

**Nottingham City Council**  
**Statement of Consultation**  
**(Regulation 12 of the Town and Country planning (Local Planning) (England)**  
**Regulations)**

**Island Site**  
**Supplementary Planning Document**  
**April 2016**

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## **1. Name of Supplementary Planning Document (SPD)**

Island Site Supplementary Planning Document

## **2. Purpose of the SPD**

The Supplementary Planning Document (SPD) has been prepared to guide development proposals for the Island Site area located within the Creative and Canal Quarters of the City Centre. It builds on masterplanning work for the site prepared by URBED. The SPD sets out a vision for the area, identifies constraints and opportunities and provides guidance on the type, form and phasing of development expected on the site.

The SPD is supplementary to the Saved Policies of the Nottingham Local Plan (2005) and the Nottingham City Aligned Core Strategy (2014). The SPD also aligns with the emerging Publication Version Part 2 Local Plan (the Land and Planning Policies document) and replaces the Interim Eastside Planning Guidance (2004), in so far as it covers this site. The SPD conforms to the National Planning Policy Framework and is a material consideration when determining planning applications.

## **3. Persons/Bodies/Groups Consulted**

Consultation has been undertaken with statutory bodies including Duty to Cooperative bodies, local businesses, residents, site occupiers, owners and wider interest group such as those representing people with mobility and visual impairments, local councillors, the emergency services, and Nottingham City Council officers. A full schedule of those consulted is set out at appendix 1.

## **4. Ways in which consultation was undertaken**

Consultation was undertaken in accordance with the City Councils Statement of Community Involvement. Comments on the SPD were invited between 8 January and 19 February 2016. Paper copies of the consultation document and response forms were made available at the City Councils deposit point and local libraries at:

- Nottingham City Council's offices at Loxley House on Station Street;
- The Contact Centre at the Central Library Angel Row;
- Sneinton Library; and
- Meadows Library.

The document was available to view and download from the City Council's web site alongside downloadable response forms and an online response form.

Statutory (including SEA bodies) and interested bodies were contacted directly by email or post on the 7<sup>th</sup> January 2016. Letters were issued on the 7<sup>th</sup> January 2016 to site occupiers and the occupiers of adjacent properties. The extent of the neighbour notification area is indicated on the plan at appendix 2.

Ward Councillors were consulted by email on 6<sup>th</sup> January 2016.

Site notifications were placed in seven accessible points to the site on 7<sup>th</sup> January 2016.

## **5. Summary of the main issues identified and how they have been addressed**

The comments received on the SPD were primarily positive, supporting the council's approach and suggesting additions to strengthen the SPD particularly in relation to transport and connectivity. Several comments were received regarding the need to ensure that future development is accessible for all users, particularly those with disabilities. Where appropriate the SPD has been revised to take account of these comments.

The key objection to the SPD relates to the Council's view that site no longer has extant planning permission. The Council has carefully considered the status of the previous permission for the site and is of the view that it has not been implemented and has expired. The text in this regard has therefore not been revised.

A summary of all the consultation comments and the council's response is set out at appendix 3.

## **6. Sustainability Appraisal**

Sustainability Appraisal (SA) is a statutory process, which must be undertaken for every new planning document in accordance with the Planning and Compulsory Purchase Act (2004). The purpose of SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits sustainable development.

In addition to SA, European directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA), requires that Local Authorities undertake an 'environmental assessment' of any plans and programmes they prepare that are likely to have a significant effect upon the environment. The

requirements of the SEA have been incorporated into the SA for the emerging LAPP.

SA was undertaken on the emerging Local Plan Part 2 and specifically included this and a separate SA is therefore not required. The process has appraised social, environmental and economic effects. The SA has been undertaken on the LAPP and proposed site allocations sites from its outset through its various preparation stages. In doing so it has helped to ensure that the decisions made have contributed to achieving sustainable development.

Furthermore, the SA has recommended some changes to help ensure that the LAPP policies and site allocations are as sustainable as possible. It has informed the decision making process by facilitating the evaluation of alternatives and also considered the cumulative, synergistic and secondary impacts of the LAPP policies and sites.

The SA has also demonstrated that the plan is the most appropriate when considering reasonable alternatives and, where negative impacts have been found, suggested suitable mitigation measures to try and overcome them. Draft monitoring arrangements have also been put in place to ensure that the impact of the policies can be properly evaluated.

The proposed Island Site allocation (PA68) and policies 'RE2 – Canal Quarter' and 'RE3 Creative Quarter' have been subject to SA as part of this process. Consultation on this SPD has resulted in a change to the proposed uses on the site to include community and education and the SA has therefore been reviewed. However, no change to the overall SA findings has been found to be necessary. Full details of the SA process, and methodology can be found in the Publication Version Sustainability Appraisal available at [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan).

SEA bodies have been consulted on the SPD and no comments have been received.

## Appendix 1 – Consultees

| <b>Organisation</b>                     | <b>Method of Contact</b> | <b>Date Contacted</b> |
|---|--------------------------|-----------------------|
| Alzheimer's Society                     | Letter/Email             | 07/01/2016            |
| Asperger's Group                        | Letter/Email             | 07/01/2016            |
| ASRA                                    | Letter/Email             | 07/01/2016            |
| Autism East Midlands                    | Letter/Email             | 07/01/2016            |
| Awaaz Asian Mental Health Resource Unit | Letter/Email             | 07/01/2016            |
| Barratt Homes                           | Letter/Email             | 07/01/2016            |
| Blueprint                               | Letter/Email             | 07/01/2016            |
| British Gas                             | Letter/Email             | 07/01/2016            |
| Broadway Cinema                         | Letter/Email             | 07/01/2016            |
| BT Openreach                            | Letter/Email             | 07/01/2016            |
| Canals and River Trust                  | Letter/Email             | 07/01/2016            |
| Carers Federation                       | Letter/Email             | 07/01/2016            |
| Central College Nottingham              | Letter/Email             | 07/01/2016            |
| Central Fire Station                    | Letter/Email             | 07/01/2016            |
| Chamber of Commerce                     | Letter/Email             | 07/01/2016            |
| City Centre Forum                       | Letter/Email             | 07/01/2016            |
| Civic Society                           | Letter/Email             | 07/01/2016            |
| Confetti Media Group                    | Letter/Email             | 07/01/2016            |
| Creative Quarter                        | Letter/Email             | 07/01/2016            |
| D2N2 Local Enterprise Partnership       | Letter/Email             | 07/01/2016            |
| Dance 4                                 | Letter/Email             | 07/01/2016            |
| David Lock Associates                   | Letter/Email             | 07/01/2016            |
| Derwent Living                          | Letter/Email             | 07/01/2016            |
| Disability Nottingham                   | Letter/Email             | 07/01/2016            |
| DWH                                     | Letter/Email             | 07/01/2016            |
| Dyslexia Association                    | Letter/Email             | 07/01/2016            |
| East Midlands Ambulance Service         | Letter/Email             | 07/01/2016            |
| East Midlands Council                   | Letter/Email             | 07/01/2016            |
| East Midlands Trains                    | Letter/Email             | 07/01/2016            |
| Enviroenergy Ltd                        | Letter/Email             | 07/01/2016            |
| Environment Agency                      | Letter/Email             | 07/01/2016            |
| Experience Nottinghamshire              | Letter/Email             | 07/01/2016            |
| FHP                                     | Letter/Email             | 07/01/2016            |
| Freight Transport Association           | Letter/Email             | 07/01/2016            |
| Gambian Welfare Group                   | Letter/Email             | 07/01/2016            |
| Gedling Borough Council                 | Letter/Email             | 07/01/2016            |
| Gem 106                                 | Letter/Email             | 07/01/2016            |
| Guide Dogs For The Blind                | Letter/Email             | 07/01/2016            |
| Highways England                        | Letter/Email             | 07/01/2016            |
| Historic England                        | Letter/Email             | 07/01/2016            |
| Homes and Communities Agency            | Letter/Email             | 07/01/2016            |

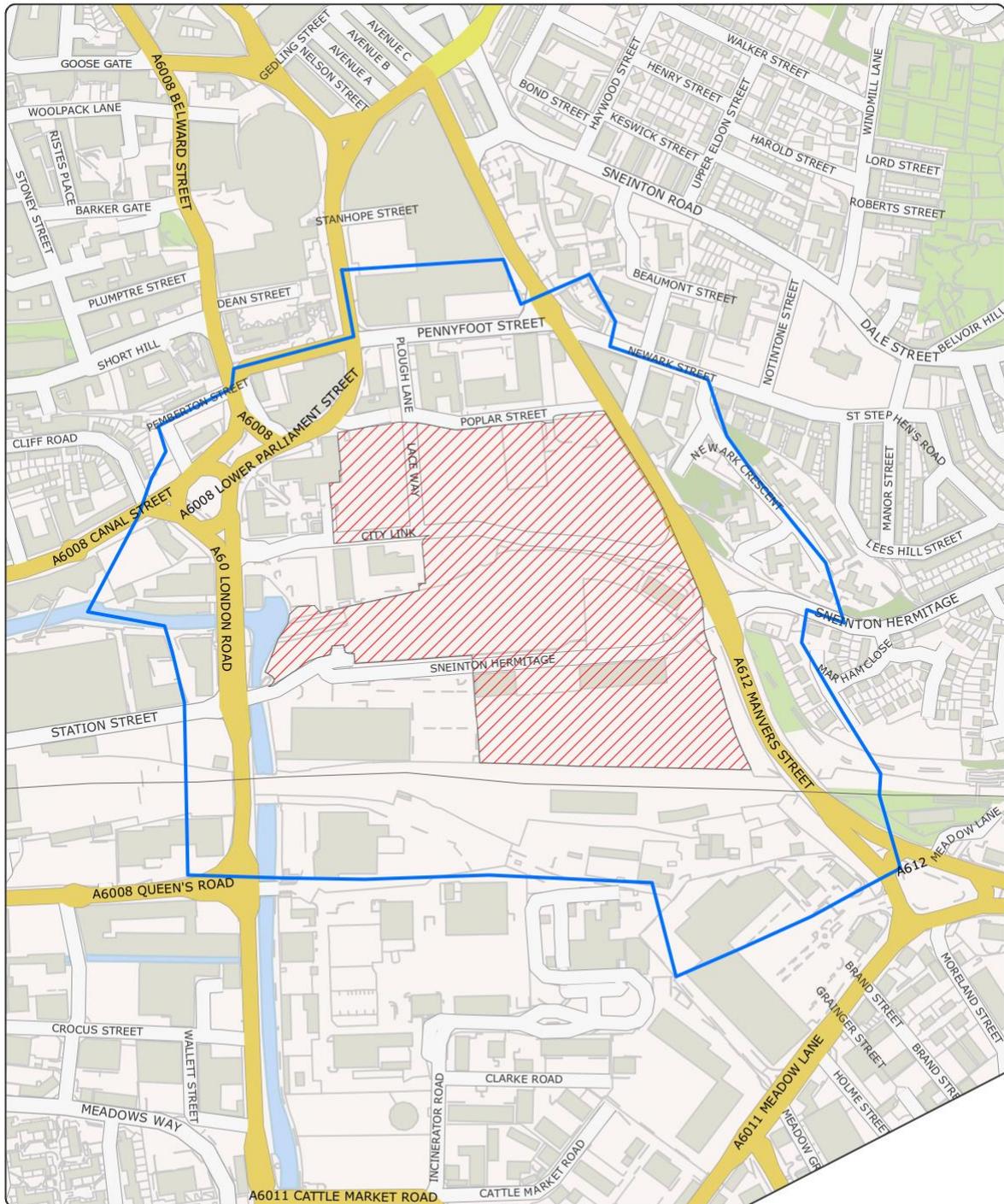
| <b>Organisation</b>   | <b>Method of Contact</b> | <b>Date Contacted</b> |
|---|--------------------------|-----------------------|
| Housing Strategic Partnership                               | Letter/Email             | 07/01/2016            |
| Innes England   | Letter/Email             | 07/01/2016            |
| Inntropy Ltd  | Letter/Email             | 07/01/2016            |
| Intu Broadmarsh   | Letter/Email             | 07/01/2016            |
| Intu Properties   | Letter/Email             | 07/01/2016            |
| Invest in Nottingham  | Letter/Email             | 07/01/2016            |
| Jury's Inn  | Letter/Email             | 07/01/2016            |
| Keep moat   | Letter/Email             | 07/01/2016            |
| Kier  | Letter/Email             | 07/01/2016            |
| Heathcote Holdings Ltd                                      | Letter/Email             | 07/01/2016            |
| Local Access Forum  | Letter/Email             | 07/01/2016            |
| Lovell  | Letter/Email             | 07/01/2016            |
| Meadows Youth & Community Centre                            | Letter/Email             | 07/01/2016            |
| Meadows Partnership Trust                                   | Letter/Email             | 07/01/2016            |
| Mencap  | Letter/Email             | 07/01/2016            |
| Metropolitan  | Letter/Email             | 07/01/2016            |
| My Sight Nottinghamshire                                    | Letter/Email             | 07/01/2016            |
| Nai Zindagi   | Letter/Email             | 07/01/2016            |
| National Autistic Society                                   | Letter/Email             | 07/01/2016            |
| National Federation of the blind Nottingham Branch          | Letter/Email             | 07/01/2016            |
| National Grid   | Letter/Email             | 07/01/2016            |
| National Ice Centre   | Letter/Email             | 07/01/2016            |
| National Schizophrenia Fellowship                           | Letter/Email             | 07/01/2016            |
| Natural England   | Letter/Email             | 07/01/2016            |
| Network Rail  | Letter/Email             | 07/01/2016            |
| New College Nottingham                                      | Letter/Email             | 07/01/2016            |
| NHS Nottingham City   | Letter/Email             | 07/01/2016            |
| Nottingham Business Improvement District                    | Letter/Email             | 07/01/2016            |
| Nottingham City Homes                                       | Letter/Email             | 07/01/2016            |
| Notts Community Housing association                         | Letter/Email             | 07/01/2016            |
| Nottingham City Council Highways Authority                  | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Access and Learning/ Schools     | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Equality and Community Relations | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Housing Strategy Department      | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Property Department              | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Regeneration Department          | Letter/Email             | 07/01/2016            |

| <b>Organisation</b>   | <b>Method of Contact</b> | <b>Date Contacted</b> |
|---|--------------------------|-----------------------|
| Nottingham City Council<br>Road Safety Department                 | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Traffic Management Department          | Letter/Email             | 07/01/2016            |
| Nottingham City Council<br>Transport Strategy                     | Letter/Email             | 07/01/2016            |
| Nottingham City Council Area 8 Committee                          | Report/meeting           | 10/02/2016            |
| Nottingham City Council Area Committee East                       | Report/meeting           | 09/02/2016            |
| Nottingham City Council Planning Committee                        | Report/meeting           | 17/02/2016            |
| Nottingham City Council PROW Officer                              | Letter/Email             | 07/01/2016            |
| Nottingham City Transport   | Letter/Email             | 07/01/2016            |
| Nottingham Civic Society  | Letter/Email             | 07/01/2016            |
| Nottingham Contemporary   | Letter/Email             | 07/01/2016            |
| Nottingham Express Transit  | Letter/Email             | 07/01/2016            |
| Nottingham Friends of the Earth                                   | Letter/Email             | 07/01/2016            |
| Nottingham Means Business   | Letter/Email             | 07/01/2016            |
| Nottingham Mencap   | Letter/Email             | 07/01/2016            |
| Nottingham Offices  | Letter/Email             | 07/01/2016            |
| Nottingham Pensioners Action Group                                | Letter/Email             | 08/01/2016            |
| Nottingham Trent University                                       | Letter/Email             | 07/01/2016            |
| Nottinghamshire Coalition of Disabled People                      | Letter/Email             | 07/01/2016            |
| Nottinghamshire County Council                                    | Letter/Email             | 07/01/2016            |
| Nottinghamshire Deaf Society                                      | Letter/Email             | 07/01/2016            |
| Nottinghamshire Disabled Peoples Movement                         | Letter/Email             | 07/01/2016            |
| Nottinghamshire Healthcare NHS Foundation Trust                   | Letter/Email             | 08/01/2016            |
| Nottinghamshire Police  | Letter/Email             | 07/01/2016            |
| Notts Wildlife Trust  | Letter/Email             | 07/01/2016            |
| Occupiers   | Letter                   | 07/01/2016            |
| One Nottingham  | Letter/Email             | 07/01/2016            |
| Open Spaces Society   | Letter/Email             | 07/01/2016            |
| Orton Solicitors  | Letter/Email             | 07/01/2016            |
| Partner Construction  | Letter/Email             | 07/01/2016            |
| Partnership Council   | Letter/Email             | 07/01/2016            |
| Pedals  | Letter/Email             | 07/01/2016            |
| Persimmon Homes   | Letter/Email             | 07/01/2016            |
| Places for People   | Letter/Email             | 07/01/2016            |
| Positive Homes  | Letter/Email             | 07/01/2016            |
| Prince's Trust Nottinghamshire                                    | Letter/Email             | 07/01/2016            |
| Ramblers' Association   | Letter/Email             | 07/01/2016            |
| Red Cross   | Letter/Email             | 07/01/2016            |
| Representative on the City Council's Disability Involvement Group | Letter/Email             | 07/01/2016            |

| <b>Organisation</b>   | <b>Method of Contact</b> | <b>Date Contacted</b> |
|---|--------------------------|-----------------------|
| Renewal Trust (the)   | Letter/Email             | 07/01/2016            |
| RNIB (Action for Blind People)  | Letter/Email             | 07/01/2016            |
| RSPB  | Letter/Email             | 07/01/2016            |
| Rushcliffe Borough Council  | Letter/Email             | 07/01/2016            |
| Savills   | Letter/Email             | 07/01/2016            |
| Self Help   | Letter/Email             | 07/01/2016            |
| Severn Trent Water  | Letter/Email             | 07/01/2016            |
| Sneinton Alchemy  | Letter/Email             | 07/01/2016            |
| Sneinton Community Traders  | Letter/Email             | 07/01/2016            |
| Sneinton Neighbourhood Forum  | Letter/Email             | 07/01/2016            |
| Sneinton tenants & Residents Association                                | Letter/Email             | 07/01/2016            |
| Stonebridge City farm   | Letter/Email             | 07/01/2016            |
| Strata  | Letter/Email             | 07/01/2016            |
| The Hive  | Letter/Email             | 07/01/2016            |
| The Stonebridge Centre  | Letter/Email             | 07/01/2016            |
| The University of Nottingham  | Letter/Email             | 07/01/2016            |
| Trent Barton  | Letter/Email             | 07/01/2016            |
| Tuntum  | Letter/Email             | 07/01/2016            |
| Virgin Active Nottingham  | Letter/Email             | 07/01/2016            |
| Virgin Media  | Letter/Email             | 07/01/2016            |
| Nottingham City Council Area 8 and Area Committee East Ward Councillors | Letter/Email             | 06/01/2016            |
| Western Power   | Letter/Email             | 07/01/2016            |
| Westleigh   | Letter/Email             | 07/01/2016            |
| William Davis   | Letter/Email             | 07/01/2016            |
| Willmott Dixon  | Letter/Email             | 07/01/2016            |

# Appendix 2 – Neighbour Notification Area

## PA68 - Island Site



### Key

-  Notifications Boundary for Site
-  PA68 IslandSite

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0 30 60 120  
Meters



Appendix 3 – Summary of Comments and Council Response

| <b>Organisation (if relevant)</b> | <b>Supporting/ Objecting/ Commenting</b> | <b>Comment Number</b> | <b>Comment Type</b> | <b>Comments</b>   | <b>Council Response</b>  | <b>Proposed Changes to the document</b> |
|-----------------------------------|--|-----------------------|---------------------|---|--|---|
| Persimmon Homes                   | Commenting                               | 1                     | Ownership           | Land Ownership; deliverability of the site will be largely determined by the terms of the pending land sale and intentions of the new owners. Until such time that these owners make their position clear to the market the viability of the Island site won't be known.  | NCC has taken into account reasonable assumptions on the condition of the site, land value and acceptable planning schemes to inform the SPD.  | No                                      |
| Persimmon Homes                   | Commenting                               | 2                     | House Type          | Residential mix; maximising flexibility of the residential product and unit numbers at this early stage will only increase the site's chances of early delivery. While flats might form an element, terraced town houses incorporating green roofs may deliver increased revenue. Being less prescriptive with the SPD in this regard now will afford the new owners and indeed potential developers greater scope to achieve the necessary returns needed to deliver the ancillary uses outlined elsewhere within the SPD. | Mix of uses and type of dwellings has been carefully considered in relation to site's location, context and site conditions/contamination which limit ability to provide garden areas. | No                                      |
| Resident                          | Supporting                               | 3                     | General             | More housing is essential. Many office blocks seem to be empty and some are being converted into accommodation for students rather than family homes.   | Comments noted.  | No                                      |
| Western Power Distribution        | Commenting                               | 4                     | General             | Western Power Distribution does not have any objections to the proposals on this site.  | Comments noted.  | No                                      |

| Organisation (if relevant) | Supporting/ Objecting/ Commenting | Comment Number | Comment Type           | Comments  | Council Response  | Proposed Changes to the document |
|----------------------------|-----------------------------------|----------------|------------------------|---|---|----------------------------------|
| Western Power Distribution | Commenting                        | 5              | Utilities              | WPD has various equipment on this proposed site i.e. substation, cables etc. WPD have legal rights for these, therefore should equipment need to be diverted in any way this would be fully rechargeable.   | Revision required. Text referring to presence of equipment and need for liaison with WPD added to document. | Yes                              |
| Virgin Active              | Supporting                        | 6              | General                | Virgin Active fully endorse the proposal and welcome future information regarding the development. It is an exciting opportunity for the area.  | Comments noted.   | No                               |
| Virgin Active              | Supporting                        | 7              | General                | The land is undeveloped this is an eyesore for the local area.  | Comments noted.   | No                               |
| Pedals                     | Supporting                        | 8              | Transport Connectivity | <p>Pedals welcomes the recognition in this consultation document of the key importance of this site in sustainable transport terms, as well as the general recognition that priority should be given to the needs of people on foot and cycling. This means both upgrading and extending provision within the site and improving external links.</p> <p>Given the increasing problems of poor air pollution in Nottingham (most of which derive from motor traffic), including on London Road and the other main routes to and from Trent Bridge and Lady Bay Bridge, and as recently highlighted by Defra, it is very important that the opportunity is taken in the regeneration of this major site to provide attractive alternatives to encourage walking and cycling, linked</p> | SPD supports improved connectivity and sustainable transport.   | No                               |

| Organisation (if relevant) | Supporting/ Objecting/ Commenting | Comment Number | Comment Type           | Comments   | Council Response   | Proposed Changes to the document |
|----------------------------|-----------------------------------|----------------|------------------------|--|--|----------------------------------|
|                            |                                   |                |                        | to other new and improved connections.   |  |                                  |
| Pedals                     | Commenting                        | 9              | Transport Connectivity | This will also help the promotion of cycling to and from the new workplaces on this site, as well as to encourage use of bikes by people living in the new residential parts of the development (especially if linked to secure bike storage as an integral part of these developments).   | SPD supports improved connectivity and sustainable transport and appropriately located secure cycle storage. | No                               |
| Pedals                     | Commenting                        | 10             | Transport Connectivity | The existing cycle path on City Link is substandard, especially towards its London Road end. This should be upgraded.  | SPD supports enhanced routes through the site.   | No                               |
| Pedals                     | Commenting                        | 11             | Transport Connectivity | The opportunity should also be taken with the new east-west road to the south to provide a more direct link for cyclists between London Road (opposite the eastern end of Station Street) and the new toucan crossing near the western end of the Sneinton Greenway. Good links to and from the proposed Eastern Corridor route within the site are also important. At the east end of City Link the present crossing arrangements to and from Sneinton Hermitage are unsatisfactory but the new toucan crossing already proposed will help to improve this situation and to provide a better connection to and from the Sneinton Greenway as well as to the rest of the new Eastern Cycle | Comments noted. SPD supports improved connectivity within the site and to the wider area.                    | No                               |

| Organisation<br>(if relevant) | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type           | Comments  | Council Response  | Proposed<br>Changes<br>to the<br>document |
|-------------------------------|---|-------------------|---------------------------|---|---|---|
|                               |   |                   |                           | Corridor to the east via the Manvers Street extension and Daleside Road, etc. This improved route, together with the proposed new sections of riverside path between Meadow Lane Lock and Colwick Park, will help also to serve the new major Waterside (Trent Basin) housing developments on the first phase of which work is now well underway, and help to alleviate the extra traffic congestion (and consequent worsened air pollution) that could be generated by these major developments. |   |   |
| Pedals                        | Commenting                              | 12                | Transport<br>Connectivity | It is important within the site that all the new roads are designed with a layout to give priority to safe movements on foot and by bike.   | Comments noted. Current planning and transport policies and guidance will apply to detailed proposals for the site. | No  |
| Pedals                        | Commenting                              | 13                | Transport<br>Connectivity | At the west end of the site, by the BBC Building, there is a pelican crossing off London Road, which is used unofficially by cyclists, and which does connect, a little indirectly and awkwardly, to the existing City Link cycle path. This is a useful way of avoiding cycling on the very busy roundabout at the north end of London Road.   | Comments noted. SPD supports improved connectivity within the site and to the wider area.                           | No  |
| Pedals                        | Commenting                              | 14                | Transport<br>Connectivity | In terms of further external link improvements; a direct link between the west and south-west sides of the Island Site and Station Street,  | Comments noted. SPD supports improved connectivity within the site and to the wider area.                           | No  |

| Organisation<br>(if relevant) | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type           | Comments   | Council Response  | Proposed<br>Changes<br>to the<br>document |
|-------------------------------|---|-------------------|---------------------------|--|---|---|
|                               |   |                   |                           | particularly in view of its importance as a key access route to and from Nottingham Station and the Station Street Secure Bike Compound, etc.  |   |   |
| Pedals                        | Commenting                              | 15                | Transport<br>Connectivity | In terms of further external link improvements; direct links between the Island Site, near the NHS Walk-In Centre, and the northern end of the canal towpath (part of the Big Track circular route) parallel to London Road. The current access at this point, involving steps and crossing from one side of the canal to the other, is very unsatisfactory. This part of the canal towpath is likely to become more popular in future, once it connects with the new stretches of riverside path on the north bank of the Trent, east of Meadow Lane Lock, over the next few years, and extending not only to and from Colwick Park but also the proposed foot-cycle bridge between Trent Lane and The Hook (Lady Bay), as well as to other parts of the Big Track route further west via the Victoria Embankment, etc. | Comments noted. SPD supports improved connectivity within the site and to the wider area. | No  |

| Organisation<br>(if relevant)       | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type           | Comments  | Council Response  | Proposed<br>Changes<br>to the<br>document |
|-------------------------------------|---|-------------------|---------------------------|---|---|---|
| Pedals                              | Commenting                              | 16                | Transport<br>Connectivity | <p>In terms of further external link improvements; direct links between the Island Site, near the NHS Walk-In Centre, and the rest of The Big Track site to the west, past Nottingham Station and the Magistrates' Court etc. Given the narrow width and poor visibility of the towpath on the corner just north of Great Northern Close (the most substandard section of the whole Big Track route), it would be very helpful to provide a new foot-cycle bridge at this point, if this could be agreed with the Canal and River Trust. Although the proposed Eastern Cycle Corridor scheme will improve cycle links between the Island Site and the Lace Market and City Centre, this would be a very useful improvement in cycle access to and from the south side of the City Centre (Broad Marsh etc.), connecting to the new Western Cycle Corridor on Castle Boulevard etc., as well as to the rest of The Big Track towpath route west of the Magistrates' Court.</p> | <p>Comments noted. The SPD supports improved connectivity but does not require an additional bridge. This is a challenging site and NPPF requires planning authorities to avoid placing additional burdens on developers.</p> | No  |
| Nottingham<br>Local Access<br>Forum | Supporting                              | 17                | General                   | <p>On behalf of Nottingham Local Access Forum. The Draft Supplementary Planning Guidance was discussed at the last meeting of the Forum. There was general support for the principles contained in the SPD with regard to transport and connectivity and open</p>   | <p>Comments noted.</p>  | No  |

| Organisation (if relevant)    | Supporting/ Objecting/ Commenting | Comment Number | Comment Type           | Comments  | Council Response   | Proposed Changes to the document |
|-------------------------------|-----------------------------------|----------------|------------------------|---|--|----------------------------------|
|                               |                                   |                |                        | space and green infrastructure.   |  |                                  |
| Nottingham Local Access Forum | Commenting                        | 18             | Transport Connectivity | The Forum would like to see an urban neighbourhood which is well connected to a network of routes within and beyond the site, especially to the City Centre, Nottingham Station, Waterside and communities of Sneinton and St Ann's, as expressed in the Vision for the site.   | Comments noted.  | No                               |
| Nottingham Local Access Forum | Supporting                        | 19             | Environmental          | The provision of a high quality public realm, including multi –purpose open spaces and green infrastructure which serves the area and the wider city is supported.  | Comments noted.  | No                               |
| Nottingham Local Access Forum | Commenting                        | 20             | Transport Connectivity | An attractive environment for walking and cycling needs to be created, with safe routes with natural surveillance. The detailed design of the new road layout should give priority to safe movements on foot and by bike. The development of this site gives the opportunity to fill a gap in safe and attractive east-west routes for pedestrians and cyclists, which the SPD must enable. | Comments noted. SPD supports improved connectivity within the site and to the wider area. Existing planning and transport policies will guide the detailed design new/improved routes. | No                               |
| Nottingham Local Access Forum | Commenting                        | 21             | Transport Connectivity | The opportunity should be taken to improve the existing cycle path on City Link. The principle for transport infrastructure, set out in 10 h, is generally supported.   | SPD supports improved routes through the site.   | No                               |

| Organisation (if relevant)    | Supporting/ Objecting/ Commenting | Comment Number | Comment Type           | Comments   | Council Response   | Proposed Changes to the document |
|-------------------------------|-----------------------------------|----------------|------------------------|--|--|----------------------------------|
| Nottingham Local Access Forum | Commenting                        | 22             | Transport Connectivity | There is an opportunity to combine these with new green corridors across the site, which should be taken. An improved link to the rest of the new Eastern Cycle Corridor would be welcomed.                    | Comments noted. SPD supports improved connectivity within the site and to the wider area.  | No                               |
| Nottingham Local Access Forum | Commenting                        | 23             | Transport Connectivity | Improving walking and cycling routes across the site will help access to and from the proposed foot-cycle bridge between Trent Lane and Lady Bay and onwards, including access to the city-centre and station. | Comments noted.  | No                               |
| Nottingham Local Access Forum | Commenting                        | 24             | Transport Connectivity | Figure 5 does not indicate that Sneinton Greenway is a valuable pedestrian route.  | Figure 5 shows proposed transport routes not existing. However Transport and Infrastructure Section text has been amended to refer to Sneinton Greenway. | Yes                              |
| Nottingham Local Access Forum | Commenting                        | 25             | Transport Connectivity | Junction design at the south-east end of the site needs to take this into account, so that there is a visible green link to and from the Island site, as well as appropriate provision for cyclists.           | SPD supports improved connection to Sneinton Greenway. Text amended to include reference to Sneinton Greenway.   | Yes                              |
| Nottingham Local Access Forum | Commenting                        | 26             | Transport Connectivity | At the western side of the site, the opportunity for improved pedestrian links to the canal towpath, as well as cyclists, should be taken.   | Comments noted. SPD supports improved connectivity within the site and to the wider area.  | No                               |
| Nottingham Local Access Forum | Commenting                        | 27             | Transport Connectivity | The Forum sees linking the new development to the existing rights of way network as a key aspect of the development's design.  | Comments noted. SPD supports improved connectivity within the site and to the wider area.  | No                               |

| Organisation<br>(if relevant)                      | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type | Comments  | Council Response   | Proposed<br>Changes<br>to the<br>document |
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| David Lock Associates on behalf of Roxylight Group | Commenting                              | 28                | General         | David Lock Associates on behalf of the Roxylight Group (Roxylight), a company that has considerable experience of Nottingham. For example, Saxon Developments Limited, part of the Roxylight Group, completed a major redevelopment in Nottingham City Centre, converting the former Hicking Pentecost building on London Road into 190 residential units. Its 'sister' company - Eastside and City Developments - secured outline planning permission in April 2008 for the comprehensive redevelopment of the Island site within the Nottingham Eastside Regeneration Area. | Comments noted although Council does not agree that the planning permission referred to is extant.   | No  |
| David Lock Associates on behalf of Roxylight Group | Objecting                               | 29                | Planning Status | This extant planning permission included office and residential development, retail, bars and restaurants around a significant public open space. David Lock Associates is retained by Heathcote Holdings Limited (successors to Eastside and City Developments) and provided planning advice at the time the application for the Island Site was being considered and subsequently granted by the City Council.  | Nottingham City Council does not agree that the site has an extant planning permission but agrees with the ambition to bring a deliverable scheme forward as soon as possible. | No  |

| Organisation<br>(if relevant)                      | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type | Comments   | Council Response   | Proposed<br>Changes<br>to the<br>document |
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| David Lock Associates on behalf of Roxylight Group | Objecting                               | 30                | Planning Status | David Lock Associates on behalf of Roxylight Group submitted numerous applications to discharge planning conditions on the outline planning permission as set out in the Planning Application Chronology in Appendix 2 of the Draft SPD. This demonstrates the commitment, investment and considerable efforts of our clients in attempting to bring the site forward for development over many years. The Roxylight Group have also sought to explore other development options and opportunities for enhancing the approved mix of uses to include new hotel and conference facilities to not only augment the employment potential of the site but also complement the role of Nottingham as a major visitor destination. | Nottingham City Council does not agree that the site has an extant planning permission but agrees with the ambition to bring a deliverable scheme forward as soon as possible. | No  |
| David Lock Associates on behalf of Roxylight Group | Supporting                              | 31                | General         | David Lock Associates on behalf of Roxylight Group support the Draft SPD and the City Council in its commitment to securing a strong and prosperous Nottingham with the development of the Island site being a crucial part of this commitment and aspiration for the City, with sustainable economic growth and much-needed housing and facilities benefiting existing and new residents, businesses and visitors to the area. The benefits that the regeneration of this previously-   | Comments noted   | No  |

| Organisation<br>(if relevant)                      | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type | Comments  | Council Response   | Proposed<br>Changes<br>to the<br>document |
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|  |   |                   |                 | developed site will bring are clearly set out in the Draft SPD and supported.   |  |   |
| David Lock Associates on behalf of Roxylight Group | Objecting                               | 32                | Planning Status | David Lock Associates on behalf of Roxylight Group contest the reference in Sections 5 and 6 the Draft SPD (pages 12 and 25) that states that 'the Eastside and City planning application (sic) expired'. Information was submitted to the City Council in April 2014 indicating that the extensive building demolition and site clearance, remediation and land re-modelling was "development" as defined in the Planning Acts and was such as to constitute a "material operation" for the purposes of concluding that a start on site has been made. The Roxylight Group have seen no evidence to the contrary and, in any event, do not see any useful public planning purpose being served by this especially as the Government has used a number of initiatives to have time-limiting conditions removed from planning permissions because of the recession and to encourage housing and economic growth in sustainable locations such as this. In addition, the Government has encouraged landowners, developers and local planning authorities to renegotiate affordable housing requirements and | Nottingham City Council does not agree that the site has an extant planning permission but agrees with the ambition to bring a deliverable scheme forward as soon as possible. | No  |

| Organisation<br>(if relevant)                      | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type | Comments  | Council Response  | Proposed<br>Changes<br>to the<br>document |
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|  |   |                   |                 | <p>other unaffordable planning obligations for the same reason. This is all consistent with the Council's ambition of bringing the site forward and accelerating development as soon as possible to deliver new jobs, employment space, homes, facilities and investment set out in the development plan (Aligned Core Strategy – Part One) and other related documents. This extant planning permission included office and residential development, retail, bars and restaurants around a significant public open space. David Lock Associates is retained by Heathcote Holdings Limited (successors to Eastside and City Developments) and provided planning advice at the time the application for the Island Site was being considered and subsequently granted by the City Council.</p> |   |   |
| David Lock Associates on behalf of Roxylight Group | Objecting                               | 33                | Planning Status | <p>It was not alas a start on new building construction, for the obvious reason that there has been an extended period of economic recession and investment difficulty due to the site having numerous constraints, but a start on site preparation and in our view – and in the context of the parallel discharge of conditions and the first Reserved Matters applications – more</p>   | <p>Regardless of submission of discharge of permission, Nottingham City Council does not agree that the site has an extant planning permission.</p> | No  |

| Organisation (if relevant)                                  | Supporting/ Objecting/ Commenting | Comment Number | Comment Type                            | Comments   | Council Response  | Proposed Changes to the document |
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|   |                                   |                |   | than enough to say that the planning permission has been secured.  |   |                                  |
| David Lock Associates on behalf of Roxylight Group          | Supporting                        | 34             | General                                 | The Roxylight Group are pleased to note the references on Pages 57 and 58 that the masterplan is predicated on the need to maximise viability and that market conditions or investment of this scale requires flexibility in the mix of uses and the likely need for public sector intervention and support.   | Comments noted.   | No                               |
| David Lock Associates on behalf of Roxylight Group          | Commenting                        | 35             | General                                 | The Draft SPD should assist in giving greater confidence to future development proposals and that applications for planning permission will be granted for the broad quantum, mix and disposition of land uses set out in the Draft SPD providing they deliver the Council's overall vision for a mixed-use scheme that supports the growth of the City. | Comments noted.   | No                               |
| David Lock Associates on behalf of Roxylight Group          | Commenting                        | 36             | General                                 | The goodwill and commitment of the City Council to implement the SPD will be critical to this and it is pleasing that the Council's enthusiasm and commitment to the delivery of a mixed-use development on the site has been made very clear in the Draft SPD.  | Comments noted.   | No                               |
| Nottinghamshire Disabled People's Movement & representative | Commenting                        | 37             | Building Design/ Accessibility Standard | Under 'Providing Appropriate Housing Types': Given the nature of the development, this is a good opportunity to create homes suitable for all needs, that is, building apartments and houses   | All proposals will be required to conform to the accessibility requirements of the Building Regulations (Category 1 | No                               |

| Organisation<br>(if relevant)  | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type | Comments  | Council Response   | Proposed<br>Changes<br>to the<br>document |
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| on the City Council's Disability Involvement Group   |   |                   |                 | which are built to 'Visitability', 'Adaptability' and 'Full Access' standards, as set out in Part M of the Building Regulations.  | dwellings). Whilst developers will be encouraged to provide new dwellings which meet higher accessibility standards (Category 2 and 3), changes to National Planning Policy (2015) mean that higher standards cannot be required unless the requirement is included an adopted Local Plan - the City Council is currently in the process of updating its Local Plan but this is not yet adopted. |   |
| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                              | 38                | House Type      | We believe it is important to include specific reference with the SPD to addressing specialist housing and support needs, as is detailed in the Housing Nottingham Plan, which itself should be referenced. | Text amended to include ref to opportunities for specialist housing for the elderly.   | Yes                                       |

| Organisation<br>(if relevant)  | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type                               | Comments   | Council Response  | Proposed<br>Changes<br>to the<br>document |
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| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                              | 39                | House Type                                    | Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group believe that Policy HO4 of the LAPP - Local Plan Part 2 should also be referenced.  | Text amended to include ref to opportunities for specialist housing for the elderly.  | Yes                                       |
| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                              | 40                | Building Design/<br>Accessibility<br>Standard | Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group seek assurance that there will be lift access to all floors of all residential blocks, including any basement parking facilities. | All proposals will be required to conform to the accessibility requirements of the Building Regulations. Whilst developers will be encouraged to provide new dwellings which meet higher accessibility standards (Category 2 and 3), changes to National Planning Policy (2015) mean that higher standards cannot be required unless the requirement is included an adopted Local Plan - the City Council is currently in the process of updating its Local Plan but this is not yet adopted. | No  |

| <b>Organisation (if relevant)</b>  | <b>Supporting/ Objecting/ Commenting</b> | <b>Comment Number</b> | <b>Comment Type</b>                     | <b>Comments</b>  | <b>Council Response</b>  | <b>Proposed Changes to the document</b> |
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| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                               | 41                    | Transport Connectivity                  | It is proposed to enhance and create safe pedestrian and cycle routes through the site. We strongly request that pedestrian and cycle routes are kept separate rather than being shared.   | There may be instances where the provision of suitably designed shared services are appropriate for the development however additional text has been added regarding the needs and safety of users.  | Yes                                     |
| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                               | 42                    | Building Design/ Accessibility Standard | Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group note that there are several areas of 'Shared surface' shown on figure 6. seek assurance that the needs of visually impaired people in particular are taken into account in street design. | Detailed designs will need to adhere to appropriate policies and guidance to maximise accessibility and safety. Additional text has been added regarding the needs and safety of users.  | Yes                                     |
| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                               | 43                    | Building Design/ Accessibility Standard | Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group seek assurance that there is a stated commitment from the City Council to make all parts of the Island Site development accessible for and useable by all.                                | The SPD already seeks to maximise the use and accessibility of the site for all. Careful design will be required to maximise accessibility within the constraints of the site (underground structures, contamination and heritage assets). | No                                      |

| Organisation<br>(if relevant)  | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type                            | Comments  | Council Response   | Proposed<br>Changes<br>to the<br>document |
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| Nottinghamshire Disabled People's Movement & representative on the City Council's Disability Involvement Group | Commenting                              | 44                | Building Design/<br>Accessibility Standard | We also seek assurance that the Disability Involvement Group and the Council's Access Officer, Paul Day, will be consulted in the development of plans at the earliest possible stages in order that the needs of disabled people are taken into account in the designs. This would include the dialogue on the Design Code referred to under c) Planning on p56 of the SPD.  | All planning applications are subject to statutory consultation requirements.  | No  |
| National Federation of the blind Nottingham Branch   | Commenting                              | 45                | General                                    | Respondent experienced difficulties in accessing/reading the online document due to inclusion of graphics as using screen reading software.   | A word version of the document was provided for review by the respondent.  | No  |
| Nottingham City Council, Children and Families   | Commenting                              | 46                | Land use                                   | Education colleagues highlight the potential of the site to support the delivery of additional school capacity. The City Council has been actively managing the rapid growth in the primary school age population, largely through a programme of expanding existing provision. Larger cohorts of pupils that have been accommodated in primary schools are beginning to filter into the secondary phase. The need additional school places has been identified and this site may offer the potential to accommodate secondary school provision (a 1000 place secondary school would require approximately a building area of | Potential for educational uses in the south of the site. Text amended to refer to potential use and need for external funding to support school provision. | Yes                                       |

| Organisation (if relevant)                 | Supporting/ Objecting/ Commenting | Comment Number | Comment Type           | Comments  | Council Response   | Proposed Changes to the document |
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|  |                                   |                |                        | 8,000m2 and an overall minimum site area of 18,000m2 if off site playing fields are utilised).  |  |                                  |
| Nottingham City Council Planning Committee | Commenting                        | 47             | General                | Area 8 Committee have considered and support the recommendations within the report.   | Comments noted.  | No                               |
| Nottingham City Council Planning Committee | Commenting                        | 48             | Transport Connectivity | Ward Councillors understood that an option to prioritise bus lanes through the site would be included, but it is disappointing that this does not appear to have been formalised.                     | SPD makes provision for a bus route and potential for a bus gate to maximise public transport accessibility.   | No                               |
| Nottingham City Council Planning Committee | Commenting                        | 49             | Land use               | It is agreed that the City needs to strive for offices on the site, but it is vital that capacity is retained to enable the expansion of the successful Bio-City.                                     | Comments noted, such uses would be compatible with SPD objectives.   | No                               |
| Nottingham City Council Planning Committee | Commenting                        | 50             | Land use               | With the need for new homes within the City, some Councillors questioned the appropriateness for the whole site to be mixed use with residential, office and business premises.                       | Large site within the City Centre which has the potential to directly support economic growth. Scale of site and location adjacent to City Centre transport hub requires a mix of uses to ensure successful extension to the City Centre core. | No                               |
| Nottingham City Council Area 8 Committee   | Supporting                        | 51             | General                | Resolved to support the proposals of the Island Site Supplementary Planning Document, believing that using the site in significant part for offices is of strategic importance to Area 8 and the city | Comments noted.  | No                               |

| Organisation<br>(if relevant)                                  | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type | Comments   | Council Response   | Proposed<br>Changes<br>to the<br>document |
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| Nottingham City<br>Council Area<br>Committee East              | Supporting                              | 52                | General         | Resolved to support the draft<br>Supplementary Planning Document.  | Comments noted.  | No  |
| National<br>Federation of<br>the blind<br>Nottingham<br>Branch | Supporting                              | 53                | House Type      | Supports comments made by other<br>respondents (see responses 37-44)<br>particularly the need for all housing<br>(whether apartments or other<br>residential dwellings) to be built to a<br>minimum of Category 2 National<br>Housing Standards<br>(accessibility/adaptability). | All proposals will be<br>required to conform to the<br>accessibility requirements<br>of the Building<br>Regulations (Category 1<br>dwellings). Whilst<br>developers will be<br>encouraged to provide<br>new dwellings which meet<br>higher accessibility<br>standards (Category 2<br>and 3), changes to<br>National Planning Policy<br>(2015) mean that higher<br>standards cannot be<br>required unless the<br>requirement is included<br>an adopted Local Plan -<br>the City Council is<br>currently in the process of<br>updating its Local Plan<br>but this is not yet<br>adopted. | No  |

| Organisation<br>(if relevant)                      | Supporting/<br>Objecting/<br>Commenting | Comment<br>Number | Comment<br>Type        | Comments  | Council Response   | Proposed<br>Changes<br>to the<br>document |
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| National Federation of the blind Nottingham Branch | Commenting                              | 54                | Environmental          | <p>In regards to "A multifunctional green space is envisaged, running predominantly east- west and located to the north of the railway warehouses. This will not only create an attractive new urban park but provide an effective response to contamination issues on site and has the potential to assist with mitigating flood risk and providing sustainable drainage solutions."</p> <p>It is of concern that a green space is seen as a way of responding to contamination issues. A green space in itself will not deal with the effects of contamination from previous work on the site. And regardless of whether some dwellings have gardens or not, it is important for as much decontamination work to be done as possible, to protect both prospective residents and wildlife.</p> | Green space is intended to respond to underground structures which would be prohibitively expensive to remove but which provide opportunities for well located green space. Text clarified in this regard. | Yes                                       |
| National Federation of the blind Nottingham Branch | Commenting                              | 55                | Transport Connectivity | The document refers to City Link as a link between the site and Sneinton, but this does not address the 'barrier' of Manvers Street and access to the Island site. As a Sneinton resident, I know how busy Manvers Street is re traffic and how difficult it is to cross it. Due to visual impairment, I cannot see what is on the plans, but there is clearly the need for a number of safe, pedestrian friendly crossing points over  | Noted. Whilst outside the SPD area, improved connections are supported in the SPD and the transport section makes reference to emerging City Council schemes to improve connectivity.                      | No  |

| <b>Organisation<br/>(if relevant)</b> | <b>Supporting/<br/>Objecting/<br/>Commenting</b> | <b>Comment<br/>Number</b> | <b>Comment<br/>Type</b> | <b>Comments</b>  | <b>Council Response</b> | <b>Proposed<br/>Changes<br/>to the<br/>document</b> |
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|                                       |  |                           |                         | Manvers Street - more than the one toucan crossing mentioned in the SPD. |                         |   |