Strategy requirement. Therefore taking the plan period as a whole (2011-2028) there is the potential for ~~1,316~~ 2,598 dwellings above the Core Strategy requirement, or ~~7.7~~ 15.1%, which is considered a generous buffer for non-delivery. If the minimum predicted dwellings are developed on each Local Plan site during the plan period (ie 7,344) then there is the potential for 1,947 dwellings above the Core Strategy requirement, or 11.3%, which is also considered a generous buffer for non-delivery."

Ref No	Policy/Paragraph	Main Modification							
		Amend Table 6 to read:							
		Council/ Area	Aligned Core Strategy 2011-28	Employment Land Forecasting Study range 2011-28	Employment Land Forecasting Study Policy-on 2011-28	Employment Background Paper Proposed Distribution	Take-up 2011- <del>16</del> <u>18</u>	Require- ment after deducting take-up 2011- <del>16</del> <u>18</u>	Local Plan Part 2
		Nottingham office sqm	253,000	148,000 – 245,000	245,072	253,000 (The target of 253,000 sqm Gross External Area equates to a target of around 246,700 sqm Gross Internal Area)	<del>18,841</del> <u>20,166</u> sqm	<del>227,859</del> <u>226,534</u> sqm	182,100- 290,200 sqm. (mid point: 236,150 sqm GIA)
		Nottingham Industrial & Warehouse Hectares	12	31 – 57	35	25	<del>2.36</del> <u>2.5</u> ha	<del>22.64</del> <u>22.5</u> ha	14.45- 31.85 (mid point 23.15)
		HMA office sqm	420,800	291,000 – 404,000	404,000	417,400			N/A
		HMA Ind & Warehouse Hectares	67	107 – 129	128	119			N/A

Ref No	Policy/Paragraph	Main Modification
		<p>Amend paragraph 6.12k to read:</p> <p>“6.12k In respect of office floorspace, the Core Strategy figure is 253,000. When Gross Internal Area and completions between 2011 and <del>2016</del> <u>2018</u> are factored in, the requirement to 2028 is <del>227,859</del> <u>226,534</u>. The Local Plan allocations allow for between 182,100 and 290,200, the mid- range for which is 236,150, some <del>8,291</del> <u>9,616</u> above the Core Strategy requirement.”</p> <p>Amend paragraph 6.12o to read:</p> <p>“6.12o In terms of the judgement made about site capacity, where planning permissions exist, this figure has been used for the number of houses and employment hectarage. The most up to date intelligence from Development Management and Property Services colleagues, based on local site and developer knowledge, allowed these figures to be verified and revised throughout the process. Where sites did not benefit from planning permission, a judgement on an appropriate ‘range’ of development has been made. Appendices 3 and 4 detail the <u>indicative</u> Housing and Employment ranges considered. This has been based on officer expertise, an assessment of achievable densities and any comparable planning permissions in the locality, as well as a desire to promote brownfield development and make the best use of land. From this range, a conservative estimate of the development potential used the mid-point in order to robustly compare the potential delivery against housing and employment land targets. In accordance with Core Strategy Policy 8 and LAPP Policy HO1 relating to an emphasis on providing family housing in Nottingham City, a judgement has been made on where best to accommodate predominantly family housing as part of a sustainable housing mix.”</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM48</b>	PA1 Bestwood Road – Former Bestwood Day Centre	<p>Amend Development principles to read:</p> <p>“Part of the site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Layout to avoid development on areas of greatest flood risk and have regard to potential <u>8m</u> easement requirements adjacent to the River Leen - this also provides an opportunity for the creation of a green infrastructure corridor. <u>Any development or raising land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.</u> The site provides opportunities to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by.”</p>
<b>MM49</b>	PA3 Eastglade, Top Valley – Former Eastglade School Site	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. <del>Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</del> Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area - prior consultation required.”</p>
<b>MM50</b>	PA4 Linby Street/Filey Street	<p>Amend Site Area (ha) to read:</p> <p>“<del>1.27</del><u>0.63</u>”</p> <p>Amend Proposed use to read:</p> <p>“Employment (B1 and B8), <u>and</u> residential (C3, predominantly family housing), <del>retail (A1).</del>”</p> <p>Amend Development principles to read:</p> <p>“The site is within an area of high flood risk. Proposals should consider flood risk at the earliest stage of scheme development and the deliverability of flood risk mitigation measures. Any planning application</p>

Ref No	Policy/Paragraph	Main Modification
		<p>should be accompanied by a site specific Flood Risk Assessment. <u>An 8m easement from the top of the bank may be required given its location adjacent to the River Leen and any development or raising land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.</u> The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Proposals should have regard to the site's location within part of the Bulwell Conservation Area. Opportunities for improved walking and cycling connections through the site and along the River Leen. Within Minerals Safeguarding Area - prior consultation required."</p>
<b>MM51</b>	PA5 Ridgeway – Former Padstow School Detached Playing Field	<p>Amend Development principles to read:</p> <p>"Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. <del>Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub.</del> <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area and small area within Hazardous Installation Consultation Zone - prior consultation required."</p>
<b>MM52</b>	PA6 Beckhampton Road – Former Padstow School Detached Playing Fields	<p>Amend Proposed use to read:</p> <p><del>"Residential (C3, predominantly family housing) with a proportion of the site retained as open space. Open space including community sports hub with potential for small element of residential (C3, predominantly family housing) depending on final layout."</del></p> <p>Amend Development principles to read:</p> <p><del>"Layout of site should maximise opportunities to accommodate a range of sporting activities to support local needs. Careful consideration will be required to ensure that ancillary facilities such as changing areas,</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p><del>parking and lighting are well designed and sensitively located to avoid adverse impacts on existing properties. Opportunities to increase quality and ecological value of open space in the area</del><u>Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space</u> <del>Due to the proximity of PA3, PA5, PA6, PA8 and PA9</del> <u>Open Space requirements will be comprehensively coordinated across all these sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere.</u> Within Minerals Safeguarding Area and small part of site to the south west falls within a Hazardous Installation Consultation Zone - prior consultation required."</p>
<b>MM53</b>	PA8 Eastglade Road – Former Padstow School Site	<p>Amend Development principles to read:</p> <p>"Existing youth facility to be retained or relocated in a suitable and appropriate location. Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include a significant proportion of improved publicly accessible on site open space. <del>Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub.</del> <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill. Within Minerals Safeguarding Area - requires consultation but not considered a barrier to development."</p>
<b>MM54</b>	PA9 Edwards Lane – Former Haywood School Detached Playing Field	<p>Amend Development principles to read:</p> <p>"Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Prior to development, alternative provision for Pupil Referral Unit on site should be considered. Residential development should include publicly accessible on site open space. <u>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.</u> <del>Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub.</del> Development should include</p>

Ref No	Policy/Paragraph	Main Modification
		mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments, improvement of local LWS/LNRs; new equipped play area. Within Minerals Safeguarding Area - prior consultation required."
<b>MM55</b>	PA11 Stanton Tip – Hempsill Vale	<p>Amend Development principles to read:</p> <p>"Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities <u>exist to protect the most important habitats and to generally enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. <u>An easement may be required if the watercourse is opened up.</u> A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding <u>due to steep sided slopes.</u> A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. Site is a former tip, development therefore has the potential to cause groundwater pollution and will require careful consideration. Within Minerals Safeguarding Area - consideration required prior to development."</u></p>
<b>MM56</b>	PA16 Woodhouse Way – Nottingham Business Parkay – Nottingham Business Park North	<p>Site deleted</p> <p>Amend Site Area (ha) to read: "<del>1.33</del>"</p> <p>Amend Ward to read: "<del>Bestwood</del>"</p> <p>Amend Address to read: "<del>Beckhampton Road</del>"</p>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend Current Use to read:  <del>"Open Space"</del></p> <p>Amend Proposed use to read:  <del>"Retail (A1) food &amp; drink (A3/A5) uses."</del></p> <p>Amend Development principles to read:  <del>"Design and layout should complement the existing business park. The site is in close proximity to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Sensitive design is required to minimise any impacts. Proposals should have regard to the presence of Strelley Conservation Area to the south west of the site. Highway Route Improvement Safeguarding (TR2.6) safeguards the existing road network to accommodate improvements to the road network if required. Within Mineral Safeguarding Area requires prior consultation."</del></p>
<b>MM57</b>	PA17 Woodhouse Way – Woodhouse Parkay – Nottingham Business Park North	<p>Site deleted</p> <p>Amend Site Area (ha) to read:  <del>"12.2"</del></p> <p>Amend Ward to read:  <del>"Bilborough"</del></p> <p>Amend Address to read:  <del>"Land off Woodhouse Way"</del></p> <p>Amend Current Use to read:  <del>"Vacant"</del></p> <p>Amend Proposed use to read:  <del>"Residential, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store (A1), employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential"</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend Development principles to read:</p> <p><del>“Design and layout should have regard to the presence of Strelley Conservation Area to the south west of the site and an archaeological constraints area within the site boundary to the north east. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result. TR2.6 shown on the Policies Map safeguards the existing road network to accommodate improvements if required. The water course in the north east corner of the site should be retained and its wildlife value enhanced. Opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west. There is potential for this development to help address identified open space deficiencies in the area. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area requires prior consultation.”</del></p>
MM58	PA18 Vernon Road – Former Johnsons Dyeworks	<p>Amend Development principles to read:</p> <p>“The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. An 8m strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. Given that the River Leen responds rapidly to rainfall, surface water run-off generated by new development should be restricted to greenfield rates.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone and part of the site to the south east is within an archaeological constraint area - prior consultation required.”</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM59</b>	PA21 Mansfield Road – Sherwood Library	<p>Amend Development principles to read:</p> <p>“Development should provide an active frontage to enhance the District Centre. Adequate parking should be ensured as part of development proposals <u>taking into account the needs of the development, car parking provision as a whole for Sherwood, and any proposed management measures which make better use of existing spaces</u>. There is a desire to accommodate the existing library service on this site as part of any redevelopment proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior consultation required.”</p>
<b>MM60</b>	PA22 Western Boulevard	<p>Site deleted</p> <p>Amend Site Area (ha) to read: “1.57”</p> <p>Amend Ward to read: “Basford”</p> <p>Amend Address to read: “<del>Western Boulevard</del>”</p> <p>Amend Current Use to read: “<del>Travelling showpeople’s accomodation</del>”</p> <p>Amend Proposed use to read: “<del>Residential (C3) and employment (B1 and B2)</del>”</p> <p>Amend Development principles to read:</p> <p>“<del>Careful consideration to layout and boundary treatments required to ensure proposals are compatible with adjacent uses. Access should be provided to the site from Western Boulevard. Opportunities to provide a cycle/pedestrian link through the site from Western Boulevard to the riverside path should be explored – indicative route shown on Policies Map. The site is underlain by a principal aquifer and it</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p><del>should be ensured that development does not result in pollution of the groundwater resource. The River Leen LWS and Whitemoor Nature Reserve are adjacent to the site. A corridor of soft landscaping in the east of the site should buffer these habitats. The margins of the site to the north west are subject to Highway Route Improvement Safeguarding (TR2.3) and Highway Planning Line (TR2.14). Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior consultation required."</del></p>
<b>MM61</b>	PA23 Radford Road - Former Basford Gasworks	<p>Amend Development principles to read:</p> <p>"The more sensitive uses should be located away from both hazardous installations and areas of previous contamination. Existing site access points should be utilised where possible. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas. Site is adjacent to the River Leen LWS and this green corridor should be protected and enhanced using soft landscaping. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management.</u> There is potential for this development to help address identified open space deficiencies in the area. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required."</p>
<b>MM62</b>	PA27 Wilkinson Street - Former PZ Cussons	<p>Amend Development principles to read:</p> <p>"Proposals should have regard to the Star Buildings Conservation Area located to the north east of the site and proposals should seek to retain the existing chimney within development. The site is within an area of high flood risk, <u>with a proportion of the site lying in the functional floodplain,</u> and any planning application should be accompanied by a site specific Flood Risk Assessment. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management.</u> <del>Floodplain compensation should be provided within the site.</del> The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. <u>Proposals for pedestrian and vehicular access/egress to the site should have regard</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>to the NET depot to the northern side of Wilkinson Street.</u> New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. The site is within 250m of landfill site and is underlain by principal aquifer, therefore the potential to pollute the groundwater resource should be considered. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - requires consideration prior to development.”</p>
<b>MM63</b>	PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate	<p>Amend Development principles to read:</p> <p>“The site is within areas of medium and high flood risk, <u>with the main flood risk to the site being due to the overtopping of the railway line.</u> Any planning application should be accompanied by a site specific Flood Risk Assessment. A holistic approach to flood risk management, <del>flood plain compensation</del> and mitigation is required with other sites in the Bobbers Mill area with close involvement of the Local Authority and Environment Agency. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. SuDs should be incorporated within the development to ensure greenfield runoff rates are achieved from a managed surface water drainage scheme.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - requires prior notification but not considered a barrier to development. Within an Archaeological Constraints Area and this should be considered early on in the development process. Opportunities to improve walking and cycling links through the site should be explored along side opportunities for habitat enhancement.”</p>
<b>MM64</b>	PA30 Bobbers Mill Bridge –Bobbers Mill Industrial Estate	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. There are opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation</p>

Ref No	Policy/Paragraph	Main Modification
		<p>opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation measures. <u>Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. SuDs should be incorporated within the development to ensure greenfield runoff rates are achieved from a managed surface water drainage scheme.</u> Layout should have regard to potential need for an 8m easement adjacent to the River Leen. Part of the site is within an Archaeological Constraints Area and this should be considered early on in the development process. Within a Mineral Safeguarding Area - prior notification required but this is not anticipated to be a barrier to development."</p>
<b>MM65</b>	PA34 Beechdale Road – Former Beechdale Baths	<p>Amend Site Area (ha) to read:</p> <p>"<del>3.85</del> <u>1.36</u>"</p> <p>Amend Development principles to read:</p> <p>"Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed <u>use scheme comprising retail and residential development scheme</u> come forward, it should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. <u>Any scheme exceeding the retail floorspace set out in Appendix 5, or comprising comparison floorspace which is more than ancillary to the convenience floorspace, will be required to undertake a sequential test, and if necessary, an impact assessment.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded."</p>
<b>MM66</b>	PA35 Woodyard Lane - Siemens	<p>Amend Proposed use to read:</p> <p>"Residential (C3, predominantly family housing) <del>and community facilities (D1)</del> and open space."</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM67</b>	PA39 Carlton Road – Former Co-op	<p>Amend Proposed use to read:</p> <p>“Retail (A1) and/or residential (C3, including family housing)”</p> <p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Layout and boundary treatment of new residential units should be carefully considered to avoid adverse impact on/from existing adjacent businesses uses. <u>The site is within a CONI and future development should be considered in line with Policy SH7.</u>The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. The potential for connection to the District Heating System should be explored.”</p>
<b>MM68</b>	PA40 Daleside Road – Former Colwick Service Station	<p>Site deleted</p> <p>Amend Site Area (ha) to read: “0.54”</p> <p>Amend Ward to read: “Dales”</p> <p>Amend Address to read: “Daleside Road”</p> <p>Amend Current Use to read: “Vacant”</p> <p>Amend Proposed use to read: “Residential (C3)”</p> <p>Amend Development principles to read: “<del>Opportunities to enhance the adjacent Colwick Woods LWS, and Colwick Woods Nature Reserve. Proposals should ensure that the safe operation of the cycle route to the front of the site is not adversely</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p>affected. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with development located in areas of lowest flood risk. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area—prior notification required but not considered to be a barrier to development. Proposals should take account of the Highway Planning Line to the south of the site (TR2.11) associated with Daleside Road.”</p>
<b>MM69</b>	PA43 Salisbury Street	<p>Amend Development principles to read:</p> <p>“Design, layout and boundary treatment should be carefully considered to protect amenity of existing and new residential occupiers. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application with particular consideration to safe access and egress. <u>Any development or raising of land levels within the floodplain (adjacent to Faraday Road) will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. Flood mitigation measures should include finished floor levels of 600mm above the 1 in 100 year plus climate change flood level and SuDs should ensure that greenfield runoff rates are achieved from a managed surface water drainage scheme.</u> There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within a Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development.”</p>
<b>MM70</b>	PA45 Prospect Place	<p>Amend Site Area (ha) to read:</p> <p>“<del>1.85</del> <u>0.5</u>”</p>
<b>MM71</b>	PA46 Derby Road – Former Hillside Club	<p>Amend Development principles to read:</p> <p>“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen runs in a culvert through the <u>north western part of this</u> site and the alignment should be established and the opportunity should be taken to open up the watercourse. An <u>8m</u> easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and</p>

Ref No	Policy/Paragraph	Main Modification
		<p>cycling links. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access should be from Arnesby Road. Part of the site is within an archaeological constraint area and within Minerals Safeguarding Area - prior consultation required."</p>
<b>MM72</b>	PA47 Abbey Street/Leengate	<p>Amend Development principles to read:</p> <p>"Site is part of an Enterprise Zone. New development should have regard to the presence of existing established employment uses to the north of the site which should be retained, although there may be opportunities for modernisation and rationalisation to support existing business operations. Uses which support the QMC on the cleared land to the south of the site will be supported. The site is adjacent to Lenton Priory and several Listed Buildings and structures. Development should seek to preserve and enhance the significance and setting of these heritage assets and consider the impact on any undesignated archaeology within the site itself. NET Phase Two runs through this site and any proposal will need to address this. To the north east of the site Abbey Street/Gregory Street is subject to Highway Route Improvement Safeguarding (TR2.5). The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment <u>to include consideration of the effects of the development on downstream users. An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management.</u> The River Leen green corridor should be preserved and enhanced through development, with new on site open space connecting to this. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development."</p>
<b>MM73</b>	PA49 NG2 West – Enterprise Way	<p>Amend Development principles to read:</p> <p>"Design should be of a modern standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained and any onsite landscaping should comprise semi-natural habitats to link to and complement the adjacent Queen’s Meadow. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considers overtopping and breach of <u>the River Trent</u> flood defences. <u>Also, the</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><u>River Leen flows from west to east, to the south of the site and the risk of flooding from this source should be considered.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development."</p>
<b>MM74</b>	PA50 NG2 South – Queens Drive	<p>Amend Development principles to read:</p> <p>"Design should be of a modern standard commensurate with existing development on site, with due consideration to the site's prominent position fronting onto a major transport route (Queens Drive) close to the business park entrance. Soft landscaping should link with the green corridor to the south of the site. Opportunities to improve Bird Cage Walk. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considers overtopping and breach of flood defences. <u>An 8m strip adjacent to the River Leen may need to be kept free from obstruction for essential maintenance and flood risk management.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. Development should have regard to potential highway improvements on Experian Way, safeguarded under TR2.9."</p>
<b>MM75</b>	PA52 University Boulevard – Nottingham Science and Technology Park	<p>Amend Development principles to read:</p> <p>"Site is part of an Enterprise Zone. Scope for <u>a range of research and development uses including bioscience/medical/health related research and development.</u> Innovative design required in line with other recent development on the Science and Technology Park. The new tram line (NET Phase Two) runs adjacent this site and <u>there is a proposed pedestrian/cycle link from University Boulevard to PA54 Boots running adjacent to the site which incorporates a bridge over the railway line.</u> Any proposal will need to take <del>this</del> <u>these</u> into account. Development should have regard to proximity to the registered historic park and gardens of Highfields Park. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment <u>to include the risk of flooding from Tottle Brook.</u> Development should also give consideration to the adjacent Tottle Brook and Beeston Sidings LNR and their protection and enhancement. There are contamination issues from former industrial uses on the site and the impact of these should be considered. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development."</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM76</b>	PA53 Electric Avenue	<p>Amend Development principles to read:</p> <p>“The surrounding area consists of modern employment development and new proposals should be commensurate with this. An element of green space should be provided and integrated into the layout of the development. Proposals should have regard to the presence of heritage assets located on the east bank of the River Trent. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment, having regard to the impact of the adjacent Tottle Brook which runs in a culvert below the roundabout <u>as well as breach of the River Trent flood defences</u>. Within Minerals Safeguarding Area but not considered a barrier to development. Highway improvements are planned to the road network close to the site as part of the Southern Growth Corridor (TR2.2).”</p>
<b>MM77</b>	PA54 Boots	<p>Amend Development principles to read:</p> <p>“Site has Enterprise Zone status. Proposals should be carefully designed to complement the existing attractive buildings, the ‘campus style’ layout and to ensure there are no adverse impacts on the historic environment. The significance and setting of the Grade I and II* listed buildings on site should be preserved. Proposals and layout should have regard to the site’s wider context as part of a larger site extending into Broxtowe Borough Council. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. There are opportunities for enhanced cycling and walking routes to and through the site <u>including a proposed pedestrian/cycle link from University Boulevard to the site running through the site which incorporates a bridge over the railway line</u>. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.12) as shown on the Policies Map. Site is within areas of medium and high flood risk, any planning applications should be accompanied by a site specific Flood Risk Assessments which consider <u>breaches/overtopping of flood defences and incorporate a site layout that does not increase flood risk on and off site</u>. A transport assessment is required in line with Appendix B of the Core Strategy. Underlain by a secondary aquifer, development should not result in pollution of the groundwater resource. Combined heat and power plant on site, careful consideration <u>is required so that the redevelopment of this site does not</u></p>

Ref No	Policy/Paragraph	Main Modification
		<p><del>lead to</del> of air quality issues for any new sensitive receptors is required. Opportunities for sustainable energy generation should be explored. Within Hazardous Installation Consultation Zone and Minerals Safeguarding Area - prior notification required but not considered a barrier to development."</p>
<b>MM78</b>	PA55 Ruddington Lane – Rear of 107-127	<p>Amend Development principles to read:</p> <p>"Proposals should explore opportunities to improve pedestrian access to the tram stop to the east of the site. Proposals should not adversely affect the Local Wildlife Site to the east of the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with <u>development proposals</u> located in areas of lowest flood risk. The site is <u>also</u> underlain by a secondary aquifer <u>and this will require careful consideration and an environmental assessment to it should</u> be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development."</p>
<b>MM79</b>	PA56 Sturgeon Avenue – The Spinney	<p>Amend Development principles to read:</p> <p>"Proposals should relate well to the existing residential home to the south east of the site which is to be retained. Proposals should not adversely affect the Local Wildlife Site adjacent to the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with proposals located in areas of lowest flood risk. <u>The majority of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in the flood risk assessment. Due to the location and vulnerability of the development, the flood risk assessment should consider the Higher Central and Upper allowances for climate change scenarios, which may require additional modelling if the data is not currently available.</u> The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. <u>This will require an environmental assessment.</u> Within Minerals Safeguarding Area but not considered to be a barrier to development."</p>
<b>MM80</b>	PA57 Clifton West	<p>Amend Development principles to read:</p> <p>".....The careful layout of open/greenspace/ allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS's, Clifton Woods Local Nature</p>

Ref No	Policy/Paragraph	Main Modification
		Reserve ( <u>which is also designated as an Ancient Woodland</u> ) and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential....”
<b>MM81</b>	PA59 Farnborough Road – Fairham Comprehensive School	<p>Amend Development principles to read:</p> <p>“The site is adjacent to both the Green Belt (as amended) and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. There are opportunities to the south <u>and east</u> of the site for provision of improved publicly accessible green space and biodiversity with careful consideration to the character of the existing landscape. A green corridor of semi-natural habitat should be established to connect the adjacent Local Wildlife Site and proposed Fairham Brook Local Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane. <u>Given the location adjacent to Fairham Brook, an 8m strip from the top of the bank may need to be kept free from obstruction for essential maintenance and flood risk management. The north east of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in a flood risk assessment. Due to the location and vulnerability of the development it is required that the flood risk assessment considers the Higher Central (30%) and Upper (50%) allowances for climate change scenarios. This may require additional modelling if the data is not currently available. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.</u> The layout and design should have regard to the presence of two existing residential properties within the site boundary. Opportunities for local vehicular connectivity and improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe Borough Council area) should be explored. The presence of pylons at the eastern boundary of the site provides opportunities for green corridors/habitat creation. Within Minerals Safeguarding Area but not considered a barrier to development.”</p>
<b>MM82</b>	PA60 intu Victoria Centre	<p>Amend Development principles to read:</p> <p>“This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road <u>and north/south connections to intu Broadmarsh.</u> Proposals should have regard to the heritage assets within and close to the site including the Listed public</p>

Ref No	Policy/Paragraph	Main Modification
		house on Milton Street and the Arboretum Conservation Area to the west of the site. Within an archaeological constraints area, development proposals should consider the potential for archaeology and also the presence of caves and opportunities for their preservation enhancement. The potential for low carbon energy via the District Heating System should be explored. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development."
<b>MM83</b>	PA66 Castle Quarter, Maid Marian Way – College Street	Amend Development principles to read:  "This is an important, prominent gateway site close to the Castle which is expected to contribute to the positive transformation of the area. Development should be sensitive to, and maximise opportunities provided by the historic environment and incorporate high quality open space that preserves or enhances the significance and setting of heritage assets. Development proposals should also seek to enhance the setting of buildings within the site to the south of Isabella Street, <u>and have regard to the amenity of residential properties on Castle Gate</u> . Within an archaeological constraints area and caves area. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. Sensitive redevelopment of the site provides opportunities to improve north/ south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market and indicative routes are shown on the Policies Map. Connection to the District Heating System may be possible depending on nature of use and scale of development. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development."
<b>MM84</b>	PA67 intu Broadmarsh Centre and surrounding area	Amend Proposed use to read:  "Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), <u>hotel (C1)</u> , education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3), delivered as integral element of mixed use scheme."  Amend Development principles to read:  "This is a major development site and proposals will be expected to radically improve the physical appearance, connectivity and retail offer of this part of the city. Proposals should introduce more

Ref No	Policy/Paragraph	Main Modification
		<p>traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to <u>intu Victoria Centre</u>, the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes. Proposals should incorporate new high quality public realm. Heritage assets should be preserved and enhanced with careful consideration to views of the Castle and Lace Market Cliff and the Canal Conservation Area. Development should improve prominence and access to the existing visitor attraction focussed on caves. Flood risk, transport, archaeology, caves and contamination assessment required. Within Minerals Safeguarding Area but not considered a barrier to development. To facilitate development major changes to the highway network are planned and proposals should have regard to Highway Planning Lines and Highway Route Improvements Safeguarding TR2.4 and TR2.16 as shown on the Policies Map.”</p>
<b>MM85</b>	PA68 Canal Quarter – Island Site	<p>Amend Development principles to read:</p> <p>“A comprehensive masterplan, agreed with the City Council, should be prepared for this priority regeneration site enabling accelerated delivery of an attractive mixed use community as set out in the adopted SPD. Office uses should capitalise on the site’s proximity to BioCity. Residential uses should be located away from rail lines and the busy Manvers Street junction to the south east where less sensitive uses such as light industry, storage and distribution should be located. An element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre – large format retail stores are not acceptable and any retail provision should be provided via a range of units to serve the needs of the new development. <u>Any scheme exceeding the maximum retail floorspace set out in Appendix 5 will be required to undertake a sequential test, and, if necessary, an impact assessment.</u> New open space and cycling and walking routes, linking to the surrounding area and the Canal towpath, should be provided. Proposals should have regard to the presence of heritage assets both on site and nearby and the site’s location within an archaeological constraints area. There is potential for low carbon energy via connection to the District Heating System. Known contamination on site should be mitigated appropriately through development. The site is close to the Eastcroft Energy from Waste Facility and London Road Heat Station - further air dispersion modelling may be required, depending on the scale/height of proposals. The site is within areas of medium and high flood risk and planning applications should be accompanied by site specific Flood Risk Assessments. Within Minerals Safeguarding Area - prior notification required. Proposals should have regard to Highway Safeguarding and Highway Planning Lines shown on the Policies Map - TR2.1, TR2.2 and TR2.10.”</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM86</b>	PA69 Canal Quarter – Station Street/Carrington Street	<p>Amend Development principles to read:</p> <p>“This site provides scope for both refurbishment and new build. Proposals should retain existing buildings along Carrington Street and buildings at 3 to 9 and 21 Station Street which are of particular townscape value. Proposals which seek to retain, improve and refurbish buildings at 11 to 19 Station Street and the Trent Street arches will be encouraged. The 1960’s Government offices are considered appropriate for redevelopment. New development must be of high quality design and make a positive contribution to character of the Conservation Areas (Station Street and Canal Conservation Areas) and the setting of Listed Buildings. Redevelopment should carefully consider the relationship between the site and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. Any on-site car parking to serve the development should be located below ground floor frontage level, where flood risk limits scope for other uses. Servicing / car parking access should be gained via existing Station Street access (to east of 21 Station Street). Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site’s location within an archaeological constraints area. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment which considers overtopping/breach of existing <u>River Trent flood</u> defences. Within Minerals Safeguarding Area but not considered a barrier to development.”</p>
<b>MM87</b>	PA71 Canal Quarter – Sheriffs Way, Sovereign House	<p>Amend Development principles to read:</p> <p>“This site forms part of an emerging business quarter focussed around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Design should be of a high standard, incorporate high quality public realm and should positively addresses Nottingham Station and preserve and enhance the significance of heritage assets. <del>Potential for improvements to green corridors and biodiversity enhancements to Tinkers Leen to northern boundary.</del> Immediate potential for low carbon energy via connection to the District Heating System. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. <u>Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement.</u> Within Minerals Safeguarding Area but not considered a barrier to development.”</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM88</b>	PA72 Canal Quarter – Waterway Street	<p>Amend Development principles to read:</p> <p>“This site has the potential to deliver significant improvements to the physical environment and to help transform the area into a vibrant extension to the City Centre. Single storey warehouse style development is not considered appropriate in this location. Development should be of a high quality design that positively addresses prominent frontages, takes account of nearby housing south of Waterway Street and complements neighbouring business operations which add to the distinctiveness of the area (such as the brewery facility on Queens Bridge Road). <u>Tinkers Leen is a culverted ordinary watercourse running along the northern boundary of this site. There should be no development on top of the culvert and opportunities should be explored to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits. Opening up the culvert may require an easement.</u> Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station and within an AQMA - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.4 to the south of the site.”</p>
<b>MM89</b>	PA73 Canal Quarter – Sheriffs Way/Arkwright Street	<p>Amend Site Area (ha) to read:</p> <p>“<del>1.21</del> <u>1.31</u>”</p>
<b>MM90</b>	PA77 Waterside – London Road, Eastcroft Depot	<p>Amend Site Area (ha) to read:</p> <p>“<del>4.15</del> <u>4.71</u>”</p> <p>Amend Development principles to read:</p> <p>“Layout and design should exploit the canal side location, opening up access to the tow path. Grade II Listed Buildings on site should be preserved or enhanced. Early consideration of archaeological interest along canal route required. A mix of uses are acceptable and there may be potential for energy related uses or transport/ depot/fleet services which are complementary to the existing uses and <u>Energy from Waste (EfW)</u> plant but which provide a buffer and help to manage the transition from the industrial character of</p>

Ref No	Policy/Paragraph	Main Modification
		<p>the EFW plant to the more active commercial character of the City Centre <u>and reflect the wider regeneration aspirations for the area.</u> As the site is in close proximity to the EFW facility, dispersion modelling may be needed dependent on scale of development / proximity to the chimney. The Tinkers Leen runs in a culvert through the site, upon which no development should take place. If possible this should be opened up to improve its ecological value. There is potential for improved cycling and walking connections from the canal through to the <u>site to the wider</u> Waterside area. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should <del>include</del> <u>consider the interaction of the Nottingham Canal and the potential to raise the access to and from the site, which would require flood compensation works.</u> The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. Opportunities for low carbon energy via the District Heating System should be explored. Development should have regard to planned highway improvements near the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site."</p>
<b>MM91</b>	PA78 Waterside – London Road, South of Eastcroft Depot	<p>PA78 to be merged with PA77</p> <p>Amend Site Area (ha) to read: "1.2"</p> <p>Amend Ward to read: "Bridge"</p> <p>Amend Address to read: "London Road"</p> <p>Amend Current Use to read: "Depot"</p> <p>Amend Proposed use to read: "Offices/high tech, light industry/research &amp; development, warehouse (B1, B8), non-residential institution (D1), sports facility, assembly &amp; leisure (D2). Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design."</p>

Ref No	Policy/Paragraph	Main Modification
		<p>Amend Development principles to read:</p> <p><del>"Design should respond to and exploit opportunities provided by the canal frontage and address the location of the site close to the Eastcroft Energy from Waste (EfW) plant. A mix of uses are acceptable here which provide a buffer to industrial uses. Where possible new walking and cycling routes should be provided through the site. The Tinkers Leen culvert runs though the north east corner of the site, the alignment of this should be established and if possible opened up to provide a green corridor. Opportunities for low carbon energy via the District Heating System should be explored. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Site specific Flood Risk Assessment required <u>which should carefully consider the interaction of the canal.</u> Site is within an AQMA and in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development and proposals should aim to improve or ensure no further deterioration in air quality. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within a Minerals Safeguarding Area prior notification required but not considered a barrier to development. Development should have regard to proposals for planned highway improvements near to the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site."</del></p>
MM92	PA79 Waterside – Iremonger Road	<p>Amend Development principles to read:</p> <p>"Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. Opportunities for low carbon energy via the District Heating System should be explored. Site is <del>close to an AQMA and</del> in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which <u>should</u> also considers the <u>interaction of the</u> Nottingham Canal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to the Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the northern boundary of the site."</p>

Ref No	Policy/Paragraph	Main Modification
<b>MM93</b>	PA81 Waterside – Meadow Lane	<p>Amend Development principles to read:</p> <p>“Potential for transformational development to create a new riverside community. Development should be primarily residential to maximise the waterfront location and design should exploit the riverside position. Land in the south west of the site benefits from planning permission, residential development on the remainder of the site should be family housing with apartments above active frontages to Meadow Lane. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. This includes an 8m easement <u>if required</u>. Existing bank-side habitats to be retained and <u>an accessible riverside green corridor created providing wildlife and community value</u>. Site is <del>close to an AQMA and</del> in close proximity to waste and heat station facilities. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment <u>which should consider the interaction of the Nottingham Canal</u>. No development to take place above culverted Tinkers Leen that runs through the site <u>and opportunities should be taken to open up the watercourse which could provide a green corridor with associated amenity and wildlife benefits</u>. Opening up the culvert may require an easement. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Cattle Market Road Highway Planning Line (TR2.17) to the northern boundary of the site. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing.”</p>
<b>MM94</b>	PA82 Waterside – Freeth Street	<p>Amend Development principles to read:</p> <p>“Potential for transformational development to create a new riverside mixed use community made up of family housing, with apartments above active frontages to Meadow Lane/Daleside Road. The residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses towards Daleside Road. Design and layout to exploit riverside frontage. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. <u>This will also form includes an 8m easement if required</u>. Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing <u>and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses</u>. Existing bank-side habitats to be retained and an accessible riverside green corridor created that provides wildlife and community value. Due to proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development.</p>

Ref No	Policy/Paragraph	Main Modification
		<p>The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored. Development should have regard to NET safeguarding, Southern Growth Corridor Highway Route Improvement Safeguarding (TR2.2) and Cattle Market Road Highway Planning Line (TR2.17) to the north and north-eastern boundary of the site."</p>
<b>MM95</b>	PA83 Waterside – Daleside Road, Trent Lane Basin	<p>Amend Development principles to read:</p> <p>"Potential for transformational development to create a new riverside community made up of family housing, with apartments above active frontages to Daleside Road. Potential for custom build plots on site. Design and layout to exploit riverside frontage. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. <u>This will also form an 8m easement if required.</u><del>This includes an 8 metre easement.</del> Development proposals will be expected to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing <u>and shall include adequate mitigation, where necessary, to avoid adverse impacts on new occupiers and existing businesses.</u> Existing bank-side habitats to be retained and an accessible riverside green corridor created to provide wildlife and community value. Due to proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station air dispersion modelling may be required depending on development scale. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Southern Growth Corridor Highway Improvement Route safeguarding (TR2.2) to the north of the site."</p>
<b>MM96</b>	PA85 Waterside – Trent Lane, Park Yacht Club	<p>Amend Site Area (ha) to read:</p> <p>"<del>2.47</del> <u>2.26</u>"</p> <p>Amend Development principles to read:</p> <p>"Part of the site fronting the river benefits from planning permission, residential development on the</p>

Ref No	Policy/Paragraph	Main Modification
		<p>remainder of the site should be family housing. A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. <u>This will also form an 8m easement if required.</u> <del>This includes an 8 metre easement.</del> Due to site's proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored."</p>
MM97	Glossary - Affordable Housing	<p>Amend Affordable Housing definition to read:</p> <p><del>"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.</del></p> <p><del>A Starter Home is a new dwelling, available to qualifying first time buyers only, sold at a discount of at least 20% of the market value, sold at less than the price cap of £250,000, and subject to restrictions on sale and letting. The 2017 Housing White Paper also proposes that a person's eligibility to purchase a starter home is also limited to those who have maximum household incomes of £80,000 a year or less (or £90,000 a year or less in Greater London). 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.</del></p> <p><del>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).</del></p>

Ref No	Policy/Paragraph	Main Modification
		<p><del>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.</del></p> <p><del>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.</del></p> <p><u>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</u></p> <p><u>a) Affordable housing for rent: meets all of the following conditions: (i) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (ii) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (iii) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</u></p> <p><u>b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</u></p> <p><u>c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</u></p> <p><u>d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement."</u></p>

Ref No	Policy/Paragraph	Main Modification
<b>MM98</b>	Appendix 2 Paragraph A2.5	<p>Amend text to read:</p> <p><del>“<b>TR2.3 Ring Road Major Phase 2</b></del></p> <p><del>A2.5 Phase 1 of the Ring Road Major Scheme was completed in March 2016. Improvement works proposed through Phase 2 will include; Basford Bridge widening, capacity improvements between Western Boulevard Slip Road and Nottingham Road, and upgrading of Edwards Lane roundabout. This will improve the Ring Road accessibility corridor which serves major local employers including the Queens Medical Centre and City Hospital and also provides linkages to the Strategic Route Network.</del></p> <p><del><b>Status/Delivery Timescales:</b> The scheme is currently unfunded, but is protected in anticipation of any future funding. The scheme is subject to a detailed business case.”</del></p>

**MM99**

Appendix 3 - Table A3.1 Anticipated Housing Provision on Site Allocations

Amend Table A3.1 and footnotes to read:

Site Ref	Site Name	Address	Minimum	Maximum	Mid point
PA01	Bestwood Road - Former Bestwood Day Centre	Bestwood Road	<del>30</del> <u>48</u>	<del>50</del> <u>48</u>	<del>40</del> <u>48</u>
PA03	Eastglade, Top Valley - Former Eastglade School Site	Birkdale Way	<del>44</del> <u>64</u>	<del>44</del> <u>64</u>	<del>44</del> <u>64</u>
PA04	*Linby Street/ Filey Street	Main Street	0	26	13
PA05	Ridgeway - Former Padstow School Detached Playing Field	Ridgeway	<del>90</del> <u>60</u>	<del>110</del> <u>70</u>	<del>100</del> <u>65</u>
PA06	Beckhampton Road - Former Padstow School Detached Playing Field	Beckhampton Road	<del>0</del> <u>80</u>	<del>25</del> <u>90</u>	<del>12</del> <u>85</u>

PA08	Eastglade Road - Former Padstow School Site	Eastglade Road	240	240	240
PA09	Edwards Lane - Former Haywood School Detached Playing Field	Edwards Lane	<del>85</del> <u>100</u>	<del>115</del> <u>100</u>	100
PA10	Piccadilly - Former Henry Mellish School Playing Field	Piccadilly	<del>30</del> <u>45</u>	<del>38</del> <u>55</u>	<del>34</del> <u>50</u>
PA11	**Stanton Tip - Hempshill Vale	Hempshill Vale	<del>500</del> <u>350</u>	<del>500</del> <u>350</u>	<del>500</del> <u>350</u>
PA12	Highbury Road - Former Henry Mellish School Site	Kersall Drive	<del>20</del> <u>34</u>	<del>25</del> <u>38</u>	<del>22</del> <u>36</u>
PA14	Arnside Road - Former Chronos Richardson	Arnside Road	63	87	75
PA15	***Bulwell Lane - Former Coach Depot	Land off Bulwell Lane	<del>32</del> <u>24</u>	<del>32</del> <u>24</u>	<del>32</del> <u>24</u>
PA17	**Woodhouse Way <del>Woodhouse Park</del>	Land Off Woodhouse Way	214	214	214

		PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road	60	115	87
		PA19	Lortas Road	Perry Road	35	35	35
		PA20	Haydn Road/ Hucknall Road - Severn Trent Water Depot	Hucknall Road/Hadyn Road	60	80	70
		PA22	Western Boulevard	Western Boulevard	47	63	55
		PA23	Radford Road - Former Basford Gasworks	Radford Road	62	62	62
		PA24	College Way - Melbury School Playing Field	College Way	<del>40</del> <u>55</u>	<del>50</del> <u>55</u>	<del>45</del> <u>55</u>
		PA25	Chingford Road Playing Field	Wigman Road	120	160	140
		PA26	Denewood Crescent - Denewood Centre	Denewood Crescent	<del>90</del> <u>100</u>	120	<del>105</del> <u>110</u>
		PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street	65	90	77

PA29	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Bobbers Mill Bridge	17	21	19
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge	80	120	100
PA32	Beechdale Road - South of Former Co-op Dairy	Beechdale Road	36	36	36
PA33	****Chalfont Drive - Former Government	Robin's Wood Road	475 <u>324</u>	475 <u>324</u>	475 <u>324</u>
PA35	Woodyard Lane - Siemens	Lambourne Drive	<del>80</del> <u>110</u>	<del>100</del> <u>110</u>	<del>90</del> <u>110</u>
PA36	Russel Drive - Radford Bridge Allotments	Russell Drive	110	110	110
PA37	Robin Hood Chase	St Ann's Well Road	11	17	14
PA38	Carlton Road - Castle College	Carlton Road	0	38	19
PA39	Carlton Road - Former Co-op	Carlton Road	0	35	18

PA40	Daleside Road - Former Colwick Service Station	Daleside Road	16	16	16
PA41	Alfreton Road - Forest Mill	Denman Street	<del>290</del> <u>310</u>	310	<del>300</del> <u>310</u>
PA42	Ilkeston Road - Radford Mill	Garden Street/ Ilkeston	<del>314</del> <u>335</u>	<del>314</del> <u>335</u>	<del>314</del> <u>335</u>
PA43	Salisbury Street	Salisbury Street	<del>22</del> <u>21</u>	<del>22</del> <u>21</u>	<del>22</del> <u>21</u>
PA44	Derby Road - Sandfield Centre	Derby Road	<del>70</del> <u>90</u>	100	<del>85</del> <u>95</u>
PA45	Prospect Place	Prospect Place	<del>35</del> <u>20</u>	<del>50</del> <u>25</u>	<del>42</del> <u>23</u>
PA46	Derby Road - Former Hillside Club	Leengate	30	40	35
PA54	Boots	Thane Road	200	260	230
PA55	Ruddington Lane - Rear of 107-127	Ruddington Lane	<del>16</del> <u>20</u>	<del>24</del> <u>20</u>	20
PA56	Sturgeon Avenue - The Spinney	Sturgeon Avenue	40	60	50
PA57	Clifton West	Hawksley Gardens	<del>260</del> <u>245</u>	<del>285</del> <u>265</u>	<del>273</del> <u>255</u>
PA58	Green Lane - Fairham House	Green Lane	24	24	24

		PA59	Farnborough Road - Former Fairham Comprehensive	Summerwood Lane	183	210	196
		PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Burton Street	300	400	350
		PA62	Creative Quarter - Brook Street East	Brook Street East	<del>30</del> <u>43</u>	<del>50</del> <u>43</u>	<del>40</del> <u>43</u>
		PA64	Creative Quarter - Sneinton Market	Southwell Road	<del>20</del> <u>100</u>	<del>30</del> <u>120</u>	<del>25</del> <u>110</u>
		PA65	Creative Quarter - Bus Depot	Lower Parliament Street	100	170	135
		PA66	Castle Quarter, Maid Marian Way - Colleeqe Site	Maid Marian Way	50	100	75
		PA67	intu Broadmarsh Centre <u>and surrounding area</u>	Collin Street	50	100	75
		PA68	Canal Quarter - Island Site	Manvers Street	500	650	575
		PA69	Canal Quarter - Station Street/ Carrington Street	Station Street/ Carrington	<del>45</del> <u>319</u>	<del>55</del> <u>319</u>	<del>50</del> <u>319</u>

PA70	Canal Quarter - Queens Road, East of Nottingham Station	Queens Road	150	200	175
PA72	Canal Quarter - Waterway Street	Traffic Street	<del>75</del> <u>170</u>	<del>125</del> <u>170</u>	<del>100</del> <u>170</u>
PA73	Canal Quarter - Sheriffs Way/ Arkwright Street	Meadows Way	<del>100</del> <u>305</u>	<del>150</del> <u>305</u>	<del>125</del> <u>305</u>
PA74	Canal Quarter - Arkwright Street East	Arkwright Street East	100	140	120
PA75	Canal Quarter - Crocus Street Southpoint	Crocus Street	350	350	350
PA79	Waterside - Iremonger Road	London Road	100	150	125
PA80	Waterside - Cattle Market		50	80	65
PA81	Waterside - Meadow Lane	Meadow Lane	280	320	300
PA82	*****Waterside - Freeth Street	Meadow Lane	<del>150</del> <u>100</u>	<del>250</del> <u>200</u>	<del>200</del> <u>150</u>
PA83	*****Waterside - Daleside Road, Trent Lane Basin	Daleside Road	<del>300</del> <u>256</u>	<del>340</del> <u>296</u>	<del>320</del> <u>276</u>
PA85	Waterside - Trent Lane, Park Yacht Club	Trent Lane	150	170	160

Total	7,136	8,752	7,942
	7,344	8,647	7,995

PA04 \*Linby Street/Filey Street

Whilst this mixed use site is suitable for an element of residential use, inclusion of residential uses is dependent on the delivery of a wider flood risk mitigation scheme. Therefore, in agreement with the Environment Agency, the estimated dwelling numbers for this site are not included in the overall housing figures for the plan period.

PA11 \*\*Stanton Tip – Hempshill Vale

This site is anticipated to deliver approximately 500 dwellings in the longer term, however, 350 dwellings are expected to be developed within the Plan period, to take account of potential complex site assembly.

PA15 \*\*\*Bulwell Lane – Former Coach Depot

The site has planning permission for 32 dwellings of which 8 were completed 2017/18 leaving 24 to be delivered.

PA17 \*\*Woodhouse Way – Woodhouse Park

This site has planning permission for 290 dwellings of which 76 were completed 2015/16 leaving 214 to be delivered

PA33\*\*\*\* Chalfont Drive - Former Government Buildings

This site has planning permission for 475 dwellings of which 151 were completed 2016/18 leaving 324 to be delivered

PA82 \*\*\*\*\*Waterside – Freeth Street

This site is anticipated to deliver between 350 and 420 dwellings in the longer term, however, between ~~150~~ 100 and ~~250~~ 200 dwellings are expected to be developed within the Plan period with a mid-point of ~~200~~ 150, to take account of potential complex site assembly.

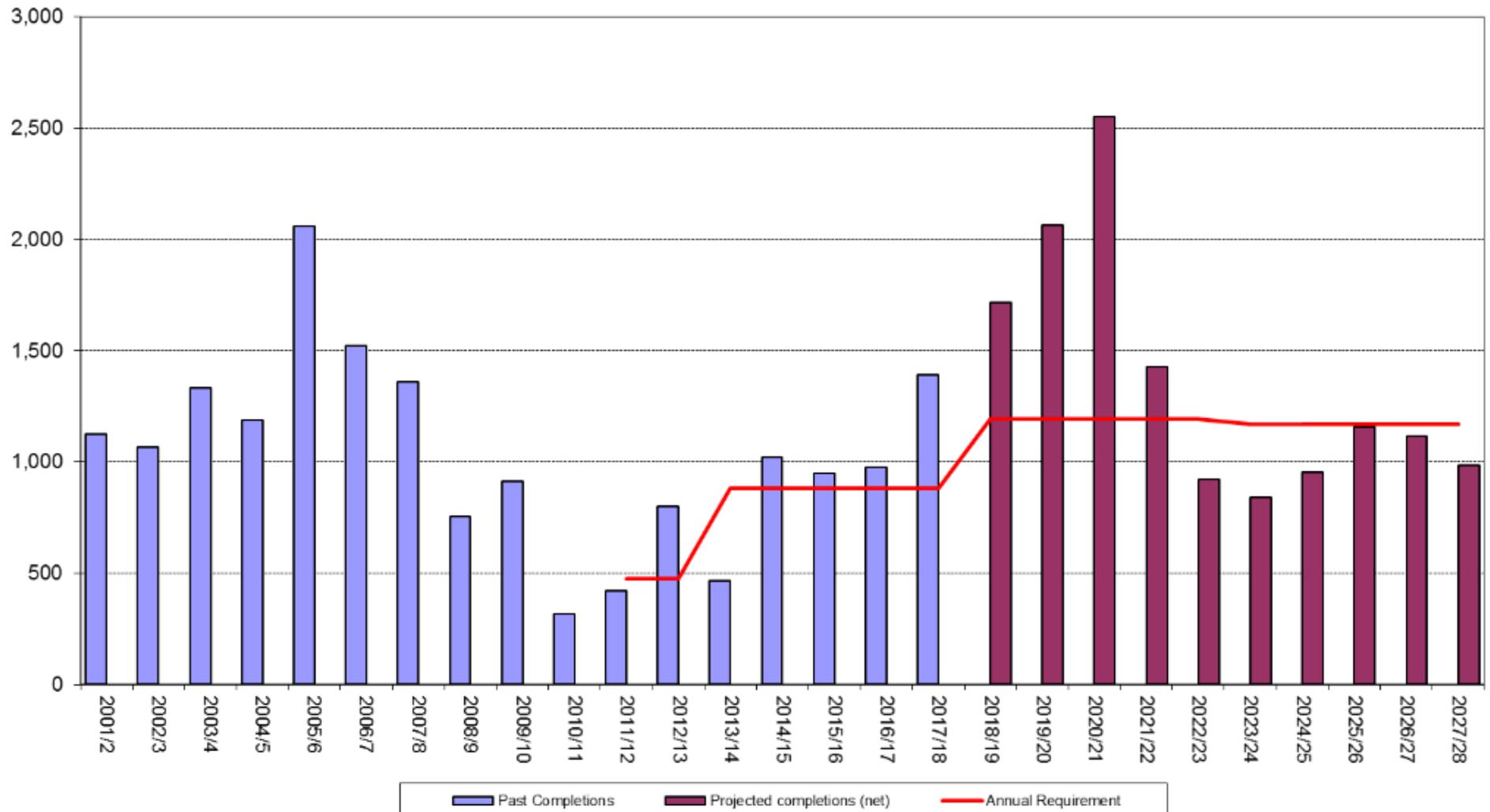
PA83\*\*\*\*\* Waterside - Daleside Road, Trent Lane Basin

There were 44 completions on this site in 2016/17 leaving 256-296 to be completed."

Ref No	Policy/Paragraph	Main Modification																		
<b>MM100</b>	Appendix 3 - Table A3.2 Housing Provision in Nottingham Between 2011-28	<p>Amend Table A3.2 to read:</p> <table border="1" data-bbox="600 284 1547 1098"> <tbody> <tr> <td data-bbox="600 284 1227 352">Past Completions 2011-<del>16</del><u>18</u></td> <td data-bbox="1227 284 1547 352"><del>3,653</del> <u>6,020</u></td> </tr> <tr> <td data-bbox="600 352 1227 421">Waterside</td> <td data-bbox="1227 352 1547 421"><del>1,170</del> <u>1,076</u></td> </tr> <tr> <td data-bbox="600 421 1227 525">Boots Campus</td> <td data-bbox="1227 421 1547 525">230</td> </tr> <tr> <td data-bbox="600 525 1227 593">Stanton Tip</td> <td data-bbox="1227 525 1547 593"><del>500</del> <u>350</u></td> </tr> <tr> <td data-bbox="600 593 1227 662">Other LAPP Sites</td> <td data-bbox="1227 593 1547 662"><del>6,042</del> <u>6,339</u></td> </tr> <tr> <td data-bbox="600 662 1227 820">Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)</td> <td data-bbox="1227 662 1547 820"><del>5,870</del> <u>4,248</u></td> </tr> <tr> <td data-bbox="600 820 1227 888">Windfall Allowance</td> <td data-bbox="1227 820 1547 888"><del>1,935</del> <u>1,785</u></td> </tr> <tr> <td data-bbox="600 888 1227 976">Demolitions</td> <td data-bbox="1227 888 1547 976">934 <del>-300</del></td> </tr> <tr> <td data-bbox="600 976 1227 1098">Housing provision in Nottingham 2011-2028</td> <td data-bbox="1227 976 1547 1098"><del>18,466</del> <u>19,748</u></td> </tr> </tbody> </table>	Past Completions 2011- <del>16</del> <u>18</u>	<del>3,653</del> <u>6,020</u>	Waterside	<del>1,170</del> <u>1,076</u>	Boots Campus	230	Stanton Tip	<del>500</del> <u>350</u>	Other LAPP Sites	<del>6,042</del> <u>6,339</u>	Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)	<del>5,870</del> <u>4,248</u>	Windfall Allowance	<del>1,935</del> <u>1,785</u>	Demolitions	934 <del>-300</del>	Housing provision in Nottingham 2011-2028	<del>18,466</del> <u>19,748</u>
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<b>MM101</b>	Appendix 3 – Trajectory of Housing Delivery	<p>Amend paragraph A3.3 to read:</p> <p><del>"A3.3 This trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted numbers on sites, windfalls and demolition expectations and should be used in preference to it.</del></p> <p><u>Trajectory of Housing Delivery</u></p>																		

<b>Ref No</b>	<b>Policy/Paragraph</b>	<b>Main Modification</b>
		<p><u>The trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted numbers on sites, windfalls and demolition expectations and should be used in preference to it. The trajectory shows anticipated housing delivery in Nottingham City until 2028. It is based on information collated in November 2018 and is updated annually in the City Council's Housing Land Availability Report. Trajectory information can change quickly, depending on whether or not sites come forward for development as anticipated. The latest version is contained in the Housing Land Availability Report which can be found on the City Council's website."</u></p>

### Housing Trajectory - Nottingham City (net completions)



**Table A3.3 Anticipated housing delivery in Nottingham City until 2028**

	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	799	463	1,022	947	974	1,393	-	-	-	-	-	-	-	-	-	-	6,020
Waterside								38	119	84	50	45	80	145	185	176	154	1076
Boots Campus								0	50	50	50	50	30	0	0	0	0	230
Stanton Tip								0	0	0	0	0	0	50	100	100	100	350
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)								1,676	1,895	2,298	1,208	680	562	563	650	595	460	10,587
Windfall allowance								30	30	150	150	175	200	225	250	275	300	1,785
Demolitions								-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-300
Projected completions (net)	-	-	-	-	-	-	-	1,714	2,064	2,552	1,428	920	842	953	1,155	1,116	984	13,728
Cumulative Completions	422	1,221	1,684	2,706	3,653	4,627	6,020	7,734	9,798	12,350	13,778	14,698	15,540	16,493	17,648	18,764	19,748	19,748
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	271	-146	-4	63	157	670	1,194	2,068	3,430	3,668	3,398	3,070	2,853	2,838	2,784	2,598	2,598
MANAGE - Annual housing target taking account of past/projected completions	1,009	1,046	1,062	1,105	1,111	1,125	1,138	1,113	1,046	919	686	562	490	403	219	-249	-1,614	-

Ref No	Policy/Paragraph	Main Modification															
MM102	Appendix 4 – Employment Delivery	<p>Amend paragraph A4.1 to read:</p> <p>“A4.1 There is a requirement for around 253,000 sqm of offices and 25 hectares for industry or warehousing. The evidence to support this figure is the Employment Land Forecasting Study, 2015, together with the Employment Land and the Economy Background Paper, 2015. The office target is Gross External Area (GEA), but the figures in the tables below are expressed as Gross Internal Area (GIA). The target of 253,000 sqm GEA equates to a target of around 246,700 sqm GIA. Since 2011 <del>18,841</del> <u>20,166</u> sqm have been developed for offices leaving a remainder of <del>227,859</del> <u>226,534</u> sqm to allocate. Since 2011 <del>2.36</del> <u>2.5</u> hectares have been developed for industry &amp; warehousing leaving a remainder of <del>22.64</del> <u>22.5</u> hectares to allocate.”</p> <p>Amend Table A4.1 to read:</p> <table border="1" data-bbox="595 735 1574 1401"> <thead> <tr> <th data-bbox="595 735 792 948">Site Ref &amp; Site Name</th> <th data-bbox="792 735 990 948">Location</th> <th data-bbox="990 735 1189 948">Minimum Approx Office net gain in sqm</th> <th data-bbox="1189 735 1388 948">Maximum Approx office net gain in sqm</th> <th data-bbox="1388 735 1574 948">Mid-point</th> </tr> </thead> <tbody> <tr> <td data-bbox="595 948 792 1203">PA77 Waterside – London Road, Eastcroft Depot</td> <td data-bbox="792 948 990 1203">London Road</td> <td data-bbox="990 948 1189 1203"><del>0</del> <u>1,000</u></td> <td data-bbox="1189 948 1388 1203"><del>5,000</del> <u>6,000</u></td> <td data-bbox="1388 948 1574 1203"><del>2,500</del> <u>3,500</u></td> </tr> <tr> <td data-bbox="595 1203 792 1401">PA78 Waterside – London Road, South of</td> <td data-bbox="792 1203 990 1401">London Road</td> <td data-bbox="990 1203 1189 1401">1,000</td> <td data-bbox="1189 1203 1388 1401">1,000</td> <td data-bbox="1388 1203 1574 1401">1,000</td> </tr> </tbody> </table>	Site Ref & Site Name	Location	Minimum Approx Office net gain in sqm	Maximum Approx office net gain in sqm	Mid-point	PA77 Waterside – London Road, Eastcroft Depot	London Road	<del>0</del> <u>1,000</u>	<del>5,000</del> <u>6,000</u>	<del>2,500</del> <u>3,500</u>	PA78 Waterside – London Road, South of	London Road	1,000	1,000	1,000
Site Ref & Site Name	Location	Minimum Approx Office net gain in sqm	Maximum Approx office net gain in sqm	Mid-point													
PA77 Waterside – London Road, Eastcroft Depot	London Road	<del>0</del> <u>1,000</u>	<del>5,000</del> <u>6,000</u>	<del>2,500</del> <u>3,500</u>													
PA78 Waterside – London Road, South of	London Road	1,000	1,000	1,000													

Eastercroft  
Depot

Amend Table A4.4 to read:

Site Ref	Site Name	Location
PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road
PA22	<del>Western Boulevard</del>	<del>Western Boulevard</del>
PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge
PA59	Farnborough Road - Former Fairham Comprehensive School	Farnborough Road
PA80	Waterside - Cattle Market	Meadow Lane

**MM103**

Appendix 5 – Retail Delivery

Amend Table A5.1 removing first and second row and add footnote to read:

Site Ref	Site Name	Location	Minimum Approx retail net gain in sqm (GIA)	Maximum Approx retail net gain in sqm (GIA)
PA4	Linby Street/Filey Street	Main Street	0	1,000
PA16	Woodhouse Way – Nottingham Business Park North	Land Off Woodhouse Way	1,700	1,750

“\* For PA34: Beechdale Road - Former Beechdale Baths: In line with the site allocation, future retail floorspace referred to in this table is limited to retail convenience store (A1) only. Any proposals for other town centre uses on this site will be subject to a sequential test and impact assessment. For PA68 Canal Quarter - Island Site, any scheme exceeding the maximum retail floorspace set out above will be required to undertake a sequential test, and if necessary, an impact assessment.”