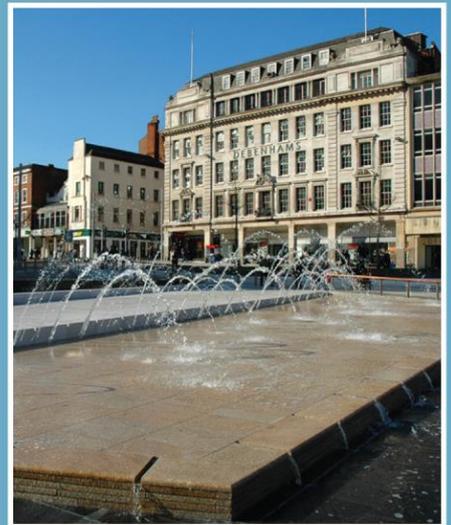


Nottingham City

# land and planning policies

Development Plan Document  
Local Plan Part 2



**Report of Consultation  
on the Preferred Options Version**  
January 2016



Nottingham  
City Council

**Quick Guide to the Report of Consultation on the Land and Planning Policies Development Plan Document (Preferred Option Version) (see [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan))**

**Purpose of this document:**

The Land and Planning Policies (LAPP) document (Local Plan Part 2) forms part of the Local Plan for Nottingham City along with the Core Strategy which guides future development in Nottingham City.

The Local Plan Part 2 contains development management planning policies and site allocations against which planning applications for future development proposals in Nottingham City will be determined.

Following a consultation period on the Local Plan Part 2 which will run from 29 January to 5pm on 11th March 2016, the Local Plan Part 2 will be submitted for independent examination, where its soundness will be tested.

This document provides a summary of the comments received on the Preferred Options version of the LAPP and the City Council's response to them. It explains how comments have been used to inform the Publication Version of the LAPP.

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## **LIST OF ABBREVIATIONS**

<b>AQMA</b>	Air Quality Management Area
<b>CIL</b>	Community Infrastructure Levy
<b>CONI</b>	Centre of Neighbourhood Importance
<b>EA</b>	Environment Agency
<b>FRA</b>	Flood Risk Assessment
<b>GI</b>	Green Infrastructure
<b>HMO</b>	Houses in Multiple Occupation
<b>LAA</b>	Local Aggregates Assessment
<b>LAPP</b>	Land and Planning Policies Document
<b>LGS</b>	Local Geological Site
<b>LNR</b>	Local Nature Reserve
<b>LWS</b>	Local Wildlife Site
<b>MSA</b>	Minerals Safeguarding Area
<b>NET</b>	Nottingham Express Transit (Tram)
<b>NPPF</b>	National Planning Policy Framework
<b>NPPG</b>	National Planning Policy Guidance
<b>PBSA</b>	Purpose Built Student Accommodation
<b>PO</b>	Preferred Option
<b>PSA</b>	Primary Shopping Area
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SHLAA</b>	Strategic Housing Land Availability Assessment
<b>SINC</b>	Site of Importance for Nature Conservation
<b>SPD</b>	Supplementary Planning Document
<b>SPG</b>	Supplementary Planning Guidance
<b>SSSI</b>	Site of Special Scientific Interest
<b>SuDS</b>	Sustainable Drainage Systems

## **1 Introduction**

- 1.1 This report has been prepared to highlight the range of consultation comments received during the 'Preferred Options' consultation on the Local Plan Part 2 - Land and Planning Policies Document (LAPP).
- 1.2 It also sets out the consultation measures carried out in accordance with the City Council's Statement of Community Involvement during the consultation period held on the LAPP during 7 October 2013 and 2 December 2013 on the Preferred Option.
- 1.3 Once adopted, the LAPP will form Part 2 of the Local Plan for Nottingham City, alongside the Nottingham City Core Strategy, which is known as Part 1 of the Local Plan. Together these two documents comprise the Development Plan for the City which will guide development in the City up to 2028. Whilst the Core Strategy sets out the overarching strategic planning framework for the City, the LAPP contains detailed development management policies and site allocations, against which future planning applications will be determined.
- 1.4 The Preferred Options consultation on the LAPP follows on from two earlier consultations at the Call For Sites, Issues and Options and Additional Sites stages.
- 1.5 This document provides a summary of all the comments received on the Preferred Options version of the LAPP and the City Council's response to them. It explains how comments have been used to inform the Publication Version of the LAPP.

## **2 How did we consult?**

- 2.1 A variety of consultation methods were used to inform stakeholders about the Preferred Options consultation on the LA. These methods were in accordance with guidance contained within the City Council's Statement of Community Involvement.
- 2.2 **Direct Mailouts:**

Direct mailouts were sent in the form of a letter or an email to all contacts in the Local Development Framework Consultation Database. This included statutory consultees, adjacent authorities, interest/environmental groups and the public. The information sent out detailed all of the Preferred Option consultation procedures and events. A Neighbour Notification letter was also sent out to all properties surrounding the newly proposed site allocations that occurred at the Preferred Options Stage. This letter informed residents about the site allocations and how to make comments regarding these.

## 2.3 Awareness Raising

- A Local Plan Newsletter was sent out to all consultees in the Local Plan Database in May 2014 to inform them of progress on the Local Plan and to advise them when the Preferred Option consultation would take place.
- A covering letter, a paper copy of the LAPP, leaflets and response forms were made available at all the City Council's libraries, as well as the Contact Centre at the Central Library and the City's Joint Service Centres. The leaflet also distributed the community drop-in sessions.
- An item on the LAPP was placed in the One Nottingham e-bulletin.
- An E-bulletin was sent via the Equality and Fairness Commission contact list.
- An article was published in the Arrow, a City Council publication delivered to every residential address in the City.
- An article was posted on the City Council's Website.
- A pop-up banner, leaflets and a copy of the LAPP was placed in the Loxley House reception for the duration of the consultation period.
- Councillor Drop-In sessions were arranged.

## 2.4 Events and Meetings

- Where appropriate, a pop-up banner and copies of the consultation leaflet were taken to all events and meetings.
- Various meetings were attended by members of the team to raise awareness of the consultation. Some of these meetings were internal City Council meetings, others were attended by a mixture of both internal and external colleagues and others were meetings in the community. These were as follows:
  - Item at all Area Committee Meetings
    - Arboretum, Dunkirk, Lenton, Radford, Park Area committee meeting 20.11.13
    - Area 8 Committee 13.11.13
    - Area Committee East (ACE) Dales, Mapperley and St Anns 19.11.13
    - Basford and Bestwood Area Committee 27.11.13
    - Berridge and Sherwood Area Committee 21.11.13
    - Bulwell and Bulwell Forest Area Committee 20.11.13
    - West Area Committee 20.11.13
    - Wollaton East and West and Lenton Abbey Area Committee 11.11.13
  - Item at Planning Committee Meeting 13.10.13
  - Item at the City Centre Forum Meeting 25.11.13
  - Dunkirk and Lenton Partnership Forum Meeting 28.11.13
  - Presentation at the Housing Strategic Partnership Meeting 05.11.13
  - Community Drop-In Sessions:
    - Mary Potter Joint Service Centre 09.10.13
    - Clifton Cornerstone Joint Service Centre 10.10.13

- Top Valley Community Centre 12.10.13
- Riverside Joint Service Centre 14.10.13
- Sherwood Library 19.10.13
- Wollaton Library 11.11.13
- Item at the Nottingham Action Group Meeting 23.10.13
- Meeting with East Midlands Property Owners 29.10.13
- Students' Unions Presentation 07.10.13
- Item at Local Access Forum Meeting 07.11.13
- Strategic Flood Board presentation 25.11.13
- Greater Nottingham Transport Partnership presentation 25.04.13
- Item at Open Space Champions Group Meeting 22.10.13
- Item at Meadows Partnership Trust Meeting 18.11.13
- Item at Health and Wellbeing Group Meeting 28.10.13

### **3 What comments have been made and how have they been used?**

- 3.1 In all, a total of 370 individuals or organisations responded to the Preferred Option consultation, and the total number of individual representations made was 1,370.
- 3.2 A bullet point summary of the responses received is set out in Section 5 of this report. Where comments were made relating to minor or typographical issues these are not included. Section 5 also includes a summary of the City Council's response to the comments and how they have been used in drafting the Publication version of the plan.
- 3.3 The responses are set out by chapter or individual policy or site as appropriate.
- 3.3 Appendix 1 of this report sets out a schedule of the Policy numbers at the Preferred Option stage of the LAPP and how they correlate to the amended Publication version Policy number. Similarly, Appendix 2 sets out a schedule of the Preferred Option stage Site Allocation names/numbers and how these correlate to the Publication version Site Allocation names/numbers.

#### **4 What happens next and where can I find more information?**

- 4.1 The next version of the LAPP ('Publication' version) has now been drafted, taking into account all of the comments received during the Preferred Options Stage. There will be a further round of consultation on the Publication version of the LAPP before it is submitted to government for an independent examination, where an inspector will assess the soundness of the LAPP. If, after the examination, the LAPP is found to be sound, the City Council will proceed to adoption.
- 4.2 If you would like further information on the LAPP, please contact the Policy and Research Team at Nottingham City Council at Loxley House, Station Street, Nottingham, NG2 3NG by email: [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk) or by telephone: 0115 876 3970).
- 4.3 Copies of the current version of the LAPP can be viewed at:  
[www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)

## 5 Consultation Responses and Nottingham City Councils Comments

### Development Management Policies

#### Climate Change

##### Summary of Responses

###### DM1

- The requirement for high speed broadband will need viability testing as part of the whole plan viability assessment.
- Specific areas of the city which can be designated as early-adopter, zero carbon zone exemplars for the wider scale zero-carbon developments expected in 2016 could be adopted. The document should be more imaginative, forward thinking and inspiring in order to ensure Nottingham retains a leading role and to support local entrepreneurs, employment opportunities and the city's economy.
- The document sensibly adopts a general fabric-first approach. The principles of careful design and thoughtful construction would enable new developments to have reduced energy consumption and lower carbon emissions without considerable cost increase. The document could do far more to encourage green roofs and walls.
- Assessment would be needed of individual major sites to establish the appropriate Code.
- The City Council should join the movement working against climate change and adopt the 2012 International Energy Conservation Code for all new building projects in Nottingham.
- The Housing and Communities Agency (HCA) will work with the City Council on the standards/code level it wishes to achieve. The allowable solutions identified appear to offer a potential way forward to ensure compliance with Building Regulations 2016. Viability remains an issue to be addressed in the costs that are attributed to the scheme and the need to

ensure that the development does happen.

- The use of BREEAM for commercial buildings is supported. Viability assessment of this requirement will be necessary although it is acknowledged that the range of commercial building types will make this difficult. Greater flexibility will be required in applying the commercial element of this policy.
- Natural England supports this policy and considers that by reinforcing the standards set out in the Code for Sustainable Homes that future development will improve energy efficiency and maximise solar gain and therefore reduce environmental impact.
- Use of the Code for Sustainable Homes is welcome. The document should specifically state that it supports the Lifetime Homes standard and will address this with regard to sustainability.
- Support for a policy which seeks Code for Sustainable Homes level 4 for new build, encouragement to Code level 6, and the use of Allowable Solutions and measures related to Broadband.

## **DM2**

- Policy 2c should include reference to 'townscapes' and 'heritage assets'.
- Heritage England commented that renewable energy schemes can have adverse impacts on heritage assets therefore an additional requirement should be added to the policy to make it clear that negative impacts on the significance and setting of heritage assets should be avoided.
- Support expressed for connection to decentralised energy and heat networks.
- Policy should include the potential impact on locally and nationally designated heritage assets.
- Natural England welcome the provisions in points 2b and 2c which aim to avoid significant harm to wildlife species or habitats and unacceptable visual impact on the landscape.

- The use of biomass should be limited to appropriate areas.
- The latest thinking on district heat networks is different to the early generation system used in the City.
- The City's district heating network is not the only option to supply heat to new developments. The document should encourage wider creation and development of privately and community developed schemes. There is no sense of this opportunity proposed in the document.
- Where a development is in close proximity to the existing district heating network, the onus will be placed on the developer to demonstrate why such a connection is not technically feasible or viable. More detail may be appropriate in order to show how negotiations with developers in this regard would be conducted. Without such it is not clear whether this policy would apply sufficient pressure to the development industry to fall in line with the ambitions of the policy.

### **DM3**

- Not clear what 'class limits' and 'status class' means for development and how applications will be determined.
- The housing standards review also covers the issue of water efficient features and a review of this policy may be required.

Comments from the Environment Agency made as follows:

- Class Limits and Status amended to Classification and Status and added to glossary
- It may be appropriate to identify areas that are at risk of flooding or where this information can be found.
- Support for measures to ensure that Sustainable Drainage measures are in place in all new developments.
- There should be a stand alone flood risk policy.

- The policy should include a requirement for new development to provide positive gains to any watercourses which are impacted by the proposals, wherever possible.
- The policy wording should ensure there is no detrimental effect on the setting, access to and maintenance of a watercourse.
- Culverting of watercourses should not be supported. The opening up of sections of existing culverted watercourses should be encouraged.
- Development can impact on the hydromorphology of a watercourse.
- Development proposals should be avoided in close proximity to a watercourse. Where this cannot be achieved, mitigation measures should be proposed.
- Wording could be amended to support proposals which positively contribute to reducing flood risk by working with natural processes.
- Points 4 & 5 could be strengthened to bring them in line with the Core Strategy.

### **Summary of Nottingham City Council Response**

#### **DM1 (CC1 Publication version)**

- Since the policy was drafted new National House Building Standards have been introduced and the energy performance of new dwellings is now dealt with through the Building Regulations and the Code for Sustainable Homes has been withdrawn. The Government has confirmed that zero carbon homes and allowable solutions will not be pursued. The policy has been amended to reflect these changes.
- Infrastructure providers have been contacted and no overall barriers to the provision of broadband have been identified.

### **DM2 (CC2 Publication version)**

- The policy has been amended to include impact on the setting of heritage assets. Townscape considered to be covered by main design policies.
- The policy should not be read in isolation, other policies address design and impact from noise, smells etc.
- The policy has been amended to encourage connection to existing decentralised energy networks and creation of new networks where appropriate.
- Further guidance on potential connection to District Heating System is provided.

### **DM3 (CC3 Publication version)**

- Separate policy for Flood Risk not considered necessary but reference to overarching strategic policy of the Core Strategy has now been included within introductory text.
- A new policy EN5 has been added specifically dealing with water courses – their importance, setting, ecological value and benefits of opening culverts.
- Access and maintenance requirements are dealt with at planning application stage but also in new Policy EN5.
- The terms ‘Class limits’ and ‘status class’ have been replaced with ‘class status’ and a definition provided in the glossary.
- Policy has been reworded to clarify that where development is acceptable in areas of flood risk, it should be accompanied by an appropriate site specific flood risk assessment.
- Policy reworded to include consideration of impacts on the hydromorphology of watercourses.

## Employment Provision and Economic Development

### Summary of Responses

#### DM4-8

- To comply with the NPPF there should be flexibility within the employment policies to recognise the wide range of employment generating uses including sui Generis uses.
- Would like an encouraging statement in the employment chapter to support small scale opportunities for employment in the Meadows and the north of the city.
- Policy DM4.2 should refer to 'employment opportunities' or applications for employment use rather than employment sites. Whilst another resposdee supports the basis on which additional employment sites outside of the provision identified within the emerging Core Strategy set out at points a-d of DM4 will be considered.
- Highways Agency agrees that additional employment sites should be attractive to the market in respect of accessibility.
- Erewash Borough Council consider that whilst they support the principle of DM5, policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.
- Policy DM5 is not consistent with the NPPF. DM5 as drafted provides only very limited flexibility for appropriate alternative employment generating uses.
- The definition of employment uses detailed in paragraph 3.28 should not be restricted to just B1, B2, and B8 uses.
- Gedling Borough Council recommend that the last line of the first paragraph in Policy DM5 is amended to read 'serve the business park / industrial estate' to avoid confusion about what the word 'development' refers to.
- Nottinghamshire County Council consider that waste management facilities should be focused on existing or proposed

employment sites and other derelict or previously developed land in order to minimise environmental impacts.

- There were several supporters of DM6, particularly in terms of the flexibility it offers and consider the assessment criteria appropriate.
- The criteria in DM6 for assessment of proposals for change of use from employment to purpose-built residential accommodation must be sensitive to the balance and sustainability of the local area.
- Heritage England consider that the criteria for assessment of proposals for change of use from employment to other uses (DM6) should consider the effect on the historic environment.
- Gedling Borough consider DM6 appears to apply to any building in business use including those not specifically designated / allocated. It is considered that this is an unnecessary blanket restriction.
- Support DM6 in only requiring sites under 0.4ha to consider the locality, however consider 'locality' should be defined.
- Homes and Communities Agency consider that as the City has a shortage of developable land, the proposed DM6 represents a way of ensuring the best use of the land that is available for alternative uses.
- DM6 (f) (Paragraphs 3.33/3.35) seems dictatorial
- Support the objective of DM7.
- Any development located in the Southside should incorporate a specific Local Employment and Training Opportunities obligation as mentioned in the justification text of DM7.
- Support for DM8 but would like to see a more robust presumption against telecommunications masts in or immediately near to Conservation Areas and on listed buildings.

- Support inclusion of telecommunication policy in general, BUT consider part b) of policy to be unnecessary on the basis that operation of telecommunication equipment by licence fulfils legal obligation in respect of interference to other electrical systems.

### **Summary of Nottingham City Council Response**

#### **DM4-8 (EN1-4 Publication Version)**

- There is now a wider definition for employment land in the Glossary to encompass some sui generis uses.
- There is now introductory text which mentions small scale and live-work. The plan only allocates sites over 0.5 hectares so some sites for small scale opportunities may have not been allocated.
- Section 2d of DM4 encourages employment development which supports regeneration aims.
- Further on in the document, it does state: 'Given the demand for modern employment premises in the City, particularly start-up units, schemes which include these will be strongly encouraged'.
- The LAPP does protect a lot of industrial estates in the north of the City and allocate sites for employment. The LAPP only allocates sites over 0.5 hectares so some sites for small scale opportunities may have not been allocated.
- There are sites allocated in the City Centre and Quarters where small business start-ups may develop.
- Crocus Street/Southpoint is suitable for a range of uses as described on page 141 of the Preferred Options, it also appears in Appendix 2 (Housing) and Appendix 4 (Retail) of the Preferred Options.
- Policy DM4.2 now refers to 'proposals for employment uses' rather than employment sites to allow the policy to be more widely used including considering applications for change of use to employment use.
- The sites covered by DM5 are regarded as serving the long-term need and does not conflict with NPPF. It is acknowledged that site reviews should occur, and it is the intention of the authority to carry out reviews.

- DM5 has been amended to delete the last sentence and there will be a wider definition for employment land in the Glossary to encompass some sui generis uses.
- Consider the word development actually refers to the proposal so a change has been made.
- There will probably be scope on sites allocated for industrial and manufacturing for waste management facilities as there are minimum figs for each site.
- Comments noted that the criteria should include sustainability and heritage however, it should be noted that no policy would be applied in isolation; account will be taken of all relevant policies, reference to heritage assets added to justification text.
- Support noted for DM6, However amended for clarity and to implement Policy 4 of the Core Strategy.
- Policy DM6 and the justification text aim to maximise sustainable development in a comprehensive way.
- 'Locality' has not been defined and it would be difficult to create a definition that covered all eventualities as each case needs to be judged on its merits and often depends on scale and use.
- Support noted for DM7 and the objective of the policy is to cover all new development.
- Criterion (e) of DM8 does refer to heritage and no policy will be applied in isolation. There is a separate policy covering Heritage Assets which include Conservation Areas and listed buildings.
- Criterion (b) of DM8 is a requirement of NPPF para 44 and will therefore be retained.

## Retail Provision (DM9 to DM16)

### Summary of Response

- Clarity of overall approach required.
- There should be no requirement to concentrate new retail development within primary shopping frontages.
- Consider regeneration sites for main town centre uses.
- Concern about the impact on retail provision in the Meadows.
- Re DM10: A policy requirement to deliver intu Broadmarsh before the intu Victoria Centre is unnecessary and not justified by evidence.
- Support for phased policy approach to Broadmarsh prior to Victoria Centre.
- Broadmarsh redevelopment should be a priority opportunity for urban design and heritage improvements.
- Supports the recognition made of the important roles that both shopping centre retail areas (Broadmarsh and Victoria) play in the overall retail position of Nottingham City Centre.
- Considers policies to be overly subjective, recommends figures are included to provide benchmarks for i.e. point at which the shopping character of the frontage would not be maintained, non-A1 uses 'over dominant' etc.
- Reference to specific non-retail planning application.
- Support for DM11 'Development within the City Centre Primary Shopping Frontages' criterion 1(g).
- Sensitive and sustainable development considerations which positively contribute to the local area should be replicated for

non-A1 uses in DM11.

- Clarity that development inside and outside the Primary Shopping Area will be considered in terms of environmental quality.
- Ensure protection of community facilities.
- Supports in principle recognition that the City and its retail offering is not exclusively defined by its retail core, acknowledging secondary ('quarters') and 'tertiary' areas.
- Further clarification about Retail Opportunity Areas required.
- Ensure/improve safe and direct pedestrian and cycle movements, along with the importance of historic public Rights of Way.
- Welcomes DM13 'Design Principles for Development within the City Centre Primary Shopping Area' criterion 1(d).
- Explicit reference to the historic environment required within policy.
- Support DM14 'Main Town Centre Uses within the wider City Centre and outside the Primary Shopping Area' and its consistency with NPPF requirements.
- DM14 bullet point (b) on page 44 should also include references to educational uses.
- Policy should indicate a 1,000m<sup>2</sup> gross limit applied to development where a retail impact assessment will be required.
- Support identification of Independent Retail Clusters.
- Supports retaining buildings of heritage value within the Independent Retail Clusters including Carrington Street, Hockley and Sneinton.

- Cumulative impact of food and drink should be considered in relation to health as well as from a crime and disorder saturation perspective.
- There may be instances where controlling hours of operation by planning condition is not sufficient, therefore a mixed economy is not suitable.

### **Summary of Nottingham City Council Response**

- The retail chapter has been comprehensively amended to clarify and reduce the number of policies to address many of the respondent comments.
- Policies amended to make clear reference to NPPF definitions of edge of centre and out of centre in relation to retail and main town centre uses (rather than wider City Centre).
- References to the City Centre and Primary Shopping Area clarified.
- Appropriate that City Centre Quarter policies are set out separately and that site allocations set out specific uses.
- Policy SH1 and accompanying Justification Text have been amended to reflect the current planning status of Broadmarsh and Victoria Centres. It is considered that redevelopment of Broadmarsh remains a priority. Policy clarified so that it applies to wider development.
- The policy approach supports local centres such as the Meadows, aimed at maintaining and enhancing vitality and viability.
- The policies within the LAPP should be read as a whole, no policy is intended to be applied in isolation.
- Disagree with inclusion of figures approach in Primary Frontages due to differing individual site contexts and material considerations, amended justification text to provide clarity.

- Policies amended to include sensitive and sustainable development in relation to historic assets.
- The LAPP contains a Community Facilities policy, resisting the loss of local facilities.
- Local Impact thresholds are set out in the document.
- The City Centre is wholly appropriate for food and drink uses in planning terms and licensing/legislative regimes. The City Centre Time and Place Plan also considers the evening economy.
- Planning conditions i.e. restrictions relating to opening hours could be imposed to make development proposals acceptable and allow planning permission to be granted.

## Role of Town and Local Centres

### Summary of Response

- CONIs are not considered as centres in terms of the sequential assessment, these are small parades of shops which do not meet the definition of centres within the NPPF.
- The inclusion of Daybrook as a 'Centre of Neighbourhood Importance' is not considered appropriate.
- The Plan does not recognise the importance of the Bridgeway Shopping Centre as the main retail location in the Meadows neighbourhood. It should be recognised as a District Centre.
- Correct that the document distinguishes the hierarchy of town and local centres.
- Appropriate openings hours should be considered to protect residential amenity.

- Access to fresh fruit and vegetables is an important policy consideration.
- Seeks inclusion of existing Castle Boulevard and Perry Road Sainsbury's Stores within the defined retail hierarchy.
- Replacing the Carlton Road Co-op with a similar sized supermarket would be welcomed and the combined Carlton Road Centre would be viewed as a Local Centre.
- Supports identified network of centres and hierarchy, which is an appropriate basis for accommodating growth over the plan period.
- DM18 'Development in Town, District and Local Centres' considers that 1c of the policy conflicts with the NPPF.
- Considers policies to be overly subjective, recommends figures are included to provide benchmarks for i.e. point at which non-A1 uses 'over dominant' etc.
- Notes policy regarding student accommodation and leisure facilities, suggests sites near new tram stops in the Meadows, particularly at Queens Walk / Blackstone Walk.
- Support the focus on local centres in DM18.
- DM18 criterion 1(f) should include the re-use of sites as well as buildings.
- DM18 a new criterion: 'maintains the compactness of the centre' is required.
- Welcome and support policy DM18.
- Welcome policy DM18 criterion 1(g) and 2(g).
- Development should be concentrated within the designated boundaries of town, district and local centres.

- Planning policies must make it clear that development of late-night take-aways and similar establishments in CONIs located in areas with large concentrations of HMOs will be refused.
- Welcomes DM19 'Centres of Neighbourhood Importance' criterion (e).
- There can be a valuable complementary role for appropriate comparison goods shopping in CONIs, particularly relevant in the context of modern store formats where an element of comparison goods floor space forms an important and integral part. Policy should not inhibit such format provision and is a highly important factor to ensure that the viability and vitality of centres is maintained or enhanced, particularly in the context of sites and centres in need of regeneration. Such development could potentially consolidate or elevate the role of a centre.
- Consider serviced offices either side of Ashley Street should be incorporated into the Carlton Road South CONI, and potentially into a larger allocation which takes account of the CONI and independent retail clusters at Hockley.
- Justification for the 1,000 sqm Impact Assessment threshold required.
- May be useful to clarify in the justification text that proposals including ancillary retail (such as that associated with petrol filling stations) are not likely to require the sequential and impact assessments.
- DM20 'Development of Main Town Centre Uses in Out-of-Centre and Edge-of-Centre Locations and Retail outside the City Centre PSA' paragraph 3.101 should clarify that the edge of centre is defined as a maximum of 300m from the boundary but may be less depending on local circumstances as set out in the NPPF glossary.
- DM20 should give more weight to environmental impacts of out of town development i.e. traffic/air quality.
- Object to DM20 paragraph 3.100 which is overly restrictive compared to the NPPF.
- Greater clarity for DM20 as to which elements of a proposal are applicable to the impact assessment threshold.

- No more shops required in Bulwell, there are too many already.
- Markets should not be considered in the same way as standard retail provision.
- Consider an appropriate range of choice of convenience stores need to be provided across the plan area.
- Supports DM20 criteria 1.
- The policy makes no provision for the development of 'local retail centres' to support new large housing clusters.
- The 1,000sqm impact threshold is appropriate based on local circumstances on Nottingham.
- The maximum threshold of 280sqm net for local retail facilities is appropriate.
- DM21 appears to limit its consideration simply to brand new markets and does not consider the need to replace existing market facilities in nearby locations, particularly where these are likely to be lost as a result of other aspects of this plan.
- Markets serving much of the local population i.e. Cattle Market could be lost as a result of redevelopment.
- DM21 does not identify the location of the City's markets, some of which may include heritage assets which should be safeguarded.
- DM21 is unjustified and unnecessary in context of the Council's own market licensing and charter rights to control markets and street trading.
- Support the strategy for markets, which allows new, relocated or remodelled markets within designated centres.

### Summary of Nottingham City Council Response

- The policies within this plan should be read as a whole, no policy is intended to be applied in isolation.
- Acknowledge NPPF's 'Town Centre' definition and policy requirement for the consideration of proposals for main town centre uses which cannot be accommodated in or adjacent to town centres.
- CONIs typically consist of a parade of shops which serve a local community, and may include a small supermarket. The inclusion of Daybrook as a CONI is considered appropriate.
- The retail hierarchy has been developed using evidence from shopping studies and is set out in the Core Strategy. The details are considered appropriate in their current form.
- Disagree with inclusion of figures approach due to differing individual site contexts and material considerations, amended justification text to provide clarity.
- Update text to read 'exploiting any potential for the re-use of sites and existing buildings....'
- Disagree with compactness criterion which seeks to protect centres' retail function and is therefore only relevant for non-retail uses.
- It is considered that the retail policies promote development concentrated within designated boundaries of town, district and local centres, ensuring it is an appropriate scale to the role and function of each centre without adverse impact.
- A blanket ban would not be appropriate for late-night take-aways and similar establishments as these may be acceptable irrespective of the HMO concentration, subject to policy consideration.
- Considered that policy allows the complementary role for appropriate comparison goods shopping in CONIs.
- It is considered that the serviced offices either side of Ashley Street are appropriate to its existing employment function.

- The Impact Assessment threshold has evolved through the Interim Retail Planning Guidance 2010, Greater Nottingham Retail Study 2008 and Partial Update 2013 and the 2015 Retail Study.
- Proposals for small scale ancillary retail provision (less than 280sqm) would not require an impact assessment, but the NPPF requires all edge of centre or out of centre retail development to be subject to the sequential approach.
- The retail hierarchy has been developed using evidence from shopping studies, influenced by both scale and status of existing centres and is flexible in allowing centres to grow sustainably where recognised retail needs are demonstrated.
- Policy SH4 and the accompanying justification text clarify edge of centre considerations.
- Improved clarity regarding impact assessment threshold has been provided in Policy SH4 and the accompanying justification text.
- Policies concerning main town centre uses seek to protect and enhance Centre vitality and viability.
- Noted that Bulwell Centre has low vacancy levels.
- Introductory text to Policy SH4 and The Glossary includes a definition of 'edge of centre'.
- The importance of markets is noted in the plan and the assessment would be considered on the area covered by the whole market, rather individual plots.
- It is considered that the plan caters for an appropriate range of choice of convenience stores needed across the plan area.
- The Retail Study advises existing hierarchy and was prepared in context of proposed housing levels. Where significant new residential developments are proposed e.g. Waterside, the plans makes provision for this in the Development Principles.

- SH8 criterion 1 and 3 considers existing markets, allowing for relocation, remodelling and qualitative enhancements. The policy also accommodates new markets outside of existing centres, subject to consideration.
- It is considered that the plan caters for an appropriate alternative market locations.
- Design / Historic Environment policies adequately address issues of safeguarding heritage assets.
- In drawing up Local Plans, the NPPF states that Local Planning Authorities should 'retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive.'
- The importance of markets is noted in the plan and the assessment would be considered on the area covered by the whole market, rather individual plots.

## Regeneration

### Summary of Response

- LAPP should include specific references to Sneinton Greenway.
- Safe cycling links to and from Nottingham Station are important and therefore should be specific references to improved linkages, particularly through a redeveloped Broad Marsh linking the Station and Listergate.
- Support for policies recognising the importance of the canal which should be acknowledged as a heritage asset.
- Improved signage may be required for the canal.
- Support for the range of uses identified for the Canal Quarter.

- Important that accessibility for disabled people is considered in any proposals for housing.
- Concern expressed regarding evidence of demand for commercial uses on site LA16 within the Canal Quarter and demand and suitability of residential and hotel uses. Other emerging schemes will satisfy demand for office schemes and to comply with the NPPF retail uses should be included to promote development of land and flexibility of use.
- Support for development of brownfield sites.
- Cross references to the City Centre Time and Place Plan required and positive references to preserving and enhancing heritage assets.
- Student housing within the Canal and Creative Quarters supported in principle but locations must be attractive to students, well managed and capable of future flexibility for other uses/occupants.
- Consistency between the Quarter policies required in requiring heritage assets to be preserved and enhanced.
- Support for the retention and reuse of historic buildings at Sneinton Market and Bus Depot (within the Creative Quarter).
- NPPF requires councils to measure demand for self build housing and make provision for that demand, links to Government documents and how to facilitate self build housing provided.
- Specific reference to cycle connectivity requested in policy DM24.
- Cycle links to/from Castle and City Centre including the Station regarded as highly important.
- Stronger references to Nottingham Castle as a City landmark required.
- It is assumed that high quality HMO's would not be welcomed in the Castle Quarter – this should be made explicit.

- DM24 should make clear that 'purpose built' includes conversion of existing buildings.
- Support for the statement within the Castle Quarter policy that 'Developments involving provision of purpose built student accommodation within the Castle Quarter will not be supported' and ensuring residential dwelling appeal to sustainable long term occupiers.
- Reference to St Bartholomew's Cathedral should read 'St Barnabus'.
- Support for policies which support and enhance the heritage of the Castle Quarter.
- HMO's, student accommodation and conversion of historic buildings within the Castle Quarter are not supported.
- Good quality residential housing for long term residents is supported in the Castle Quarter.
- Paragraph (e) within Policy DM24 should be amended to include cyclists as well as pedestrians.
- Difficulties of providing good access to historic buildings is recognised but innovative solutions should be considered and implemented where possible.
- DM24 (Castle Quarter) provides an excellent opportunity to improve this area of the City.
- Need reference to pedestrian and cycle connectivity within DM25.
- DM25 lacks reference to heritage assets – quarter polices should be consistent.
- Siting of purpose built student accommodation should be treated sensitively.
- Role of Nottingham Trent University as part of the Royal Quarter should be positively addressed.

- Proposed improvements to cycling, walking and public transport within/out of the Waterside welcomed but specific links should be mentioned.
- Waterside contains heritage assets but these are not mentioned in the policy.
- Waterside policy for promotion of sports and culture is supported.
- Hartwell site (LA72) is suitable for substantial development.
- Reference to role of canal and opportunities for river side welcomed with the Waterside.
- Concerns regarding the availability and affordability of alternative employment sites should development come forward in the Waterside.
- Support for regeneration of the Waterside and Trent Basin
- As Waterside is a large allocation, open space requirements should be set out up front and not left to planning briefs or conditions.

#### **Summary of Nottingham City Council Response**

- Unnecessary to list all existing pedestrian and cycle linkages, policy provides sufficient scope to support improvements.
- Policy 14 of the Core Strategy satisfactorily sets out requirements for cycle routes to be considered as part of new development proposals – no further changes regarded as necessary.
- The canal's role as a heritage asset is noted, other Local Plan policies set out requirements for development in keeping with heritage assets.
- Accessibility is addressed within the design policies of the LAPP.

- Regarding site LA16, the Canal Quarter includes the newly created station hub interchange which makes the area one of the most accessible locations in the City Centre. The focus on business uses is entirely appropriate for this part of the City Centre and to support the recovering economy but the policy does allow for flexibility of uses including residential, leisure and entertainment uses. Within the specific sites allocations ancillary uses are also supported e.g. LA16 East of Nottingham Station proposes the following uses: B1, C3, C1, D1, D2 and transport facilities but provides flexibility for other uses (e.g. A1,A2,A3) at ground level as part of mixed use scheme. The policy is appropriate and not overly restrictive.
- City Centre Time and Place Plan now referenced.
- Policy HO6 amended to strengthen requirements for adaptability of student accommodation.
- Text relating to heritage assets amended to ensure consistency between the quarters.
- Publication Version Policy HO1 responds to Government's objectives of increasing the number of self-build/custom build plots.
- A specific reference to cycle connectivity has been included in RE4.
- New text introduced to Policy RE4 to encourage development which preserves and enhances the setting of Nottingham Castle, Park and Gardens.
- Landmark buildings, including the Castle are identified on the Policies Map.
- Issues of quality and design are covered by other plan policies.
- Support for no student accommodation in the Castle Quarter noted, however the boundary of the quarter has been amended such that student accommodation in some areas within the Quarter is now appropriate and this is covered within the new text.

- Reference to St Barnabas Cathedral has been corrected.
- References to improved cycling and pedestrian connectivity added to RE5.
- RE5 amended to have regard to heritage assets.
- Policies should not be read in isolation but alongside policies which support good design, accessibility and mix of appropriate housing types.
- RE5 justification text amended to include reference to the role of Nottingham Trent University.
- RE8 text amended to specific areas in/out of the quarter where improved links will be encouraged.
- RE8 amended to have regard to heritage assets.
- Should development proposals come forward, impact on existing businesses will be carefully considered with liaison with business support colleagues.
- Type and quality of open space within the Waterside will depend on nature/layout of future development and appropriate to be addressed via planning briefs.

## Housing Size, Mix and Choice

### Summary of Response

#### Policy DM27 Housing Mix

- The Majority of consultees who commented on this policy supported it.
- One response questioned how Policy DM27 would be monitored.
- One respondent requested that the City Council apply inclusion principles to all types of housing development regardless of house type and to incorporate accessibility and Lifetime Homes standards and some fully accessible homes.
- There was one objection to the preference for family housing in the City. This respondent asserted that such properties are unaffordable and there is a surplus of large homes. This will discourage building flats and force small families into HMO misery.
- One respondent felt that the approval of two planning applications for large scale non-family developments in Lenton highlighted a precedent that goes against the LAPP for increasing family housing.
- One respondent highlighted that point (a) needs to include a caveat 'unless otherwise identified in a specific site allocation' i.e. LA60 will not include 'family housing' as defined.
- One respondent thought more should be done to convert vacant properties into residential use.
- One respondent thought that whilst the presumption against the loss of existing dwelling houses in Policy DM28 is a clear indication that decisions will favour the retention of housing suitable for family occupation. They felt that there is less in the way of such decision-making certainty in Policy DM27 where it is only expressed that such housing will be 'encouraged' on appropriate sites. They considered that an open-ended approach embedded within the policy may prove inadequate in

addressing the concerns where developers may have alternative plans for specific, yet appropriate sites.

- One respondent requested that the supporting text be changed to remove reference to 'student' houses in multiple occupation as they felt that regardless of whether they are occupied by students or another group, the use of these properties as HMOs removes them from the family occupier or rented markets.
- One respondent stated that Self-Build should be included in Local Plans as it facilitates housing delivery.

#### **Policy DM28 Protecting Dwellinghouses (Use Class C3) Suitable for Family Occupation**

- One respondent expressed concerns about the exemptions (a), (c) and (f), which they feel are likely to encourage developers to aspire to convert C3 family homes into HMOs, particularly those in neighbourhoods where there are concentrations of HMOs or where the market trend is towards conversion to HMO.
- One respondent felt that paragraph 4.13 would benefit from the addition of a requirement that the applicant demonstrates that there is no demand for family occupation and a requirement that a bungalow is replaced by another bungalow.
- There was one objection to the preference for family housing in the City. This respondent asserted that such properties are unaffordable and there is a surplus of large homes. This will discourage building flats and force small families into HMO misery.
- One respondent said that this policy will undermine investor confidence (i.e. buy to let landlords) in the City.
- One comment questioned how existing 3 and 4 bed HMOs would be encouraged to return to a family home.
- Concern was also expressed by one respondent over how PBSA could become a long-term accommodation option for students.
- One respondent said that this policy was not strong enough.

## Policy DM29 Affordable Housing

- One respondent stated that it is important that this policy is sufficiently flexible and recognises that, in some circumstances, provision of a 20% target may not be feasible.
- Another respondent states that Nottingham has a higher proportion of privately rented housing and many lower income migrants that do not live in social housing live in HMOs and that there is a reluctance of landlords to consider family occupants due to the inability to switch between C4 and C3.
- Support is given to the principle of additional affordable housing, but the respondent considers that the need is so great that the threshold of 15 dwellings should be lower and the percentage of affordable dwellings should be higher than 20%.
- The Homes and Communities Agency state that they are providing funding through its Affordable Housing programme to Registered Providers for affordable rent only, which is Government Policy. They note that the City's policy for S106 affordable housing will be social rent and not affordable rent and the Council will need to be aware that no affordable housing programme funding will be able to be utilised in any social rent dwellings delivered via S106 obligations. As a provider of funds for the Affordable Homes programme, the Agency will work with providers to support the construction of affordable homes. HCS will seek the views of the City Council in determining the level of affordable housing provision on developments where it has an involvement. The City Council propose that affordable housing needs should be met on site. This is in line with HCS practice on its own sites and with other Local Planning Authorities that it works with.
- It is considered by one respondent that a range of targets would be more appropriate to maximise the provision of affordable housing. They also consider that the 'where appropriate' at the end of the first paragraph is unnecessary and could be deleted.
- One respondent considers that the document is not sound because it will not be effective in regard to traveller site provision as there is no policy. They state that traveller sites can be regarded as a form of 'affordable housing' but this has not been acknowledged in the document.

- Support is also given by one respondent to the target of achieving a 20% affordable housing rate for the City as it reflects the Core Strategy which in itself is based on a shared Housing Market Area evidence base considered to be sound and justified. Beyond this, Policy DM29 stipulates thresholds of 15 dwellings or 0.5ha and they consider these to be reasonable and realistic in terms of sizes of development likely to be able to accommodate the affordable housing provision of 20% in relation to issues of viability within the City specifically. They also support the explicit distinction made within the policy between the provision of affordable housing and affordable rented housing.
- Nottingham City Homes supports the policy and in particular the point about affordable rent because in a low income area such as Nottingham it is open to question as to whether Affordable Rent set at the government's guideline rent of 80% of market rent is in fact genuinely affordable to people in housing need (as set out in para 4.19). They also state that contributions either on site or via commuted sums designed to deliver rented housing should deliver social housing (including that owned by Nottingham City Council) at rents that are in line with social housing rents rather than the government's definition of 'Affordable Rent' which they dispute is genuinely affordable by those in housing need.
- A local residents' group supports the policy in general, including the extension of affordable rented housing as an appropriate form of contribution. However, urges that in the case of '... sites providing student dwellings, a commuted sum will be required in lieu of on-site affordable housing provision', the commuted sum is significant enough to make a substantial contribution to the need for affordable housing in the near neighbourhood.

### **Policy DM30: Specialist Housing**

- One respondent raises concern that 'over-concentration' of specialist housing could occur across Borough boundaries and that areas where there is currently considered to be over concentration should be identified on a map. They also consider that in criterion e) that the word 'sufficient' be replaced with 'satisfactory'.
- Nottingham City Homes questions the text within the policy as they consider that better guidance is given in the supporting text to DM30 as to what a 'satisfactory residential environment' is, but it then refers to ADM 2004. They consider ADM only gives a visit ability standard for a visitor to the house to access the primary rooms and use a toilet; it is basic in its

requirements and does not include any guidance on accessible living standards. BS9266 provides better guidance, and ADM has been updated in 2010 and 2013.

- One respondent considers that terminology used is vague and need to better definition of what a 'satisfactory residential environment' is. There is also no direct reference to vulnerable groups.
- Another respondent considers that Lifetime Home Standards should be included in the policy.
- HCA is supportive of the policy.

**Policy DM31: Locations for Purpose Built Student Accommodation & Policy DM32: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation**

- One respondent raises concerns that the focus of Purpose Built Student Accommodation within the City Centre may undermine provision of quality office space. They are also concerned about the amount of regulation impacting the private rented sector in Nottingham, particularly HMOs and the affect this is having of distorting the housing market.
- Another respondent does not support further student housing in family homes. They also raise concern that Purpose Built Student Accommodation is not fulfilling student needs and suggest a different approach is required including accommodation being provided on universities' own sites.
- Encouraging more dispersed student accommodation from areas/ wards where there is already a high quantity of provision (apart from where this is on the campus sites themselves) is suggested by another respondent.
- An organisation considers that it is essential that any Purpose Built Student Accommodation includes full accessibility including parking provision.
- One respondent considers that the Royal Quarter is a hotspot for crime and disorder and is concerned about the promotion of further student accommodation, the impact on the mixed economy of entertainment and housing in the area.

- Another respondent acknowledges that there has been an increase in new student bed spaces in city as result of purpose built developments, and in principle, support further provision provided it is of the right type, location, design and the right rental levels are set. They do not however support additional provision in the Castle Quarter and in the residential/family housing area situated to the north of the Royal Quarter. They also consider that returning students have continued to express a reluctance to consider purpose build accommodation in preference to HMOs, due to, unappealing design; higher rentals; perceptions of purpose build, rooted in experience of out-dated halls of residence; and because of the perception that there are no attractive alternatives to shared housing. They also do not agree with the promotion of Purpose Built Student Accommodation in criteria d) given that these areas already have a high imbalance of HMOs. They question whether a building or a vacant site should be treated in the same manner. May be more suitable to re-use buildings rather than demolish (particularly if they are of merit). Not clear the same criteria should be applied to a vacant site.
- One respondent questions whether the policy is biased toward student development and that any concentration of HMOs (student and non student) still has impacts as they both affect the demographic and socio economic balance. On a technical issue, they are not clear as to the difference between criterion d) and criterion b) unless Point d) refers to extension and alteration of Purpose Built Student Accommodation resulting in an increase in the number of bed spaces, whilst criterion b) is confined to HMOs.
- One individual suggests there should be more provision of Purpose Built Student Accommodation in local and district centres, such as the Meadows as this would support local services, help to re-balance the mix of residents in the community and there are good transport connections.
- There is support from a number of respondents, but one respondent is concerned about further student accommodation provision adjacent to main roads that are adjacent to residential housing, where they consider student housing is inappropriate.
- One respondent is concerned about the reducing the HMO planning threshold under Article 4 from 25% to 10% as they consider this to be unnecessary interference and suggest analysis is required to determine how the proposed new HMO threshold might adversely impact the property market.

- One commentator considers that the increasing provision of purpose-built student housing may have a positive outcome on the desire for more and larger family homes within Nottingham and is likely to increase demand for tenanted homes with rents at reasonable levels.
- Strong concerns are expressed by one commentator who disagrees with the policy preventing existing HMO landlords from extending or altering existing HMOs and considers this to be unfair.
- Another commentator considers the plan is trying to force students out of some "traditional" and favoured students areas, into other areas and certain types of accommodation. They also object to the reduction in the quota from 25 to 10% of HMO concentrations. However, they welcome aspects of the approach to student accommodation and considers the Article 4 direction a useful tool for local empowerment as it takes account of local residents concerns.

#### **Summary of Nottingham City Council Response**

##### **Policy DM27 Housing Mix (HO1 Publication Version)**

- A monitoring indicator directly related to Policy DM27 has been added to the Monitoring Section of the Publication version of the LAPP. On adoption of the LAPP all of these indicators will be monitored annually in the Authority Monitoring Report.
- In relation to accessibility, none of the policies in the LAPP will be applied in isolation and so the policy relating to Housing Mix will be applied in conjunction with the policy on Building Design and Use (which details access both into and around buildings) and also the Specialist Housing Policy.
- The evidence base supporting the preparation of the LAPP does not conclude that there is a surplus of family homes in the City. Instead the need for larger family housing is evident when looking at the existing make-up of the housing stock across the whole of the City. Furthermore this situation seems to be exacerbated by completions figures which show that the number of family houses being built in the City is still very low compared to data for Greater Nottingham as a whole. The policy does allow for some degree of flexibility, whereby if local evidence of housing need and demand show that an alternative type of housing is required, then that evidence will be taken into account in determining planning applications.

- Criterion (a) as drafted refers to site allocations, and corresponding development principles, as being exceptions.
- The City Council recognises the importance of converting vacant properties into residential use, where appropriate and puts resources and policies into place to facilitate this. The planning policies in the LAPP will help to ensure that any resultant housing that stems from such actions and initiatives are of a sufficient quality to meet the demands and needs of residents.
- Contend that Policy HO1 offers certainty in terms of how residential planning applications will be determined. It would be unrealistic, and also contrary to the LAPP evidence base, to require all future residential development to be family housing. The LAPP sets out clear criteria where exceptions are necessary.
- Justification text to Policy HO1 has been amended to remove reference to 'student' houses in multiple occupation.
- The 'Places for People' Chapter now includes reference to Self-Build, and provision for Self-Build is included in Policy HO1.

#### **Policy DM28 Protecting Dwellinghouses (Use Class C3) Suitable for Family Occupation (HO2 Publication Version)**

- Majority of consultees who commented on this policy supported it.
- Policy H02 provides a strong policy stance in relation to protecting existing family housing. Criterion (a) relates to a limited number of sites over the whole of the plan period; criterion (c) relates for the need to provide local evidence and criterion (f) requires replacement with a new Class C3 dwelling house(s). Do not feel that this policy would encourage developers to aspire to convert C3 family homes, especially as the policy will be applied in conjunction with Policy DM27.
- Policy HO2 states that replacement with further family housing is the preferred approach. Criteria a-c of the policy sets out the only exceptions to this. Criterion (c) already requests local evidence of housing need and demand. It is inappropriate to specifically state that bungalows should be replaced by another bungalow. This factor is site specific, and at the time of a decision being made, all other appropriate policies will be applied.

- The evidence base supporting the preparation of the LAPP does not conclude that there is a surplus of family homes in the City. Instead the need for larger family housing is evident when looking at the existing make-up of the housing stock across the whole of the City. Furthermore this situation seems to be exacerbated by completions figures which show that the number of family houses being built in the City is still very low compared to data for Greater Nottingham as a whole. The policy does allow for flexibility, whereby if local evidence of housing need and demand show that an alternative type of housing is required, then that evidence will be taken into account in determining planning applications.
- Confidence may only be undermined in respect of HMOs in certain areas across the City. The main objective of the LAPP is to encourage family housing throughout the City.
- Planning permission is not required to convert an existing 3 and 4 bed HMO to a family house. The City Council is pursuing a number of policy approaches to facilitate a return to family tenure.
- The LAPP policy on Locations for Purpose Built Student Accommodation addresses how this type of unit will be promoted as a long-term accommodation option for students.

#### **Policy DM29 Affordable Housing (HO3 Publication Version)**

- Policy 8: Housing Size, Mix and Choice of the Core Strategy sets out the target for affordable housing in the city at 20%. The Council will consider each site on its own merit with the policy including the caveat “where appropriate” and it being a ‘target’ of 20% rather than a required amount. The justification text of Policy DM29 also explains the flexible approach the Council will take – including that developers are required to submit robust viability assessments.
- The % target was reconsidered in the Nottingham Core Viability Update Study - An Assessment for Broxtowe, Gedling and Nottingham (2013) which confirmed that this is still an appropriate figure. It is important that the % target and threshold are set at a realistic level to ensure that developments are still viable whilst still achieving the aim of extending the amount of affordable housing within the city. Without the ‘where appropriate’ there would be no caveat to deviate from the 20% threshold. As such it is proposed to retain this wording.

### **Policy DM30: Specialist Housing (HO4 Publication Version)**

- The City Council agrees that the justification text could be widened out to explain that the “area” may include consideration of proposed uses within an adjoining Council area and a change to the justification text has been made to address this. The suggested change to criterion e) that the word 'sufficient' be replaced with 'satisfactory' is also agreed. However, it is not considered necessary to include a map as concentrations of such uses are not that evident.
- Text updated in line with new Government guidance replacing Lifetime Home Standards with National Housing Standards
- Residential amenity/environment covered by other policies within the plan and no policy will be used in isolation.

### **Policy DM31: Locations for Purpose Built Student Accommodation & Policy DM32: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation (HO5 Publication Version)**

- The promotion of new purpose built student accommodation within the City Centre does not preclude other economic development including office space. Some office conversions are beyond the control of the Council as the government has relaxed permitted development rights to allow premises in B1(a) office use to change to C3 residential use, subject to prior approval.
- The planning policies are designed to influence the private sector housing market by encouraging new purpose built student accommodation in appropriate locations and reduce the demand and ultimately the number of HMOs within traditionally residential areas thereby reducing the negative impact such concentration of HMOs can have. The new licensing requirements have been introduced to improve the quality of student accommodation in HMOs.
- The policy does promote new purpose built student accommodation on university campuses but also considers other suitable locations as set out in the policy including 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. Much of the Purpose Built Student Accommodation has been developed on a speculative basis. To ensure that schemes come forward that meet

the requirements of students, including mature and returning students, to policy has been strengthened to add in a need requirement.

- The policy requires that new Purpose Built Student Accommodation will need to be of high quality and this is further supported by the additional need for schemes to demonstrate adaptation to meet general housing needs should they no longer be required for student accommodation and to demonstrate need.
- Other policies within the plan deal with general design issues including accessibility.
- Parking provision will be guided by policy TR1 with the parking standards set out in Appendix 1. The policy makes it clear that each development will be assessed on its own merits. The parking standards set out the appropriate level of disabled parking facilities that should be provided in addition to maximum car parking guidelines.
- The Royal Quarter lies within the City Centre with excellent transport routes to all education establishments and it is considered that it is a suitable location for new student accommodation. City Centre Time & Place Plan seeks to manage the evening economy working with partners such as police and Licensing Committee. The policy has been amended however to make it clearer which parts of the City Centre new purpose built student accommodation will not be supported in.
- Derby Road, Radmarsh Road, Triumph Road etc. are mixed use areas with commercial and shopping development which are on main transport corridors and are not predominately residential areas. As such, it is considered that these areas may be suitable for new purpose built student accommodation, however each development would be assessed on its own merits taking into account in particular the requirements of policy HO5 and HO6.
- There is a range of housing needs across the city, including a proportion of HMOs for non students.
- Policy 8: Housing Size, Mix and Choice of the Core Strategy ensures that residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities.
- In determining planning applications for Purpose Built Student Accommodation, regard will be taken to the relevant criteria

set out within the policy and therefore by meeting one of the criteria would not be sufficient to permit a scheme. The policy has been strengthened to make it clear that all of the relevant criteria will apply. Policy will consider both student and non student HMO concentrations.

- The policy makes it clear that when considering the concentration issue, both student HMOs and non-student HMOs are relevant, and all relevant criteria would need to be complied with. Student HMO and non-student HMOs have very similar characteristics and concentrations result in similar issues arising. It is therefore appropriate to deal with them together.
- It is considered lowering the threshold from 25 to 10% in line with many other councils across the country with similar issues caused by concentration of HMOs is appropriate and achieves the right balance.
- The negative impact that can result from the concentration of HMOs is well documented. Where there are existing concentrations, extensions to existing HMOs would further intensify these and exacerbate the situation in a neighbourhood where imbalance is already a problem, or create imbalance in less concentrated areas. The promotion of purpose built student accommodation in appropriate locations is a way to provide alternative accommodation options.

## Design and Enhancing Local Identity

### Summary of Response

- References and emphasis to secure cycle parking needed.
- Policies should take advantage/develop walking/cycling links to watercourses.
- Design Policy should refer to relationships/seek improvements associated with heritage assets and biodiversity.
- Policy DM34 (f) should be reworded to read 'takes advantage of i.e. respects'.

- The plan should be clear about appropriate formal Highway processes/requirements regarding changes to rights of way.
- Greater emphasis required on 'designing out crime' in new developments.
- Minimum percentage of new homes to be lifetime homes should be set, avoiding need to retrofit in the future.
- General constraint required within design policy on development affecting rooflines.
- Opportunities to incorporate biodiversity within developments should be required by policy.
- Potential for conflict with on-going housing standards review.
- Clarification regarding 'appropriate density' needed.
- 'Significance' of shop fronts should be considered alongside setting.
- Policies on Design & Enhancing local identity welcomed.
- Shop conversions to residential should be of the highest possible quality.
- Shop front policy wording should require existing historic shop fronts are preserved/enhanced wherever possible.
- Principle of action taken against unauthorised advertisements having detrimental impact supported.
- Wording of advertising policy is wrong in law.
- Clarification required regarding 'A' boards and 'local heritage assets'.
- 'Position' should be added to criterion 1 of Policy DM36

### **Summary of Nottingham City Council Response**

- Cycle parking covered in the Parking Appendix.
- Design policy now considered whether for residential development, the development would meet the nationally prescribed space standards.
- The appropriate density of developments will be determined on the basis of assessment of a variety of factors, including the nature of the proposal and the characteristics of the site and its surroundings.
- Development Principles for sites will set out where links to watercourses, heritage assets and biodiversity can be made or enhanced. Additional references to watercourses added to supporting text for Context Place making policy. New Policy EN5 also covers waterways.
- Policy DE2 now reworded to ensure schemes sympathetic to Heritage assets.
- Policy DE2 and accompanying justification text clarifies appropriate processes relating to developments affecting Rights of way.
- The LAPP (and in particular policy DE1) places sufficient emphasis on designing out crime in new developments.
- Inclusion of word 'respects' into criterion (f) of policy considered unnecessary as wording requires proposals to be sympathetic to existing heritage assets, topography, buildings, site orientation, watercourses, landscape, wildlife, biodiversity and other natural features.
- Criterion 'b' of policy DE5 provides sufficient control relating to heritage value of shop fronts.
- 'Significance' of shop fronts is taken into account in Policy DE5.

- Policy wording relating to advertising policy is not considered to be wrong in law.
- Reference to 'A boards is now deleted from policy/justification.
- 'Position' will be added to criterion 1a of Advertisement Policy DE6

## The Historic Environment

### Summary of Response

#### **DM37: Development affecting designated heritage assets**

- Policy should include a reference to development of the heritage asset respecting its relationship to the landscape.
- Support for stance of DM37 expressed and strong presumption for protection of heritage assets.
- Majority of respondees requested that policies DM37, 38 and 39 should be merged.
- The policy should contain clearer guidance be set out to inform applicants about information requirements and how proposals should be justified.
- Policy should be clarified regarding how planning proposals will be determined in Conservation Areas. Reference to Conservation Area Consent should be removed.
- Support for the City Council's Heritage Strategy is noted.
- Arboretum and Highfields Park are now Grade II\* Registered.

- Support expressed for the creation of a Local List of heritage assets.
- Concern expressed for the incremental erosion of historic character of Bagthorpe Gardens Registered Park and Garden which is Grade II\* listed. Garden extensions along Devonshire Road have resulted in allotments being incorporated into residential gardens.

#### **DM38: Non-designated Heritage Assets**

- Majority of comments recommended amalgamating this policy with policy DM37 and removing repetition with the NPPF.
- Many expressed their support for the preparation of a Local List of heritage assets.

#### **DM39: Scheduled Ancient Monuments and Archaeology**

- Advised to remove the word 'ancient' from the term: 'Scheduled Ancient Monument'.
- Requests for Policy DM39 to be merged with policies DM37 and DM38.
- Policy wording should be amended to ensure provision for in-situ preservation, investigation or recording of archaeology based upon significance.

#### **DM40: City Caves**

- Support for inclusion of a caves policy received.
- Request that the policy should be revised to remove differentiation of types of caves as felt that all caves are unique. Alternative policy wording put forward.

#### **Summary of Nottingham City Council Response**

### **DM37: Development affecting designated heritage assets (HO1 Publication Version)**

- Criteria expanded to include reference to landscape.
- Policies DM37, 38 and 39 have been merged into Policy HE1.
- Additional wording has been added to the justification text to inform applicants that the Local List sets out additional information requirements for applications affecting heritage assets including how to prepare Heritage Statements.
- Policy wording amended to clarify how planning proposals will be determined in Conservation Areas and reference to Conservation Area consent has been removed.
- Justification text now amended to reflect changing status of Arboretum and Highfields Park to Grade II\* Registered.
- The City Council is committed to preparing a Local List and this will be referenced in the LAPP.
- A review of all Registered Parks and Gardens and their alignment with the Open Space Network has been undertaken. The Policies Map has been amended so that the Open Space Network boundary is aligned with the Registered Parks and Gardens boundaries, in recognition of the importance of the Grade II\* listing at this location and to reflect discussions with Historic England.

### **DM38: Non-designated Heritage Assets (HO1 Publication Version)**

- Policy DM38 has been amalgamated with Policy DM37 (into Policy HE1) and repetition has therefore been avoided in relation to the NPPF.
- Clarity has been provided with regards the reference to the Local List of heritage assets.

### **DM39: Scheduled Ancient Monuments and Archaeology (HO1 Publication Version)**

- 'Ancient' has been removed from the term: 'Scheduled Ancient Monument' throughout the Publication version of the LAPP.
- Policy DM39 has been merged with policies DM37 and DM38 (into Policy HE1 in the Publication version of the LAPP).
- New combined heritage assets policy (HE1) has been amended to ensure provision for in-situ preservation, investigation or recording of archaeology based upon significance.

### **DM40: City Caves (HO2 Publication Version)**

- Policy DM40 has been significantly amended and now listed as Policy HE2 in the Publication version of the LAPP. Differentiation between types of caves has been removed. A City Caves Area is shown on the Policies Map and it is assumed that caves are present within this area (or within 10 metres of an identified cave outside of this area) and accordingly a Caves Assessment is required to assess the impact of development proposals upon the cave(s). Preservation, retention (or creation) of access to the caves and appropriate recording and interpretation are all determining factors which are included in the amended policy wording.

## Local Services and Healthy Lifestyles

### Summary of Response

#### DM41: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

- The assessment of cumulative impact of food, drink and entertainment uses should also relate to health, crime and safety and the correlation with harm caused by alcohol.
- In relation to point (g) of DM41 the proposed distance from a school or playground could be justifiably extended to more than the 400 metres proposed.
- Policy and justification text supported in the context of overprovision in areas with concentrations of HMOs and the negative impact on residential communities.
- Policy supported in the context of concentrations of nuisance behaviour associated with some operators and relationship with obesity.
- Poor diet and obesity recognised as significant public health issues and therefore policy is supported.
- Support for a policy which considers the wider environment impacts of waste, litter, noise and over concentrations of similar outlets and support for hours restrictions.
- The policy is inconsistent with paragraph 19 and 21 of the NPPF. Planning should operate to encourage and not act as an impediment to sustainable growth.
- Objection to the policy as a whole and particularly criterion (g) as it is unsound and inconsistent with the NPPF with reference to para 182. The Framework principles set out that "each policy should 'plan' positively for development; be justified; effective and consistent with the framework. If any policy is not compliant with one of these four tests it cannot be

considered sound".

- Consultee requests deletion of the policy along with all supporting text. The framework provides no justification for using development control to seek to influence people's dietary choices. There is inadequate evidence to justify the underlying assumptions made in DM41 that locating A5 uses within certain distances of schools causes adverse health affects, which would in turn have negative land use planning consequences.
- The draft policy takes an ambiguous view of hot food takeaways in relation to the proximity of schools or playgrounds. It applies a blanket approach to restrict development with little sound planning reasoning or planning justification. The policy is overly restrictive and not positive in its approach. This is contrary to paragraph 14 of the NPPF which advises authorities to positively seek opportunities to meet development needs of their area.
- Support for a Planning Inspector's decision in relation to South Ribble District Council, which proposed '400m exclusion zones around any primary, secondary, or special school and sixth form college'. The Inspector concluded that: -'the evidence base does not adequately justify the need for such a policy'. The Planning Inspectorate called for the 'deletion of an exclusion zone for A5 use class within 400m of secondary schools. Nottingham takes a similar approach and therefore the policy should be deleted.
- NPPF sets out that investment in business should not be over-burdened by the combined requirements of planning policy expectations. "Exclusion zones" of 400m do not represent positive planning and inconsistent with the NPPF. The policy takes a generic approach and does not make explicit reference to the sequential test of A5 uses, rather than consideration of each application on a site by site basis. It does not differentiate between differing types of businesses within Class A5, no consideration has been given to the menu or the services provided. No justification is given for the inclusion of playgrounds within the policy. The policy does not allow for exceptions, rather restricts all A5 development. The policy is unjustified. The policy has a disproportionate effect on land use planning and the economy when taking into account the limited purchases made by school children who may only have the potential to visit A5 establishments at the end of the school day, and only during term time. No consideration is given to the achievement of sustainable development as required throughout the NPPF.

- The distance of 400m from a school requires clarification and is overly restrictive. The NPPF cannot be interpreted to allow blanket restrictions on a particular use class and the evidence does not support such restrictions. Compliance with the soundness test is still required. The presented policy fails the relevant tests.
- No consideration has been given to other A1 class uses and their contribution or impact on daily diet or wellbeing. The policy is not holistic and will not achieve the aim set out in the plan. There is no evidence to assume that food or drink sold from an A1 shop is any more or less healthy than that available from an A5 use. The policy is not effective, unjustified and not proportionate.
- No consideration has been given to the potential negative impact on the local community, employment provision or to sustainability. No alternative considerations are presented.
- The policy potentially stifles economic development. Presumed reference to health refers to Section 8 of the NPPF. No other “health” related matters are considered to be planning related. The policy incorrectly interprets section 8 of the NPPF - “healthy communities”. That section does not refer to or mention dietary choices or takeaways or make reference to medical health. The section only refers to land use planning matters specifically relating to the community, i.e. social, recreational and cultural facilities. This is later confirmed in para 171 of the NPPF.
- Whilst reference to Policy DM20 is made, no mention of the sequential test is made in the policy. Reference should be made rather than excluding all A3, A4 and A5 uses. The sequential test sets out the criteria by which the merits of the location of an A5 use are to be judged. Proximity to schools is not relevant to the sequential test. The policy could potentially restrict A5 uses which would comply with the sequential test, and therefore it will operate in conflict with the NPPF. Conflict between this policy and the sequential approach set out in the plan clarity is required relating to the “or” in criterion “g”.
- Part “e” appears to allow operation of existing opportunities to be a consideration of any new proposal. The operation of each “new” operator should be considered on their merits and not be judged by other operators.
- The policy will restrict growth. It will restrict almost all new take-away (A5) proposals within the City, thus is not a positive approach to planning. The NPPF's “foreword” on sustainable development is about positive growth, making economic,

environmental and social progress for this and future generations.

#### **DM42: Community Facilities**

- Clarification of term 'community facilities', required, with addition to glossary suggested.
- Policy DM42 does not provide adequate criteria for the protection and enhancement of existing facilities and therefore cannot be sound, as it does not reflect item 70 of the NPPF.
- The need for a sequential approach to community facilities should be considered with preference given to in and edge of centre locations before other accessible locations.

#### **DM43: Safeguarding Land for Education**

- Support for provision of student accommodation on named sites, activities of University of Nottingham should be dispersed to other parts of the city.
- Policy should also support leisure and sports uses at university campuses.

#### **DM44: Safeguarding land or Health**

- No comments received.

#### **DM45: Allotments**

- Allotments are a resource which can be appreciated by residents across the City and especially those living in areas with little or no garden similar to the public parks.

- The presence of vacant plots may not mean that development will result in more efficient use and improvements to, the remaining plots.
- Allotments can be hidden from view and thus their development would be seen as not affecting visual amenity, and a reason not to restrict development.
- The need of argument within the policy is questioned as it is considered that there is always likely to be a demand for allotments, and experience of management and planning of urban land shows that once a green space has been developed it is lost for good.
- Need is not necessarily indicated by allotment quality. At Bagthorpe Gardens (Sherwood), the allotments are owned by different people and some are not well worked. This is due to ownership issues and lack of available sanctions to improve availability and levels of cultivation. Demand is high with a waiting list of 70. DM45 (a) should refer to demand as an indicator of 'demonstrable need' as well as the other 3 indicators.”
- The policy should make it clear that the change of use from allotments to residential use is a form of development.

### **Summary of Nottingham City Council Response**

#### **DM41: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre (LS1 Publication Version)**

- Crime issues are considered under criterion d). Policies are not applied in isolation, Policy DE1 (in the Publication version) also relates to crime issues and community safety.
- A 400m distance is considered an appropriate measure of easy walking distance from schools and locations accessible to pupils. Further extension is not favoured as this may unnecessarily restrict operation of food and drink uses.

- In seeking to implement policies relating to the location of hot food takeaways, the council seeks to strike a balance in addressing all of the objectives of NPPF and NPPG – both of which include health and well being.
- Policy is not overly restrictive and responds to NPPG. It seeks to create a sustainable balance of uses and promote health and well being. However, the inclusion of playgrounds has been deleted from the policy to ensure the proposals focus on schools and to ensure that the policy is not overly restrictive and is justified in relation to a focus on unaccompanied school children.
- The NPPF makes it clear that local planning authorities have a responsibility to promote healthy communities and the NPPG provides up to date guidance on planning for health and states that planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making. The NPPG refers to and provides a link to ‘Healthy people, healthy place briefing. Obesity and the environment regulating the growth of fast food outlets’ March 2014. This provides examples of ways in which planning policy can influence healthy choices.
- The justification text clearly sets the context and evidence base for Nottingham’s approach - the high number of HFTs, their density near schools and research evidence for links between obesity and distribution of HFTs.
- The policy applies to all A5 uses but Part G of the policy sets out that planning permission may be granted if ‘it can be clearly demonstrated that the proposal will not have a negative impact on health and well being’. This allows for an assessment of the type of A5 use proposed.
- The council is taking a balanced approach to promoting the economy and needs of businesses and the need to promote sustainable and healthy communities.
- The distance of 400m is an established measure of what is considered a reasonable and easy walking distance (and is used as a measure of an acceptable distance to walk to bus stops). The justification text has been amended to clarify that the 400m distance relates to the distance from the nearest pedestrian entrance from the school to the main entrance of a proposed hot food takeaway.

- The policy is justified in focussing on class A5 rather than other A uses as research evidence exists of the relationship between fast food outlets and obesity.
- Consideration has been given to potential negative impacts to the community in applying DM41. The benefits to health and wellbeing of the community are considered to outweigh potential negative impacts.
- Although respondees state that there is no reference to health in the NPPF, NPPG provides further guidance on interpretation and application and states that 'Local planning authorities should ensure that health and wellbeing, and health infrastructure are considered in local and neighbourhood plans and in planning decision making.' And that 'opportunities for healthy lifestyles have been considered (e.g. planning for an environment that supports people of all ages in making healthy choices, helps to promote active travel and physical activity, and promotes access to healthier food, high quality open spaces and opportunities for play, sport and recreation)'. The NPPG refers to and provides a link to 'Healthy people, healthy place briefing. Obesity and the environment regulating the growth of fast food outlets' March 2014.
- The LAPP seeks to achieve an appropriate balance in supporting the objectives of the NPPF and NPPG and it should be noted that the policy does not apply to hot food takeaways located in existing centres.
- In considering the impact of hot food takeaways, it is both appropriate and necessary to consider new proposals in the context of the wider local area. An assessment taking account of the cumulative impact of both existing and proposed uses is sound planning practice which aims to maintain and create sustainable and balanced communities.
- Comments which state that policy DM41 'will restrict almost all new take-away (A5) proposals within the City' are incorrect. The policy does not apply to 'in centre' locations. The councils approach takes a balanced view of the need to support business development and promote health and well being. Playgrounds have been omitted from the policy so that the policy relates only to locations close to schools, thus is not a positive approach to planning.

#### **DM42: Community Facilities (LS5 Publication Version)**

- A definition of Community Facilities is included in the Core Strategy, which has been adopted. The LAPP Glossary has been amended to include Core Strategy definition.
- A new policy has been included to resist the loss of community facilities and assets of community value.
- Policy 12 of the Core Strategy adequately addresses the location of community facilities.

#### **DM43: Safeguarding land for Education (LS2 Publication Version)**

- Housing policies within the plan seek to address over concentration of student accommodation and HMOs but as the University of Nottingham is campus based, the main focus of activities will continue to be University Park and Jubilee Campus.
- Justification text has been amended to refer to health and well being and provision of ancillary sport and leisure facilities.

#### **DM44: Safeguarding land for Health (LS3 Publication Version)**

No response required as no responses received for this policy.

#### **DM45: Allotments (EN4 Publication Version)**

- A review of all Registered Parks and Gardens and their alignment with the Open Space Network has been undertaken. The Policies Map has been amended so that the Open Space Network boundary is aligned with the Registered Parks and Gardens boundaries, in recognition of the importance of the Grade II\* listing at this location and to reflect discussions with Historic England.
- The wording of this policy has been amended, in accordance with the NPPF, to strengthen protection of allotments. The

amended policy sets out clear criteria which all need to be met in order to allow any loss of allotment facilities. Reference to 'demonstrable need' added.

- The justification text of the policy has been amended to confirm that change of use to garden land is a form of development and in principle this will be resisted unless it can be shown that there is surplus provision within the area.
- In the Publication Version of the LAPP, the allotments are to be shown separate to the Open Space Network which will provide greater clarity on the sites for protection. The new layer will show all current viable sites/plots including those under 0.5Ha.

## Managing Travel Demand

### Summary of Response

- Approach to parking provision does not provide certainty of results.
- The provision of land in urban areas for surface car parking can be a poor use of space, better reserved for safe/secure cycle parking.
- Parking proposals should fully take account of the needs of people with disabilities.
- Parking provision in proximity to canals and rivers should be considered.
- To be effective, travel plans must be followed through and monitored.
- Plan does not adequately address issues relating to freight transport.
- Plan does not accurately reflect current and proposed NET tram development.

- Travel plans/statements should be in line with any future nationally derived standards on release.
- Measures to reduce congestion on roads leading to the City welcomed.
- Requirement for Travel Plans and transport statements welcomed.
- Integrated approach to parking supported.
- Support pedestrian improvements.

#### **Summary of Nottingham City Council Response**

- The approach to parking provision is in accordance with national guidance.
- The parking needs of people with disabilities are addressed within the parking appendix.
- Not considered necessary to promote car parking provision specifically in proximity to canals and rivers
- Comments on freight noted. Its importance now acknowledged in supporting text to policy TR2 along with statement of commitment to work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development.
- Policy TR1 amended to acknowledge that travel plans/statements should be in line with any future nationally derived standards on release

## Transport Infrastructure Priorities

### Summary of Response

- References to commentary on NET inaccurate.
- Cycling considered peripheral activity by Council.
- Cyclists do not necessarily desire or use designated (off-road) routes on a cycle network.
- Cycle and walking routes should be segregated from roads where possible.
- Reference should be made to the need to provide cycling and walking routes which are clearly separated from vehicular routes where land availability allows.
- Reference should be made to the "Rights of Way Improvement Plan" 2007 and that the Council is working on a revised document "ROWIP2".
- Former proposals to safeguard rail stations at Faraday Road and Wollaton should be safeguarded.
- Improve inter-modal public transport exchanges at key cross-city locations welcomed.
- Expansion of the cycle network and promotion of cycling welcomed.
- Initiatives to also increase walking as a mode of travel could be included.
- Essential that cycling, including safe storage and comprehensive safe and well-promoted access routes are considered as an integral part of the plans.
- Cycling within major transport projects should be considered at outset.

- Reference to topography in relation to cycling is important.
- Safeguarding of HS2, southern growth corridor and future NET lines should be included.

### **Summary of Nottingham City Council Response**

- References to commentary on NET amended.
- The priority for new development within the LAPP are sites already accessible by walking, cycling and public transport, but where accessibility deficiencies do exist these will need to be fully addressed.
- The design of cycle lanes is considered with regard to the nature of the route and location involved in each case.
- Consideration of the separation of walking and cycling routes from traffic would be subject to site by site considerations.
- Possible future railway stations, HS2 route, southern Growth corridor and future NET proposals have been safeguarded on the Policies Map and within policy TR2.
- Reference to e-bikes added to parking appendix.
- Reference to Rights of Way Improvements Plan made within the publication version of the LAPP.

## Green Infrastructure, Parks and Open Space

### Summary of Response

#### Policy DM48: Development of Open Space

- 'Green links' should include private gardens as they contribute to this role.
- Specific references should not only be given to the importance of open spaces being used to promote health and well-being but also to the need to encourage safe and convenient access to them by healthy means of transport such as cycling and walking.
- It is not the quality of an open space that should be part of the assessment when considering it for alternative uses as quality can always be improved and urges caution before considering any development on any open space.
- Strong support to the policy, but would like it to include an aspiration for and specific mention of green corridors and their benefits for residents and wildlife.
- A residents group welcomes that Radford Bridge Allotments were not included within the plan and suggest the inclusion of Bramcote Ridge, Martin's Pond and Strelley in the Policies Map Document as part of the Open Space Network.
- Reference to providing good quality walking and cycling routes policy to and through the open space network should be added to the policy.
- Support is given to the policy as it identifies towpaths as part of the wider Open Space Network. It is also noted that open spaces are often linked and piecemeal and breaking up or removal harms the corridors that exist.
- Sites under 0.5 hectare should be included within the Open Space Network.
- A very strong presumption against development of open space and playing fields is favoured in the inner areas of the city as

open space is a valuable commodity with many homes without gardens or only small private areas of open space.

- Natural England supports the policy as they believe everyone should have access to good quality natural green space near to where they live. They go on to request that sites within the Padstow School Area should be considered together so that green infrastructure and ecological links can be maintained and enhanced.
- Concern is raised about the change of use of allotments (specifically Bagthorpe Gardens) to residential curtilage. If this were to happen, the quality of open space would decline and the site becomes more 'underused and undervalued' under the policy.
- No objection to the principles of the policy, but requests that the site (Radford Bridge Allotments) should not be washed over by the policy designation.
- Several concerns are expressed by one resposdee who considers that the number of sites to be allocated will result in a loss of Open Space. These allocations are inconsistent with the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' that is referred to in the document. They comment that consideration should be given to:
  - Whether there is any need to release open space for development
  - Development should occur on brownfield before greenfield sites
  - How important a site is in terms of its open space, the least important should be developed first
  - Whether there would be enough open space to satisfy future needs

And, if development is needed on open space land, each site should be assessed for its qualities as these will differ from site to site and criteria is suggested that should be used to assess any schemes. The consultee also suggests a survey must be done to assess how much open space will be required by future citizens when all development takes place and for a formula to ensure open space is allocated amongst new developments as a site by site, as an ad hoc approach is not sufficient.

#### **Policy DM49: Open Space in New Development**

- Negotiation on individual sites does not provide certainty for developers as to what is required and instead suggest a percentage of the site should be established to act as starting point for assessment of individual sites.
- Sport England support the policy but consider there should be a definition of open space to show that all aspects of open space are included such as open space for sport.
- There is strong support from two respondees for the policy. However, one of these individuals would like Policy DM49 to include an aspiration for and specific mention of green corridors and their benefits for residents and wildlife.
- A local residents group requests that the Former Greenholme Playing Fields should be retained as open space or only small part developed and the remainder improved with public access.

#### **Policy DM50: Playing Fields and Sports Grounds**

- One respondent queries whether the case for demonstrating need should be more strongly worded.
- Criteria (d) should be extended to include 'surrounding area or landscape'
- A local resident group considers that it is not the quality of an open space that should be part of the assessment when considering it for alternative uses as quality can always be improved.
- Sport England is generally supportive of the overall direction of the policy and the protection of existing playing fields but suggests wording of the policy should be amended to be inline with the NPPF.
- Other commentators give strong support for the policy with one suggested that the wording could be extended to include benefit of sites as green corridors, not only for residents but also for wildlife. Another pointed out that there should be strong presumption against redevelopment of open space, as once it is developed, it is lost forever.
- Some residents may not use formal open space, but instead will value informal recreation areas.

- Natural England welcomes the policy to protect playing fields/sports grounds and also stressed the importance of these sites as part of the wider Green Infrastructure Network.

### **Summary of Nottingham City Council Response**

#### **Policy DM48: Development of Open Space (EN1 Publication Version)**

- The policy acknowledges the importance of green linkages which are also highlighted in Policy 16 of the Core Strategy. Para 5.2 explains that the network is important for its landscape value and nature conservation interest. The glossary in the LAPP has however been amended to acknowledge the importance that private gardens can play but clarifies that these are not normally included within the Open Space Network unless they form wider amenity values.
- Policy DM50 explains the role formal sport provision can make to health and well-being but it is acknowledged that other informal open space that forms part of the Open Space Network can also promote health and well-being. This benefit has been acknowledged in the new preamble to the section as these benefits apply to other associated policies.
- Policy 16 of the Core Strategy will be used as part of any assessment and in particular 16.4 sets out that Parks and Open Space will be protected from development. For unallocated sites, the policies (Policy 16 of the Core Strategy and EN1 of the publication version of the LAPP) set out a series of criteria for development to comply with before further loss of Open Space is allowed which includes as assessment using the open space toolkit.
- In light of the appeal decision, Radford Bridge allotments is now to be allocated in the LAPP, although this has allowed the boundaries of the Open Space Network to be realigned, safeguarding a large part of the existing allotments. The other sites mentioned by the residents group are within the open space network already.
- The preamble to the section that the City's Open Space Network is important in helping to promote healthy lifestyles and improve well-being by encouraging walking and cycling.
- A thorough review of the Open Space Network has been undertaken. Generally, land that is less than 0.5 hectare is not

included within the Open Space Network. However, land that has wider amenity value which is less than 0.5 hectare is included. The amended definition for the Open Space Network within the glossary makes this clear. Other policies within the LAPP will also need to be considered as part of any development proposals. The justification text of Policy EN1 has been expanded to explain this.

- Policy 16 of the Core Strategy would also be used as part of any assessment and in particular 16.4 sets out that Parks and Open Space will be protected from development. This policy, together with policy EN1 of the LAPP, provide a strong presumption against development of Open Space.
- The Greenholme playing fields are shown within the Open Space Network. If any proposals were to be submitted on the site, the development would be assessed against Policy EN1 in the future.
- The development principles of all the Padstow School sites make it clear Green Infrastructure, Ecology and also sporting provision will be considered together across all the sites.
- The policy on allotments has been strengthened in accordance with the NPPF. In the case of Bagthorpe Gardens, which is a Grade II\* Registered Park and Garden, further protection is given under both the NPPF and Policy HE1 of the publication version of the LAPP.
- The plan allocates a range of sites some of which are Open Space. In these cases, a full assessment has been undertaken to ensure there is no detriment to the Open Space Network as a whole, and where appropriate improvements made to compensate for any loss. For unallocated sites, the policy sets out a series of criteria for development to comply with before further loss of Open Space would be considered. Policy 16 in the Core Strategy would also be used to assess any proposals affected open space which also gives strong protection.
- The amount of land available for additional open space within the city is limited, and not surprising therefore that no land is allocated specifically as new open space on its own. This does not mean the existing open space will not be enhanced through developers providing funding as part of schemes, nor new open space being created as part of developments. The policy looks to either secure such funding or provide additional open space on development sites taking into account the

results of the open space network toolkit.

- Reference to the Sherwood Forest Regional Park has been removed from the text as its status is not confirmed.

#### **Policy DM49: Open Space in New Development (EN2 Publication Version)**

- The requirements will be assessed on a site specific basis using the Open Space Toolkit which will consider if there is deficit within the area or where existing open space is in need of enhancement rather than providing on site. Certainty is provided in the City Council's SPD relating to Open Space which will in time be updated.
- The glossary has a definition of open space which has been slightly amended and strengthened. There is also a definition in the Core Strategy.
- Policy 16 of the Core Strategy will also apply along with the requirements of this policy and this states that Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species.

#### **Policy DM50: Playing Fields and Sports Grounds (EN3 Publication Version)**

- Policy wording amended to ensure an assessment has been undertaken which clearly shows the facilities to be surplus to requirements. Wording also amended to make it clear that all criteria within the policy must be complied with before a site could be lost.
- Cross reference to Policy EN1 added (which details importance of landscape character).
- The amended policy sets out a series of criteria for development to comply with before formal sport provision could be lost. The policy deals with assessing the sport provision, but also wider issues including amenity, open space and wildlife corridors by making cross reference to policy EN1. As part of any assessment, the Playing Pitch Strategy (2015) will be

used to look at any existing capacity, deficiencies and whether loss can be justified within the area.

- Policy wording has been amended to be inline with NPPF

## Biodiversity

### Summary of Response

#### Policy DM51: Biodiversity (EN6 Publication Version)

- General support for this policy with some suggested wording changes to the policy and justification text.
- One resposdee supported the aims of the policy but thought that the policy should explicitly seek biodiversity enhancements as part of new development.
- The EA asked how the City Council would assess overriding need in terms of considering development proposals on SSSIs. It was suggested that an 'Ecoservices Approach' be used to evaluate these decisions.

#### Policy DM52: Trees (EN7 Publication Version)

- There should be a separate policy on hedgerows.
- Policy welcomed hoping that it will mitigate further destruction of trees associated with future applications.

### Summary of Nottingham City Council Response

- Amendments have been made to Policy EN6 to the wording and ordering of the policy to reflect the NPPF in terms of the ecological and mitigation hierarchy.

- Justification text to policy EN6 has been expanded to give more contextual information.
- The Biodiversity policy has been amended to make more explicit reference to the Core Strategy which is focussed on increasing biodiversity during the plan period.
- The protections afforded by this policy are in line with the NPPF in terms of the mitigation hierarchy (i.e. avoid, mitigate, compensate). The factors which are considered to constitute an overriding need for development will be judged on a case by case basis and whilst it makes sense to try and quantify the value of the ecology versus the value of development it would not be possible to try and analyse all the ecosystem services that our local sites and species provide. This is an enormous piece of work that would entail years of formal research, or otherwise would just be a speculative and highly subjective approach (more so than existing approach) and it would not be appropriate to be prescriptive in this regard.
- It is agreed that hedgerows should be given greater emphasis, but it is considered that is more appropriate to add additional wording to Policy DE2: Context and Place Making, reference added to justification text.

## Minerals

### Summary of Response

#### DM53 Minerals (including Hydrocarbons)

- The Coal Authority supports the policy.
- Justification text complies with respondent's interpretation of the NPPF.
- Regarding unstable ground, assumed this includes the evaluation of extracting the mineral rather than grouting or using other replacement materials.
- Improved presentation of environmental maps to allow consecutive views of all four aspects suggested.
- Natural England generally welcomes policy.
- Need to ensure minerals policies adequately cover possible gypsum resources in Clifton.
- A Local Aggregates Assessment is required.
- Policy broadly covers wider issues i.e. human health, historic environment etc, but should be more explicit.
- The NPPF states local plans should contain policies taking into account aviation safety and bird strike issues when planning for the restoration of sites, along with the necessary high quality aftercare/restoration.
- The NPPF requires local plans to include policies on minerals safeguarding and consultation areas.
- Petroleum Exploration Development Licence Areas should be displayed on the Policies Map.

- A specific policy should be included for coal developments.

### **Summary of Nottingham City Council Response**

#### **DM53 Minerals (including Hydrocarbons) (MI1 Publication Version)**

- Greater clarity provided in policy and justification text.
- A full Policies Map showing all constraints and allocations has been produced for the Publication stage. This shows the Petroleum Exploration Development Licence Areas.
- It has been confirmed that there are no Gypsum resources in Clifton.
- A joint Local Aggregates Assessment (LAA) with Nottinghamshire County Council has been undertaken and has informed the Publication Version. Minerals policy updated to include reference to results of LAA.
- The policies within the plan should be read as a whole, no policy is intended to be applied in isolation.
- Coal development to be assessed against new policy MI3 and other policies within the document including DE1.

### **Pollution Control**

#### **DM54: Pollution Control**

- The Environment Agency responded but had no concerns with the policy. They fully support the inclusion of the quality of groundwater in the policy. They suggested information to add weight to the justification text for this policy

- Natural England welcomes this policy which addresses the impact of pollution on the natural environment.
- The Canals & River Trust considered that this policy should include a specific heading covering the Water Environment.
- With reference to noise pollution, Nottingham City Homes supports the intention of the policy
- Darker areas (regarding night skies) are referred to and mapped
- The policy should acknowledge or cross reference policy DM3.
- Support for reference to reducing 'sky glow'.
- Nottingham Action Group on HMOs support the policy but emphasise that noise pollution problems must be designed out, especially where they are located close to residential development

**DM55: Hazardous Installations**

No responses received for this policy.

**Summary of Nottingham City Council Response**

**DM54: Pollution Control (IN2 Publication Version)**

- The Environment Agency's comments re groundwater have been addressed through policy CC3: Water
- The Canals & River Trust's comments regarding the Water Environment have been adequately covered through other policies including Policy CC3: Water and new Policy EN5: Development Adjacent to Waterways
- It is not considered that darker areas are a significant issue in an urban authority like Nottingham

- Policy CC3 Water (previously policy DM3) has been cross-referenced.
- Nottingham Action Group's concerns are acknowledged and the Policy aims to achieve this.
- The Policy has been simplified to aid clarification.

#### **DM55: Hazardous Installations (IN3 Publication Version)**

No responses required as no responses were received for this policy.

### **Developer Contributions**

#### **Summary of Response**

- Policies DM49 and DM56 are supported with regard to contributions to open space but definition of open space should be provided to show that it includes all elements of open space including formal open space for sport.
- Policy should support developer contributions to the maintenance, improvement and replacement of built sports facilities where it can be shown by evidence that development will have an impact on those facilities. The built sports facilities strategy will provide such evidence as is necessary to secure contributions under section 122 of Community Infrastructure Levy regulations but without the policy back up then the evidence will be undermined.
- Policy not sufficiently clear.
- Policy regarding drainage and flood protection is welcomed and supports Core Strategy Policy 18: Infrastructure and Policy 19. Policy will also support funding opportunities for the preferred allocation sites
- Support for the scope of contributions set out in this policy and the link to the Nottingham Plan to 2020 which sets the document in its wider context.

- Support from the Homes and Communities Agency. Opportunities to explore the introduction of the CIL as a landowner and investor welcomed. Viability is a key issue to ensure delivery.

#### **Summary of Nottingham City Council Response**

- Maintenance of open space is adequately addressed by text of EN2.
- IN4 has been amended to include sports within the matters for which S106 may be sought.
- Policy amended to included clearer links to other policies within the plan and further SPD where necessary will be provided.

### **Appendix 1: Parking Standards**

#### **Summary of Response**

- Typographical errors identified.
- Specific uses identified which have been excluded from the parking appendix.
- Council contact details should be included where signposted to contact the Council.
- Parking space dimensions should be included in appendix.
- Parking appendix should fully take account of the needs of people with disabilities.
- Greater reference to long term cycle parking needed.
- Section on operational parking is too vague.

- Reference to 'motorcycles' should be replaced with 'Powered two wheelers'.
- Car share/multiple occupancy spaces should be mentioned.
- The section on electric vehicles is too vague.
- Reference to manual for streets and the 6C's design guide are needed.
- Reference to travel plans needed.
- Reference (hyperlink to information) to Workplace Parking Levy required

#### **Summary of Nottingham City Council Response**

- Typographical errors identified have been amended.
- Appendix differentiates between short-term and long-term cycle parking, describing when long-term parking may be appropriate.
- The parking appendix sets out that it is not intended to cover every type of land use. However, Category D1 has been expanded in response to comments made.
- Contact details for Traffic & Safety and Development Management added.
- The parking appendix sets out the importance of addressing the needs of people with disabilities in making provision.
- Reference added that design of cycle parking should avoid conflict with pedestrians, particularly the visually impaired.
- The particular needs of people with disabilities to use private vehicles now noted in appendix.

- Section on motorcycles is now renamed 'powered two wheelers'.
- The sections on electronic vehicles and servicing parking are considered to be appropriate. It is not the purpose of the appendix or the plan to provide detailed engineering information.
- Reference to 'Manual for streets' and the '6C's design guide' now added.
- Hyperlink to workplace parking Levy information added

## Appendix 2: Housing Delivery

### Summary of Response

- Concern that with 1,500 more dwellings planned for West Area that amenity issues and service provision should be considered e.g. schools, surgeries etc.
- Implementation of the permission has begun at the Island Site (LA15) with investor backing secured to bring forward substantial development on site. This has potential to strongly contribute towards housing delivery targets.
- Ashfield District Council consider that 67 units at Bestwood Road (LA6) is high unless this reflects apartments, given that at least part of the site is in Flood Zones 2 and 3, and the need for SuDS to attenuate water to negate flooding elsewhere.
- Asda's response relating to Albany Works (LA34) stated that additional flexibility should be included within Appendix 2 and Appendix 4 to allow for an increased maximum level of net new retail floor space and a lower level of new housing.

### Summary of Nottingham City Council Response

- Discussions and workshops have taken place with West Area Committee representatives regarding amenity issues and service provision. An Infrastructure Delivery Plan has also been produced alongside the LAPP.

- The minimum figure has been changed to 30, mid point to 40 and max changed to 50, on the Bestwood Road Site. However, the Environment Agency supports this site for housing subject to mitigation measures.
- The minimum figure on the former Albany Works and former Co-op site has been changed to 0 .

### Appendix 3: Employment Delivery

#### Summary of Response

- Implementation of the permission has begun at the Island Site (LA15) with investor backing secured to bring forward substantial development on site. This has potential to strongly contribute towards employment delivery targets.

#### Summary of Nottingham City Council Response

- Nottingham City Council considers that the Planning Permission has lapsed, and the lack of progress on this key regeneration site risks undermining the wider regeneration of the south of the City centre.

### Appendix 4: Retail Delivery

#### Summary of Response

- The allocation (LA67) refers to convenience retail, offices and restaurant uses. Appendix 4 refers to 3,300 sqm of retail floor space, which is significant. The 3,300 sqm retail floor space figure in Appendix 4 should be deleted.

#### Summary of Nottingham City Council Response

- The grant of planning permission (10/00457/POUT) for this site provides the basis for this figure, text of LA67 to be amended omitting 'convenience'.

## Appendix 5: Methodology For Determining Areas With a 'Significant Concentration' of Houses in Multiple Occupation / Student Households

### Summary of Response

- There are areas where concentrations HMOs come together in small areas with similar negative effects (small clusters at below OA level). They would like the policy to have a dimension that can assess the impact of small clusters of HMOs in areas in order to prevent the building up and reaching a critical mass within that small area.
- General support for the methodology in Appendix 5 but considers that this should apply to output areas with more than 10% and OAs contiguous with more than 10% so as to prevent a situation of 'redlining' around the borders of such areas, creating further concentrations.
- A local resident group raises a number of concerns. They consider the presence of HMOs acts as a catalyst for more HMOs. They consider that it may be appropriate that there is a case that when a 10% concentration of HMOs has been reached, the neighbourhood's sustainability and resilience have been significantly impaired. They question whether the policy means that there is a presumption against new HMOs in the output area and the contiguous output areas. They acknowledge that an output area comprises relevant data for approximately 125 households, but question if more sensitive tools than output areas should be used. They also raise a number of concerns about using Council Tax and Environmental Health Data to determine concentrations. They do give strong support for the weighting factor with respect to halls of residence and other purpose built student accommodation.

### Summary of Nottingham City Council Response

- It is considered that examining the concentration within output area clusters is sufficient to determine the impact on the wider community. This does not prevent development being refused where localised evidence shows that further concentration would impact on local character and amenity using criteria iii.
- When making assessments, the City Council will use all available data including Council Tax exemptions and environmental

health records to give the most complete picture.

- Contiguous areas are not fixed, and move depending on where the development is, so each time the output area cluster is redrawn.
- It is considered that the new threshold of 10%, a reduction down from 25% sets the appropriate balance and is in line with many other local authorities faced with similar issues associated with concentration of HMOs.
- Appendix 5 explains that the assessment is based on the output area cluster made up of the Home Output Area and all other contiguous output areas (see bullet point 5). If there is more than 10% within this cluster, no new development would normally be allowed. However the text has been strengthened to make this clearer.

## Appendix 6: City Centre Designations

### Summary of Response

- DM9 relates to the City Centre Designations, supporting text at paragraph 3.54 suggests these frontages are based on 'the current pattern of retail provision and main town centre uses within the city centre and the retail and other growth requirements'. The extent of the primary shopping frontages has not been justified.
- Concern expressed relating to the primary and secondary frontage allocations noting that if appropriately drawn, these will be important in achieving the required mix of uses for the City Centre.

### Summary of Nottingham City Council Response

- The City Centre designations accord with the NPPF approach.
- Publication version policies place a clear emphasis on reinforcing retail character and a predominance of shops (both existing and proposed) whilst not precluding an element of complementary uses, as required by the NPPF.

## General Comments

### Summary of Response

- The City Council should prohibit building on Green Belt land or the countryside.
- The LAPP does not geographically define The Meadows, Southside and the Meadows Gateway area.
- The plan does not take account of NET Phase 2 and 3 and the fact they are under construction and will be completed by the time the plan is adopted.
- Heritage England guidance on local plans, the draft Places Plan, the Heritage Strategy and the Heritage England Urban Panel report are all relevant and should inform policies and proposals.
- Heritage assets within and surrounding any potential site allocations should be identified. The development principles should include reference to the historic environment where relevant to avoid inappropriate development.
- Design polices supported.
- Accept the need for housing but concerned that sites north of the City are dominated by housing sites.
- Concern that the push for housing is driven by the need for capital receipts.
- The suitability of some employment sites is questioned given that they are surrounded by existing residential properties.
- Support for small scale opportunities for different employment uses in the North of Nottingham City would be welcomed.
- The Highways Agency is satisfied that the majority of potential site allocations are fairly small and relatively distant from the

Strategic Road Network. It is important that the Council considers the cumulative impact where a group of smaller sites are close to the Strategic Road Network.

- General support for the aim and direction of the document.
- Theatres fall under sui generis in the Use Class Order, not 'D2', and this should be amended in Appendix 1.
- Specific reference should be made to walking and cycling in policies and site proposals. Reference should also be made to improving connectivity between the Quarters.
- The Environment Agency commented that new development that will reduce flood risk overall is welcome. Support the approach, in particular, to flood risk management from site specific requirement that funding opportunities for flood defences along the River Leen should be investigated.
- Opportunities to explore with the Council the issue of future funding of flood risk management schemes.
- Proposals on sites near to the Eastcroft Energy from waste facility need to have regard to the existing and future operation of the site and environmental factors such as dust, noise, traffic etc. The extended facilities will operate 24 hour per day with potential for increased noise – this should be considered in any development proposals to avoid potential for complaints.
- A high pressure steam main connecting the facility to the District Heating System crosses some of the development sites and this should be considered in development proposals.
- A positive obligation should be used to ensure development proposals connect to the District Heating System.
- It is necessary for all policies in the plan to be consistent with each other and consistent with the Core Strategy.
- Non-strategic sites are not allocated in the plan.

- Several policies in the Core Strategy contain references to the setting out of details in the local plan.
- Important that policies are aligned with the appropriate Core Strategy policy in order to provide further guidance for development but without unnecessary repetition.
- The use of Supplementary Planning Documents to set out guidance should be avoided where it should have been incorporated into policies within the local plan.
- Policies setting local standards on housing mix, type, density, space standards, design codes, provision of recreational space, energy efficiency and adapting to climate change must be fully justified and supported by robust evidence.
- The plan needs to take into account the government's Housing Standards Review.
- All policies in the plan will need to be whole plan viability tested.
- Additional wording requested regarding Habitats Regulation Assessment.
- Empty homes could help to re-house people.
- Supportive of proposals for Sherwood.
- The development principles for sites ought to contain a statement re the relevant transport and access considerations. This is not consistent throughout the development principles.
- Redevelopment of a site will require a full desk study assessment.
- An assessment of whether brownfield sites fulfil requirements for the amount of land required for development needs to be performed before open space should be considered.

- No objections to land reclamation, considers full Phase 1 Desk study assessment required for each identified parcel of land.
- Reference should be made to CEEQUAL.

### **Summary of Nottingham City Council Response**

- Policy 3 of the Core Strategy sets out criteria for development in the green belt. Where possible brownfield sites are prioritised for development. A green belt review has been completed to inform the final version of the LAPP document.
- The Issues and Options and the Preferred Option consultations invited additional and alternative sites to be put forward. These have been considered, and where appropriate included in the document. Sites below 0.5ha are not included in the LAPP.
- The Southside is defined in the Core Strategy and this has been taken forward in the LAPP document as the Canal Quarter. It is not necessary to define neighbourhood areas such as the Meadows in the LAPP.
- The completion of lines 2 and 3 of the NET is taken into account in the Publication version of the LAPP. The Policies Map in particular shows the completed lines and the land-use designations adjacent to the new lines take into account its completion.
- Many of the sites in the north of the City are in residential areas and therefore not suitable for employment use. However, many existing industrial estates in the north of the City are protected as existing employment sites. The plan only allocates sites over 0.5 hectares so some sites for small scale employment opportunities may have not been allocated. Section 2d of Policy DM4 encourages employment development which supports regeneration aims. Further on in the document, it does state ... 'Given the demand for modern employment premises in the City, particularly start-up units, schemes which include these will be strongly encouraged'.
- Sites were subject to a site appraisal. Most allocations in the North of the City are residential because they are surrounded by residential and this is therefore the most appropriate use.

- No policy will be applied in isolation. Walking and cycling are covered in the document and where there is a particular issue it will be mentioned specifically.
- The development principles have been reviewed and updated where appropriate.
- The LAPP has been prepared in accordance with the Core Strategy.
- The site allocations document relates to sites above 0.5ha. Smaller sites remain important and are included in the Strategic Housing Land Availability Assessment.
- The Publication version of the document takes into account the government's new National Standards in relation to housing.
- The Local Plan seeks to maximise the contribution of brownfield land to meet the development needs of the City. A full Strategic Housing Land Availability Assessment has been undertaken, and when appropriate brownfield sites are carried forward as designations into the Local Plan.
- Further engagement with Environment Agency on flood risk mitigation is welcomed.
- Extant planning permission for the Energy from Waste Plant is noted. Development proposals will be determined on the basis of an assessment appropriate to the scale and type of development via the Development Management process.
- The extent of the District Heating Network is shown on the Policies Map and is highlighted within the Development Principles text for the allocation. Developers will be encouraged to connect to the District Heating System but are not required to do so. It is the Government's intention that requirements associated with energy use and allowable solutions will be set out in the Building Regulations rather than via planning controls.
- Site reclamation/restoration for Waste development will be addressed in the Waste Local Plan and the LAPP document.

Matters relating to pollution control are considered appropriate.

- Reference to CEEQUAL is not considered appropriate for inclusion in terms of Development Management and land-use purposes.
- SPDs will only be used where necessary and appropriate in line with national guidance.
- Additional Habitats Regulation Assessment wording inserted into the Background section of the Publication version of the LAPP.

## Policies Map Revision Document

### Summary of Response

- Former Grey Mare Public House should be used for residential development and therefore be removed from the Farnborough Road CONI.
- Natural environment designations, Conservation Areas and Scheduled Monuments should be mapped on the Policies Map.
- The boundary of the Woodborough Road CONI should be amended due to changes in retail usage near to the Wells Road junction.
- There was a request that the labelling and definition of proposed transport schemes be made clearer. These should also be defined as being indicative.
- One respondent requested that the Tottle Brook be shown on the Policies Map as a safeguarded waterway.
- Concern was expressed that the full extent of the Registered Park and Garden at Bagthorpe Gardens is not reflected in the

boundary of the Open Space Network.

- It was requested that the Petroleum Exploration Development License Areas should be shown on the Policies Map.

### **Summary of Nottingham City Council Response**

- The boundary of Farnborough Road CONI has been revised to remove the former Grey Mare Public House.
- The Publication Version of the Policies Map contains updated natural environmental designations, Scheduled Monuments and Conservation Areas.
- The Woodborough Road CONI has been reassessed. Assessments have concluded that an additional area between the Wells Road and the Porchester Road junctions should be included. This area contains the new Aldi store. The boundary of the Woodborough Road has therefore been revised accordingly.
- The Policies Map now includes street names and labelling for transport schemes. The justification text to support the Transport Network Policy in the LAPP provides a full explanation of any transport network demarcations on the Policies Map. Proposed schemes are now labelled as being indicative.
- The Tottle Brook is now shown on the Policies Map. Various policies in the Core Strategy and LAPP cover watercourses in the City.
- The Open Spaces Network boundary has been amended to ensure consistency with Registered Park and Gardens Boundary across the City.
- The Policies Map now shows PEDL areas.

## Sustainability Appraisal

### Summary of Response

- SA objective 8 should be amended to read 'will it reduce flood risk?' Decision making criteria should ask 'will it improve water efficiency?' An indicator would be minimum level 3 of the code for sustainable homes.
- SA objective 6 should seek the incorporation of biodiversity enhancements. Indicators could include Sustainable urban drainage schemes.
- The Greater Nottingham Water Cycle Study recommends new developments incorporate, as minimum, water consumption standards of the code for sustainable homes level 3 / 4.
- The appraisal of Policy DM3 for SA Objective 8 for Natural Resources and Flooding only refers to water quality and the avoidance of food risk but has omitted any consideration of water efficiency.
- The Sustainability Appraisal appears to assume that mitigation is achievable for site LA46 as it states that mitigation through design can be achieved to address flooding issues wherever possible. How does Nottingham City Council know that mitigation is possible?
- The Sneinton Market site clearly forms an important part of the significance of Sneinton Market Conservation Area, as the site contains a rare example of a historic covered market. The sustainability appraisal recognises the loss of these buildings as harmful impact in relation to heritage, however only cites 'mitigation by design.' This is inappropriate here; historic structures should be retained and sensitively re-used.
- The Bus Depot site includes part of Sneinton Market Conservation Area on its northern edge, with the buildings along the frontage between Manvers Street and Stanhope Street making a positive contribution to the conservation area (they are all located within the conservation area). No recognition of this is made within the Site Assessments or the Sustainability Appraisal.

- Heritage England disagree with the Sustainability Appraisal for LA25 (Clifton West) which sites negligible impact on the historic environment.
- LA24 (Chingford Road) is adjacent to a Grade II\* listed church of St Martin and two other listed buildings. This is not recognised within the sustainability appraisal. The protection of the setting of this asset is essential and should be referenced.
- One objector considered the development at Radford Bridge Allotments will meet requirements of sustainability appraisal objectives, in particular in respect to meeting the housing needs of Nottingham, improving access to heritage and increasing biodiversity.

#### **Summary of Nottingham City Council Response**

- The decision making criteria for the Natural resources and flooding objective were amended to assess water efficiency and flood risk reduction. Policy CC1 of the LAPP now states that new dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day.
- Objective 6 of the Sustainability Framework, and the framework overall used in this Sustainability Appraisal process, is based upon that used for the Greater Nottingham Aligned Core Strategies. It is considered that Sustainability Appraisal objective 6, which seeks to increase levels of biodiversity, would not preclude the incorporation of biodiversity enhancements as part of sustainable building design.
- The sustainability appraisal of objective 8 for the Linby Street site now scores a moderate negative possible impact for the proposed development. It is considered that this appraisal accurately reflects concern in relation to the development of this site in the context of objective 8, and the appraisal identifies potential to improve upon existing conditions through development. The issue of flood mitigation measures in design is a technical matter. The SA process cannot reasonably be expected to categorically conclude that mitigation in respect of flood risk at this site is possible, but it is reasonable for the SA to identify mitigation through design to address drainage/flooding issues.

- The SA for Sneinton Market now identifies mitigation through design which should be sensitively designed to preserve and enhance heritage assets in line with their interest and significance through Development Management process and application of Local Plan Policies. The SA process requires an appraisal of possible future uses in principle within a re-lined site be undertaken. It is not however the role of the SA process to state which heritage assets must stay or be reused.
- Element of conservation and contribution of buildings fronting Manvers/Stanhope street now acknowledged in SA appraisal. Development principles for the site set out that proposals should be sensitive to the Sneinton Market Conservation Area which covers the northern edge of the site. Schemes which retain and integrate the existing buildings on Manvers Street and Stanhope Street will be encouraged.
- Clifton West site has been reappraised and potential impact to heritage assets reflected in predicted moderate negative impact. Mitigation through design which conserves or enhances heritage assets in line with their interest and significance through Development Management process and application of Local Plan Policies. Development Principles for the site now set out that 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. 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 Reserve and Holme Pit SSSI by providing a buffer of semi-natural habitat.
- SA appraisal for Chingford Road Playing Field now acknowledges St Martin's Church and two other listed buildings, and development principles for the site allocation seek to preserve and enhance heritage assets.
- The Sustainability Appraisal for Radford Bridge allotments identifies the significant positive impact that would be provided to the Housing objective from the proposal. Notwithstanding the consultee comments, it was considered that the proposal would result in a negligible impact on the Heritage objective overall. Notwithstanding the enhancements proposed by the consultee, it was considered that the development would be likely to result in a moderate negative impact on the Environment & Biodiversity objective, although mitigation measures were identified.

## Omission Comments

### Summary of Response

- A retailer proposes the allocation of the NCV and G&M motors site at Hucknall Road for retail use.
- A retailer is actively seeking to increase its representation in the City. In particular, they are seeking improved presence at the north of the Nottingham built up area which is currently under served by deep discount convenience facilities.
- Prospect Place, Willoughby Street site is not currently in the LAPP. This is a Cleared site and has had interest for residential use.
- Network Rail request that the potential impact from development affecting level crossings is addressed through the LAPP through the introduction of a new policy or amendment to Policy DM47 (The Transport Network).
- The Greenholme site in Lenton is omitted from the plan but needs to be protected.
- Policies should be included within the LAPP designed to encourage the return of C4 and sui generis HMOs to C3 use.
- A retailer supports the City Council's conclusion that it is not appropriate to designate the Sainsbury's Perry Road and Sainsbury's Castle Marina as new centres.
- Ashfield District Council showed support for not taking forward Bestwood Sidings (DS3) given that this site is understood to be in a high flood risk area.

#### Comments on omission of New Aspley Gardens site

- Retention of allotments is not realistic when the state of the site is taken into account
- Majority of allotment owners wish to sell

- Currently much inactivity of allotment use
- Allocation would contribute towards addressing the housing shortage
- Those wishing to continue allotments can do so on David Lloyd side of the site(s).
- The view that allocation would result in incursion into green belt is debatable.
- Traffic is not a barrier to development – good bus services in vicinity.
- Allocation would result in a severe impact on traffic, alongside development at Chalfont Drive.
- Allotments are not public open space, therefore not loss of amenity from their loss.
- Site should be described as brownfield, due to prior (historical) use.
- Environmental issues associated with redevelopment would be addressed via building regulations under residential development. If residential use results, carbon emissions would be limited by code for sustainable homes.
- Redevelopment would address anti-social behaviour.
- Renting allotments has been problematic in the past.
- Independent inspector should assess proposal for allocation.
- Pleased with non-allocation -combined with Chalfont would be huge development.
- Impact on flora/fauna.

- Loss of green space/green corridor.
- Impact on health – removal of opportunity for healthy exercise/home grown produce.
- Insufficient infrastructure to accommodate redevelopment.

Comments on omission of Radford Bridge allotments site(s)

- Allotments should be kept in their entirety as allotments and open green space now and for future generations.
- Martin's Pond and Harrison's Plantation need to stay a wild life haven. A nature corridor for the Martins Pond Nature Reserve adjacent.
- Allotments need to be brought back into active use.
- Local welfare, water supplies, conservation and the preservation of the allotments.
- The proposed layout may have provided some benefits to rationalise plot and service roads to increase allotment use.
- Vacancy of allotments due to management, rather than interest.
- Redevelopment would introduce new public open space.
- Would provide new housing in accordance with plan.
- Environmental concerns could be satisfactorily addressed within redevelopment.
- Sustainable location with good public transport links, local facilities

**Summary of Nottingham City Council Response**

- The NCV and G&M Motors site at Hucknall Road now has planning permission.
- Prospect Place, Willoughby Street site has been allocated as PA45 Prospect Place.
- Justification text to TR2 has been expanded to take into account the possible impact of development on level crossings.
- The Greenholme site in Lenton site is designated as part of the Open Space Network.
- Policies within the LAPP are designed to do encourage the return of C4 and sui generis HMOs to C3 use.
- Support noted for not taking DS3 forward given that this site is understood to be in a high flood risk area.
- Radford Bridge site has now received planning permission for redevelopment and the site is therefore not considered for allocation, reflecting its planning status.
- Allocation of New Aspley Gardens would result in loss of allotments some of which have now been incorporated into gardens and is not supported.

## Site Allocations

### LA01: Arnside Road (Former Chronos Richardson)

#### Summary of Response

- The Environment Agency supports the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

#### Summary of Nottingham City Council Response

- Requirement for site specific FRA on sites over 1 ha to be included in introductory text for site allocations.

## LA02: Ascot Road (Speedo)

### Summary of Response

- Insert reference to the public footpath running along the western side of the site linking Ascot Road to the north and New Road to the south. Opportunities for conversion to a cycle route should be included.
- Potential to improve the link along the side of the allotments extending the River Leen path network south of Aspley Lane.
- Environment Agency support this site subject to the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 5 (Site Assessment and Process Sequential / Exception Test Background Paper).
- Natural England supports the intention to maintain a green corridor along the site which will contribute to the wider GI network.

### Summary of Nottingham City Council Response

- Support noted
- Additional reference will be added regarding opportunities to improve walking and cycling connectivity should be taken to the introductory text

### LA03: Basford Gasworks

#### Summary of Response

- Environment Agency has no objection to the allocation of the site given the planning permission (12/02756/PFUL) however the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 5 (Site Assessment and Process Sequential / Exception Test Background Paper) should be implemented.
- Natural England notes that the River Leen SINC has been identified together with an additional green corridor which will be enhanced and protected. They note that enhancement of Sherwood's few but significant riparian assets is one of the environmental opportunities identified in the Sherwood NCA profile and this can be done by creating and extending natural buffer strips of riparian vegetation and wetland habitat along the length of the rivers.
- Two commentators consider that opportunities for a new cycle / foot path through the site should be considered including a new bridge over the River Leen to link to the proposed new path along the western side of the Leen, linking Church Street Basford to the north and Wilkinson Street (tram stop) to the south.

#### Summary of Nottingham City Council Response

- EA comments are noted.
- There is an extant consent on the site that seeks to enhance GI corridor.
- The development principles set out that walking and cycle routes along the River Leen should be extended. Should be noted that there is an extant consent on the site that does provide additional pedestrian/ cycling facilities, but not a bridge over the River Leen.

## LA04: Beechdate Baths and Ambulance Service HQ

### Summary of Response

- Environment Agency support subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.
- The Greater Nottingham Retail Study: Partial Update shows that there is very limited expenditure capacity for new convenience retail floor space. The City Council should not actively plan and allocate specifically for convenience retail provision.
- A national convenience retailer has confirmed that the site is not suitable or viable as a foodstore location. They conclude that there are more sequentially preferable sites for out of centre retail development which will both meet the identified need in the 'western estates' are attractive to foodstore operators and will facilitate wider regeneration benefits.
- The site's distance from any significant centres, the opportunity for linked trips is likely to be limited. It is suggested that alternative sites, particularly where retail comes forward as a mixed-use scheme, may be better located to enhance these prospects.
- It is unclear how the quantum of floorspace proposed has been arrived at and whether this has been informed by operator demand.
- Despite the lack of forecast capacity, both sustainability and social inclusion would be better served if a substantial new food store could be developed in a location central to the western estates.
- Beechdale Baths provides swimming facilities, including lessons for nearby schools. Also very well patronised by adults due to easy access.
- The redevelopment would also lead to the loss of an existing operational community facility.

- The City Council's own policy, DM20, reflects the NPPF and so this allocation is contrary to the City Council's own policy. There are sequentially preferable sites available. It follows that this allocation is entirely inappropriate and will leave the City Council vulnerable to judicial challenge in due course.
- Recommend that the best use of the site is student accommodation sited above retail (A1) facilities.

#### **Summary of Nottingham City Council Response**

- Not close to existing centres, and local few opportunities, it is considered that this site is appropriate to be allocated for retail to serve the Western Estates, as set out in the previous Greater Nottingham Retail Survey and Retail Study 2015.
- There is not a fire station on the site, though there is an ambulance service HQ – site now reduced in size and ambulance HQ omitted.
- New, improved leisure facilities have been provided at Harvey Haddon Leisure Village.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.
- Residential use added to the Development Principles

#### **LA05: Beechdale Road (South of Former Co-op Dairy)**

#### **Summary of Response**

- Insert opportunities for a toucan crossing on Beechdale Road which would improve connectivity to Western Boulevard orbital cycle route and links to Robin's Wood open space.

- Natural England welcomes the incorporation of a green corridor on the site which will link to the Robin Hoods Wood SINC.

**Summary of Nottingham City Council Response**

- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.
- Additional reference added regarding opportunities to improve walking and cycling connectivity.

**LA06: Bestwood Road (Former Bestwood Day Centre)**

**Summary of Response**

- Environment Agency Support subject to the mitigation measures.
- Prior consent needed for works within 8m of bank of Leen. Potential 8m easement needed.
- Concern that site not well served by public transport. Cumulative transport impact when considered with nearby Gedling housing allocation.
- Concern regarding surface water run off impact.
- Provide link to linear walkway/public rights of way.
- Protection and enhancement of the River Leen and Moor Road Disused Railway SINC welcomed.

**Summary of Nottingham City Council Response**

- Development principles for the site refer to potential easement and access issues.

- Transport impact and access issues would be considered in the Development Management process. The site has been subject to the sustainability appraisal process.
- The Environment Agency has not raised an objection to this site, subject to mitigation measures. Surface water issues would be addressed through the Development Management process

### **LA07: Blenheim Lane**

#### **Summary of Response**

- Environment Agency support, subject to the specific ideas for mitigation.
- A site specific flood risk assessment focusing on sustainable surface water management is required.
- Access to the site should be taken from roundabout on Firth Way.
- Site allocation contributes to the large collective loss of open space if developed.
- Protection of the hedgerow on the site welcomed.

#### **Summary of Nottingham City Council Response**

- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.
- The Development Principles now set out that access should be taken from the roundabout on Firth way.
- The site is allocated in the 2005 Local Plan, and there is therefore a presumption in favour of development.

## LA08: Bobbers Mill Bridge (Bobbers Mill Industrial Estate)

### Summary of Response

- Although support residential designation, consider that the site is also additionally suitable for retail.
- The City Council should insert opportunities to improve the public right of way through this site.
- Environment Agency support is subject to the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 5 (Site Assessment and Process Sequential / Exception Test Background Paper).
- Natural England welcomes the protection and enhancement of the River Leen SINC.

### Summary of Nottingham City Council Response

- Development Principles amended to refer to need for holistic approach to flood risk management.
- There is no capacity or need identified in the Greater Nottingham Retail Survey for retail on this site.
- Additional reference will be added regarding opportunities to improve walking and cycling connectivity should be taken to the development principles.
- Sustainable drainage and run off addressed by introductory text to site allocations. Development Principles amended to refer to easement

### **LA09: Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)**

#### **Summary of Response**

- Environment Agency Support is subject to the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 5 (Site Assessment and Process Sequential / Exception Test Background Paper).

#### **Summary of Nottingham City Council Response**

- Flood risk requirements included in Development Principles.

### **LA10: Boots**

#### **Summary of Response**

- Masterplan required to assess if number of dwellings can be accommodated.
- Potential for improved connections to Sustrans NCN Route 6, the Big Track walking and cycling route etc.
- Development principles should contain more explicit reference to the named heritage assets on site and their significance.
- Site should accommodate student accommodation including 'town-house' types as well as C3 residential.
- Potential for eco-homes.

- The Development Principles make no reference to possible transport implications arising from development.
- Site located behind formal flood defence, requests site-specific Flood Risk Assessment.
- Careful consideration that re-development of site does not lead to air quality issues by introducing new sensitive receptors.
- Consider creating moorings and for links across the canal to the towpath, providing a traffic-free route to the city centre.
- The 'development principles' should cross refer to Appendix A of the emerging Core Strategy, making reference to the transport and access principles for this development contained therein.

#### **Summary of Nottingham City Council Response**

- The site has been subject to a masterplan.
- Connectivity would be considered as part of a planning application /development proposal.
- The Site Assessment for this site contains more detailed information on heritage assets, however, development principles amended to include further reference to specific heritage assets.
- Student housing not currently proposed for this site. However, potential for an element of student accommodation (sui generis) subject to improved linkages to the University.
- National Policies introduced regarding energy performance of new homes.
- The development principles are intended to provide a brief overview, traffic implications would be considered as part of a planning application/development proposal.

- Assessment has been amended to include requirement for flood risk assessment to consider breach of flood defences/overtopping.
- Air quality issues covered in existing site assessment but development principles amended to refer to air quality issues.
- Development principles amended to include reference to Transport Assessment and details set in Core Strategy.

### LA11: Broadmarsh

#### Summary of Response

- Early consideration of pedestrian, cycle and transport movements required.
- Commentary should recognise proposed extension to the Canal Conservation Area and retain properties fronting Carrington Street/Greyfriar Gate for their architectural and historic value.
- Type and amount of open space needed should be stated as an integral criteria of allocation and not left to briefs or planning conditions.
- Allocation must be reviewed and amended to reflect emerging application proposals on the site.
- Not clear why the development area is split into three and how these would respond to the historic environment. Clarification sought.
- The Environment Agency's comments made for planning permission (09/02714/POUT) granted in 2011 remain valid.
- Supports recognition of the important roles that both shopping centre retail areas (Broadmarsh and Victoria Centres) play in the overall retail position of Nottingham City Centre. Feels in particular that the demise of Broadmarsh has had a negative

impact on the viability and vitality of the retail centre as a whole.

- Title of allocation should state 'intu Broadmarsh and Surrounding Areas'.
- Draft wording provides clarity on the need to restore the historic grain and fabric and significance and setting of adjoining heritage assets.

#### **Summary of Nottingham City Council Response**

- The Development Principles and Transport chapter account for movements, links and permeability.
- Retail appendix sets out floorspace and reflects current planning position.
- The Development Principles make reference to development being sensitive to the historic environment.
- Open space details will be considered holistically as part of wider development proposals.
- Policies and site amended to reflect the current position.
- Divisions deleted from the allocations plan and further reference to heritage assets/design included.
- 'Broadmarsh' site name is well known and considered appropriate.

#### **LA12: Bulwell Lane (Former Coach Depot)**

#### **Summary of Response**

- Environment Agency supports the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and

development principles within the LAPP.

#### **Summary of Nottingham City Council Response**

- Environment Agency comments noted

### **LA13: Canal Quarter - Arkwright Street East**

#### **Summary of Response**

- Support for retaining historic buildings in this location.
- Clarification is required on which buildings will be retained at this location.
- Support for site acting as a link/transition to the Meadows in order to encourage interaction between the southern City Centre boundary and the Meadows.
- EA support the allocation of this site subject to the specific ideas for mitigation identified in the Sustainability Appraisal. Where practicable, the opportunity should be taken to open up the Tinkers Leen to provide a green corridor.

#### **Summary of Nottingham City Council Response**

- The Development Principles for this site have been amended to state that the building at 1 Arkwright Street should be retained and also the Meadows and Crocus Mill buildings off of Crocus Street.
- The Development Principles for this site state that the proposals should incorporate high quality public realm. Development must also have regard to the relationship with the tram route and nearby housing and positive linkages be created with the Meadows.

- The Development Principles for this site draw attention to the Tinkers Leen and the opportunities that exist to open up the watercourse.

#### **LA14: Canal Quarter - Crocus Street (Southpoint)**

##### **Summary of Response**

- Support expressed for the redevelopment of this site.
- Support for student accommodation at this location subject to design considerations including flexibility of future use and making the units attractive to returning students.
- Support for site acting as a link/transition to the Meadows in order to encourage interaction between the southern City Centre boundary and the Meadows.
- EA stated that there are no significant flood-risk issues for this site.
- Requirement to preserve/enhance the Station Conservation Area is supported.

##### **Summary of Nottingham City Council Response**

- The Publication Version of the LAPP contains amendments to the Houses in Multiple Occupation and Purpose Built Student Accommodation Policy so that more emphasis has been placed on design and flexibility.

## LA15: Canal Quarter - Island Site

### Summary of Response

- The Greater Nottingham Retail Study: Partial Update shows that there is very limited expenditure capacity for new convenience retail floor space. The City Council should not actively plan and allocate specifically for convenience retail provision. The consultation document should make it clear what type of retail provision is appropriate for each site.
- The allocation should be amended to state that any retail development within the mixed use development should be ancillary [auxiliary] and small scale and should only serve the local convenience or service needs generated by the mixed use scheme.
- Development principles and land uses identified for this site should reflect the major land uses in the existing permission.
- Opportunities to improve access to the towpath/create more active canal frontage.
- The listed Great Northern Warehouse should be identified and the adjacent James Alexander Warehouse.
- Opportunities for improved connections between the City Centre, Nottingham Station etc.
- Type and amount of open space needed should be stated as an integral criteria of allocation.
- Development principles should make reference to the adjacent conservation area and listed buildings.

### Summary of Nottingham City Council Response

- The Development Principles have been amended to read 'an element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre'.

- The Proposed Uses have been amended to: Offices/high tech, light industry/research & development, warehouse (B1, B8), residential (C3) and retail (A1, A2, A3), leisure (D2), hotel (C1), conference use (D1) delivered as integral part of mixed use scheme.
- Consideration of Design, including those in relation to public realm areas would be addressed in the course of a planning application through the development management process but Development Principles amended to strengthen this aspect.
- The Development Principles amended to refer to heritage assets within and outside the site. The principles also require that a comprehensive Masterplan should be agreed with the Council.
- Transport policies support the extension and improvement of walking and cycle routes. The Development principles for the site emphasise opportunities for walking and cycling routes to link with the canal towpath.
- Type and quantity of open space required will depend on nature of uses proposed. Appropriate that this level of detail is addressed via masterplanning and planning briefs.

### **LA16: Canal Quarter - Queens Road (East of Nottingham Station)**

#### **Summary of Response**

- Recognition of the site's development potential is welcomed. Suggests that the allocation should include provision for larger format retail development and that there is known demand for a discount store to occupy the site.
- The allocation should be amended to state that any leisure development within the mixed use development should be small scale, associated with site's location adjacent to the canal and should only serve the needs generated by the mixed use scheme, unless the impact test is satisfied.

- Allocation refers to a site area of 6.03ha, appears incorrect and should be re-measured.
- Development bordering Meadows' Northern boundary should act as a link or transition, encouraging interaction between the southern city centre boundary and the Meadows areas.
- Opportunities for improved connections between the City Centre, Nottingham Station and areas to the east.
- Reference to positively addressing the prominent corner at the junction of Queens Road/London Road is unnecessary and overly prescriptive, and may prevent a viable form of development from coming forward and prejudice the delivery of sustainable economic development.
- A site specific flood risk assessment focusing on sustainable surface water management is required.
- Reference to preserve/enhance the Station Conservation Area is supported.

### **Summary of Nottingham City Council Response**

- The nature of this area has attracted significant investment over recent years, the approach being high quality, comprehensive schemes with significant place making value, aligned with the aspirations set out in the Local Plans. Development here should be commensurate with the site's setting/status within the Station Conservation Area, Southside Regeneration Zone as set out in City's Aligned Core Strategy and Canal Quarter as amplified in the LAPP. Proposals which maximise development of this key location could provide scope for mixed used development of an appropriate scale with opportunities for retail at ground floor level.
- The Development Principles make it clear that the site is suitable for mixed use development including a proportion of the site for leisure. The balance, distribution and scale of uses will be considered in context of the LAPP policies to ensure that proposals do not undermine the vitality and vibrancy of the City Centre (or other defined centres) and support the delivery of the strategic aims of the Canal Quarter.

- Site area measurement has been updated.
- Transport policies support the extension and improvement of walking and cycle routes
- The Development Principles for the site set out that a site specific flood risk assessment should accompany any planning application.

#### **LA17: Canal Quarter - Sheriffs Way / Arkwright Street**

##### **Summary of Response**

- Supports allocation of site as a priority for redevelopment.
- Significant redevelopment proposed for the sites bordering Meadows' Northern boundary should act as a link or transition, encouraging interaction between the southern city centre boundary and the Meadows areas. This would include transport and pedestrian links, confining through traffic to the main routes bordering the Meadows (rather than within).
- Heritage England state that this site lies partly within the Station Conservation Area and contains buildings of heritage value. The survival of the historic elements of Arkwright Street is important as part of the approach to and from the station. Although the Development Principles helpfully require development to address the station, conservation area and other heritage assets, there is no requirement to retain the historic building at the junction of Sheriffs Way and Arkwright Street (unlike the Development Principles for LA13). Given this building lies at an important junction with the station, its retention should be pursued and made explicit within the Development Principles.
- Several other responses also state that the Queen's Hotel should be retained.

- The Environment Agency state that support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

#### **Summary of Nottingham City Council Response**

- Previously approved comprehensive scheme for the site included demolition of the former Queens Hotel. However, retention of the building within new development proposals will be encouraged. Development Principles text has been amended to encourage retention.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.

#### **LA18: Canal Quarter - Sheriffs Way (Sovereign House)**

#### **Summary of Response**

- Development should be sympathetic to the Station Conservation Area.

#### **Summary of Nottingham City Council Response**

- The development principles for this site state that design should positively address the Nottingham Station and preserve and enhance the significance of heritage assets.
- The development principles for this site now make reference to the need to preserve and enhance the significance of heritage assets.

## LA19: Canal Quarter - Station Street / Carrington Street

### Summary of Response

- Canal & Rivers Trust have operational land at northern boundary – early dialogue needed on proposals. Development Principles should be amended to have regard to this and any impact on character of the canal corridor arising from development.
- All buildings fronting Station Street and Carrington Street should be retained and reused.
- Development of student accommodation supported but design must be attractive to returning students and with flexibility for conversion to apartments.
- Significant development proposed on the northern edge of the Meadows. Should act as a transition area encouraging interaction between City Centre and Meadows with transport and pedestrian links with through traffic bordering the Meadows.
- Support for improved cycling connections to areas around site.
- Concern that the allocation may not be the most effective way of securing regeneration. Allocation could wrongly suggest that buildings of historic and/or architectural interest could be lost to enable large-scale redevelopment. Range of proposed uses and the current adopted development brief suggests a much altered built form when incremental improvements are more appropriate.
- Development Principles does not set out specific buildings to be retained. Policy should be reassessed and all of the buildings along Carrington Street and Station Street (apart from the Job Centre Plus building) should be retained.
- Environment Agency support the allocation and require site specific FRA which considers overtopping/breach of existing defences.

### **Summary of Nottingham City Council Response**

- Development principles refer to opportunities to enhance the canal.
- Development Principles reflect the brief for the site, as not all buildings on Station Street make a positive contribution to the Conservation Area. Development proposals are likely to comprise of both new build and refurbishment of existing buildings. Further clarity on retention of existing buildings has been provided within the Development Principles - consistent with the existing development brief.
- The proposed mix of uses is commensurate with the site's location and scale (and existing uses).
- Site allocation and transport policies seek to create an appropriate transition to the Meadows.
- Policies and site allocations support improved cycling connections.
- Development principles amended to require FRA to consider overtopping/breach of defences.

### **LA20: Canal Quarter - Waterway Street**

#### **Summary of Response**

- The Edwardian former industrial buildings fronting Traffic Street and Waterway Street east of the access, contribute strongly to the character of the area and should be retained and refurbished as part of any redevelopment scheme.
- Significant development proposed on the northern edge of the Meadows. This should act as a transition area encouraging interaction between City Centre and Meadows with transport and pedestrian links with through traffic bordering the Meadows.

- Environment Agency support the allocation. Line of the Tinkers Leen culvert should be established with no built development over. Opportunities exist to reopen culvert.
- Allocation of brownfield site supported.

#### **Summary of Nottingham City Council Response**

- The area east of the access is a cleared site. Comments regarding retention of buildings may refer to buildings outside the development site boundary which are not included in this allocation.
- Site allocation and transport policies seek to create an appropriate transition to the Meadows.
- Development principles amended to required line of Tinkers Leen culvert to be established with no built development over this. Opportunities to open culvert encouraged.

#### **LA21: Carlton Road (Castle College)**

#### **Summary of Response**

- The site contributes to the large collective loss of open space if developed on and the allocation is inconsistent with policy DM48 (Development of Open Space). The allocation is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' that is referred to in policy DM51 of the document (p106; 5.20). However, they also state that there are opportunities to create new open spaces in which to promote new initiatives on this site.
- Environment Agency confirms there are no environmental concerns within the Environment Agency's remit. The site is

greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

#### **Summary of Nottingham City Council Response**

- As part of the development of the site, the requirement for additional open space will be considered linking to the large area of open space to the south west of the site (known as the Mounds) which was formally part of the site at the Issues and Options stage. Between the Issues and Option stage and preferred option stage, the site area has been reduced to remove the area of open space to the south west of the site (known as the Mounds). As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied to the site.
- Requirement for site specific FRA on sites over 1 ha to be included in introductory text for site allocations.

#### **LA22: Castle Quarter - People's College**

#### **Summary of Response**

- Improved connections between the City Centre, Castle Boulevard and the west of the City, especially Lenton, Dunkirk and the University of Nottingham.
- Proposals should preserve and enhance the significance and setting of the heritage assets and archaeology, development principles should be more explicit.
- Site requires an SPD.
- Older houses need to be protected e.g. from HMO conversions, and any new build needs to be quality build.

- Site specific flood risk assessment required.
- Support land allocation.

#### **Summary of Nottingham City Council Response**

- Connections, protecting historic environment and ensuring high quality development considered as part of a planning application/development proposal, development principles amended to include opportunities to improve these.
- Development principles set out need to preserve and enhance heritage assets. Reference to archaeology included.
- The Council will be proactive in liaising/negotiating with the site owners to secure an appropriate scheme.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.

#### **LA23: Chalfont Drive**

#### **Summary of Response**

- The bunker should be referenced.
- Redevelopment of this site with 350 dwellings will add further to existing traffic problems in the area.
- Environment Agency stated that there are no environmental concerns within EA remit. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

### Summary of Nottingham City Council Response

- Development Principles amended to include reference to adjacent heritage assets.
- A proportion of the site should be retained as provision for semi-natural open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets
- Specific FRA on sites over 1 ha included in introductory text for site allocations.

### LA24: Chingford Road Playing Field

#### Summary of Response

- Sport England commented that there is possible relevance to temporary demand created during Harvey Haddon development.
- Heritage England concerned that this site is adjacent to a Grade II\* listed church of St. Martin and two other listed buildings. This is not recognised within the allocation or within the site assessments or within the sustainability appraisal. The protection of the setting of this asset is essential and should be referenced within the Development Principles. It is noted that there is a requirement for a proportion of the site to be retained as semi-natural open space. If this is located adjacent to the Church, this may also aid the protection of its setting.
- Site allocation contributes to the large collective loss of open space if developed on.
- Environment Agency state that there are no environmental concerns within EA remit. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

### Summary of Nottingham City Council Response

- Development Principles amended to include reference to adjacent heritage assets.
- Development Principles require a proportion of the site to be retained as provision for semi-natural open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. The development principles mention open space. Initial screening has shown that the site is not located in an area of sports pitch deficiency and therefore Sport England have confirmed there is no impediment to its development as nearby parks and open spaces have capacity for future increases in demand for pitches. Additionally, a toolkit has been run for this site.
- Specific FRA on sites over 1 ha included in introductory text for site allocations.

### LA25: Clifton West

#### Summary of Response

- The density of development should be similar to the existing residential development close by. Needs to take into account that 3 sides of the proposal are woodland / nature reserve and fields, all in Green Belt.
- Sport England commented that Nottingham Trent University Pitch Strategy does not clarify situation.
- Nottingham Trent University support the development.
- Object to the allocation of all of the 4 Clifton sites as would create a bigger Clifton which does not have sufficient facilities for existing residents. Would also have impact on wildlife and sites need to be preserved for future generations.

- Heritage England commented that sensitive site directly adjacent to Clifton Village Conservation Area and the Grade II registered park and garden of Clifton Hall. Development will affect the setting of these heritage assets and Grade I listed Clifton Hall and the Grade I listed Church of St Mary the Virgin. Development principles should be more explicit regards the sensitivities of the specified heritage assets.
- One respondent comments: 'Concern about urbanising/lighting affecting topography/Mature Landscape Area, also breaking green space/ 'rural threads', a 'crescent area' of land there to sensitive residential development may be a less worse option. Note: Domestic pets adjacent to nature tend not to be compatible. Mature Landscape Areas need to be retained (or put back in place in planning) this side of the river (including R.B.C) locations fringing on NG11. An un-consulted temporary compound north of Mill hill (in archaeological constraints area) is objectionable.'
- Site allocation contributes to the large collective loss of open space if developed.
- Environment Agency stated that there are no environmental concerns within EA remit. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.
- Natural England welcomes the principle to provide a buffer of semi-natural habitat to protect the two SINCs, the Clifton Woods LNR and the Holme Pit SSSI.

#### **Summary of Nottingham City Council Response**

- Development Principles have regard to density of existing properties and open space/buffer areas.
- No formal use of NTU land for over 15 years, NTU have no plans to use it for such use.
- It is anticipated that new development would support services in Clifton and make them more viable. No policy will be applied in isolation.
- As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and

accordingly the development principles include the retention and creation of open space. Agreement has been reached with Sport England that future increases in demand for pitches in the area to be addressed via new community use agreements or increases in the quality and capacity of existing pitches.

- Development principles amended to refer to Conservation Area, registered Park and Garden and listed buildings outside of the site boundary and the potential for green space to act as a buffer.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.
- The Mature Landscape Area policy was not saved from the Nottingham Local Plan (2005). It is not proposed to replace this policy in the publication version of the document as such areas are already adequately protected by other designations including Green Belt, Conservation Areas, Open Space and Policy DE1: Building Design and Use.

## LA26: Creative Quarter - Bus Depot

### Summary of Response

- One commentator requests retention of the 1920s Southwell Road frontage buildings.
- Heritage England notes that the site includes part of Sneinton Market Conservation Area on its northern edge, with the buildings along the frontage between Manvers Street and Stanhope Street making a positive contribution to the conservation area. They consider that the Development Principles need to clarify that the site is partly within the conservation area and not just adjoining it, while the building frontages between Manvers Street and Stanhope Street should be retained.
- The Environment Agency gives support subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

### Summary of Nottingham City Council Response

- Site lies close to the Sneinton Market Conservation Area and the Development Principles require that proposals take this into account.
- Sustainability Appraisal updated to refer to part of the site covered by Sneinton Conservation Area.
- Environment Agency comments noted.

### LA27: Creative Quarter - Sneinton Market

#### Summary of Response

- One commentator refers to the Greater Nottingham Retail Study: Partial Update that shows that there is very limited expenditure capacity for new convenience retail floor space and that the council should not actively plan and allocate specifically for convenience retail provision. They wish the consultation document to make it clear what type of retail provision is appropriate for each site.
- Another commentator considers that the former market buildings between Nelson Street and Freckingham Street and Avenues D and E should be retained and refurbished as well as the The Peggars Inn.
- Improvements to pedestrian and cycleways are suggested by another commentator including improved connections between the City Centre, Sneinton and other areas east of the City.
- Heritage England objects. They consider site forms an important part of the significance of Sneinton Market Conservation Area, as the site contains a rare example of a historic covered market. Apart from proposals needing to be sensitive to the historic environment, the Development Principles offer no clarity on what should happen to the market buildings. Retention of

such buildings would support the Council's Independent Retail Clusters policy approach (which includes the buildings in this site allocation), since historic buildings can be very attractive to niche and start-up retailers.

- Environment Agency supports the allocation of the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- Another commentator supports the allocation of the site.

#### **Summary of Nottingham City Council Response**

- Uses are considered appropriate for this site. Development Principles amended to set out ancillary retail.
- It is not necessary to list all existing/proposed routes and links – policy provides sufficient coverage on an area basis.
- The Development Principles have been amended to clarify that proposals should preserve and enhance heritage assets.
- Environment Agency comments noted.

#### **LA28: Denewood Crescent (Denewood Centre)**

#### **Summary of Response**

- Environment Agency state that there are no environmental concerns within EA remit. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

### Summary of Nottingham City Council Response

- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations

### LA29: Derby Road (Western Club)

#### Summary of Response

- If the site is to achieve its full potential, development must be focused on larger family dwellings whose design, construction and marketing are innovative and challenging, but also complement the locality.
- Family housing supported, possibly Green Street style scheme.
- Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- The River Leen, designated as a Main River, runs in a culvert and open channels through parts of the site.
- Support to opening up of the culverted River Leen which would contribute to biodiversity of the area.

#### Summary of Nottingham City Council Response

- Proposed uses are C3 family housing
- Design issues would be considered as part of a planning application / development proposal.
- Development principles amended to refer to easement and scope for enhancement.

- Support noted.

### LA30: Electric Avenue

#### Summary of Response

- Riverside aspects should not be unduly urbanised and should have regard to the adjacent Wilford Village Conservation Areas.
- This important approach to Nottingham provides a wide sweep alongside the River, Wilford church, long view of Nottingham. To box Queens Drive in is not the best welcome to Nottingham. That piece of landscaped land is valuable for all these reasons. Also closeness to National Grid may be dangerous.
- Heritage England state that this site is situated opposite Wilford Conservation Area on the eastern bank of the River Trent, which contains a number of listed buildings including the Grade II\* Church of St Wilfrid which can be viewed from the western side of the river. Development of this site could negatively impact on the significance and setting of these heritage assets depending on the scale and design of any proposals. The Development Principles should reflect this issue.
- Environment Agency state that support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Data from the Greater Nottingham Strategic Flood Risk Assessment (NSFRA) should be considered when developing the site, e.g. level of overtopping in climate change scenario, which effects the north east part of the site and flood mitigation to consider the residual risk of both overtopping and breach of the River Trent flood defences. The Tottle Brook (Ordinary Watercourse) flows from west to east, through the roundabout, in culvert north of the site. We advise that an FRA considers the risk of flooding from this source to the development.
- A retailer welcomes the designation of LA30 for B1 uses. This site is considered to be inappropriate for a food store given its

isolated position away from defined centres and limited accessibility by resident populations.

#### **Summary of Nottingham City Council Response**

- The site is located within the existing Riverside Retail Park bounded to the north and south by existing development and separated from the Conservation Area and Listed Buildings by Queens Drive and the River Trent. Impact on the Conservation Area from development is anticipated to be minimal. However, reference to the heritage assets located on the east side of the River has been added to the Development Principles.
- Text added to introductory section to include reference to the need to consider the Greater Nottingham Strategic Flood Risk Assessment.

#### **LA31: Fairham Comprehensive School**

#### **Summary of Response**

- Sport England consider that the site is acceptable to develop.
- Natural England concerned over the allocation of a number of school playing fields as potential housing sites as a result of recent reorganisation of schools in the City.
- Objection to the allocation of all of the four Clifton sites as would create a bigger Clifton which does not have sufficient facilities for existing residents. Would also have impact on wildlife and sites need to be preserved for future generations.
- Proposing 'residential and community uses' on Green belt is doing the opposite of protecting it, and wrong.
- Serious reservations about policy DM3.2 linked to the Fairham Brook corridor which continues to be damaged (consultation

by the LA did not take place) connected to proposal Fairham Comprehensive School (LA31).

- All this area should remain within the Green Belt. The un-built southern portion should be excluded from the red lined site area. Uses should be of lower intensity and should not operate around the clock.
- Site allocation contributes to the large collective loss of open space if developed on.
- Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This preferred option is located immediately adjacent to the Fairham Brook, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. 8 metres strip to be kept free of built development.

#### **Summary of Nottingham City Council Response**

- This site has been significantly scaled back since the Issues & Option site. Part of the site is brownfield. Development principles require development to address open space provision on site, landscape character area. Form of the development should help form the establishment of a defensible Green Belt boundary.
- It is anticipated that new development would support viability of services in Clifton.
- Sport England consider that the site is acceptable to develop.
- As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space eg Fairham link to the Fairham Brook nature reserve, site area reduced to remove large part of the playing fields from the developable area. Sport England have agreed that future increases in demand for pitches in the area to be addressed via new community use agreements or increases in the quality and capacity of existing pitches.
- Site boundary is more than 8m from Fairham Brook.

## LA32: Fairham House

### Summary of Response

- Site provides a unique and good location to expand the Clifton District Centre, and more retail and less housing would be welcomed on this site. More choice of comparison goods in Clifton would be good, especially clothes and a deep discount store such as Lidl or Aldi would be welcome. Concerned that the 1000 sq m is not big enough and/or flexible. If there is to be residential development then accommodation with one or two bedrooms would be more welcome than family housing.
- When the City Council are in a position to instead have retail, or B1, on the Cornerstone car park, it would be smarter to make extensive use of land at Fairham House (LA32), for residential. A worthy sight line has opened up at the very south eastern periphery of this location. North of new close plantations could have allotment potential instead.
- Supportive of residential and B1 uses on the site, does not support retail. Could be defined as out-of-centre and has the potential to significantly adversely impact upon the vitality and viability of the centre. Noted that floorspace is limited to 1,000 sqm but this should also be limited exclude convenience goods. Draws attention to the decision 11/1009/PFUL3 which refused consent for discount food store on the former Man of Trent site on Green Lane on grounds of unacceptable impact on the vitality and viability of the district centre. Greater Retail Study states at table 38 of appendix b that there is no capacity for new convenience retail floor space in Clifton in the short term and very little capacity in the medium or long term.
- Object to the allocation of all of the four Clifton sites as would create a bigger Clifton which does not have sufficient facilities for existing residents. Would also have impact on wildlife and sites need to be preserved for future generations.
- Environment Agency stated that there are no environmental concerns within EA remit. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

### Summary of Nottingham City Council Response

- Site is brownfield.
- The development principles refer to creation of open space and retention of trees.
- Development Principles refer to acceptability of retail proposals in the context the impact on Clifton District Centre.

### LA33: Forest Mill

#### Summary of Response

- Consideration of historic environment, particularly Conservation Area and retention of the buildings.
- Former baths fronting Boden Street should be retained as the character contributes to the area.
- Broadly supports residential use for site.
- Respondent questions the need for/does not support suggested student accommodation use.
- Supports site inclusion, may require flexibility within the development principles.
- Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- Work underway to develop sites nearby as affordable family housing, therefore may not be appropriate for this site to be developed as student accommodation.

- Believes existing green space between Thackeray Street and Boden Street should be kept considering nearby developments.

#### **Summary of Nottingham City Council Response**

- Conservation Area consent granted for demolition, building is largely demolished, development principles amended to refer to Conservation Area.
- The merits of any student accommodation and retention of green space would be considered as part of a planning application/development proposal.
- The development principles are intended to provide a brief overview.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.

#### **LA34: Former Albany Works and Former Co-op**

#### **Summary of Response**

- One commentator references the Greater Nottingham Retail Study: Partial Update which shows that there is very limited expenditure capacity for new convenience retail floor space and considers that the City Council should not actively plan and allocate specifically for convenience retail provision. They also want the document to make it clear what type of retail provision is appropriate for each site.
- A retail store would address an accepted qualitative deficiency in convenience retail provision for the area and that the proposals would result in the regeneration of a prominent area of previously developed land, enhance the overall attractiveness and offer provided by the Carlton Road Centre and deliver substantive improvements and socioeconomic

benefits to an area of Nottingham City where this is particularly needed.

- The Environment Agency gives support for the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

#### **Summary of Nottingham City Council Response**

- The site is partially formed by an existing retail unit (co-op) with the remaining land also being within a revised CONI boundary. This is therefore an appropriate location for additional retail capacity.
- Environment Agency comments noted.

### **LA35: Former Dunkirk Fire Station**

#### **Summary of Response**

- Improvements to the Ring Road and Abbey Street cycle paths, as well as Sustrans NCN6.
- Regrettable that the proposed uses have not been linked to the development of the QMC Medi-Park. LA35, LA48 and LA54 should be carried out jointly.
- The Environment Agency understands site benefits from an extant planning permission (13/01312/PFUL3) and the comments made at planning application stage remain valid.

#### **Summary of Nottingham City Council Response**

- Development completed – site deleted

### LA36: Former Eastglade Primary and Nursery School

#### Summary of Response

- One commentator objects to the allocation of the site as it would contribute to the large collective loss of open space if developed on. They consider the allocation is inconsistent with policy DM48 (Development of Open Space) and is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' that is referred to in policy DM51 of the document (p106; 5.20).
- The Environment Agency comment that they have no environmental concerns within EA remit and that the site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.
- Natural England supports the enhancement of green corridors and Local Nature Reserves in this area which would increase the overall ecological quality of the area.
- Sport England confirm that they have no objection to the site being allocated.

#### Summary of Nottingham City Council Response

- The site consists of former school no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space which is set out in the Development Principles. Agreed with Sport England that formal sport pitch provision to be provided by a new community sports hub site in the north of the City, currently proposed at LA41 Former Padstow School Detached Playing Fields (Beckhampton Road).
- Sport England confirm that they have no objection to the site being allocated.
- Requirement for site specific FRA on sites over 1 ha to be included in the introductory text for site allocations.

- Issues of enhancing green corridors and LNRs are already drawn out in the Development Principles.

### **LA37: Former Haywood School Site**

#### **Summary of Response**

- No objection from Sport England.
- No objection from the Environment Agency. Site is over 1 hectare so site specific flood risk assessment is required.
- The allocation contributes to the large collective loss of open space if developed on. The allocation is inconsistent with policy DM48 (Development of Open Space) and the principles of 'Breathing Space' and the 'Biodiversity Position Statement'.

#### **Summary of Nottingham City Council Response**

- This is a brownfield development site. A planning application has been submitted for a residential development and is pending a decision. An open space requirement is referred to in the development principles. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied. Agreed with Sport England that formal sport pitch provision to be provided by a new community sports hub site in the north of the City, currently proposed at LA41 Former Padstow School Detached Playing Fields (Beckhampton Road).
- There was no objection from Sport England.
- Introductory text sets out that sites over 1 hectare require a site specific flood risk assessment.

### **LA38: Former Henry Mellish Main School**

#### **Summary of Response**

- No environmental concerns within EA remit.
- A site specific flood risk assessment focusing on sustainable surface water management is required.
- The new school should be developed at the rear on the 'L shaped' part of the site.
- Entrances will be needed from both sides to enable ease of access.
- There are existing parking concerns and this will be exacerbated by additional planning permissions.

#### **Summary of Nottingham City Council Response**

- Introductory text sets out that sites over 1 hectare require a site specific flood risk assessment.
- Access, layout and parking issues would be addressed in the course of any development proposal through the Development Management process.

### LA39: Former Henry Mellish School playing field (Piccadilly)

#### Summary of Response

- No environmental concerns within Environment Agency remit.
- A site specific flood risk assessment focusing on sustainable surface water management is required.
- There was no objection from Sport England.
- The site should be retained as open space and part of the green infrastructure network.
- Proposals here should be coordinated with proposals for LA 38 (Former Henry Mellish School site).
- Proposal would impact on on-street parking. A lot of existing parking on non residential side of Piccadilly.
- Housing should be limited to 2 storey height, and be set back from the road to permit off street parking/bin storage.
- Site allocation contributes to the large collective loss of open space if developed on, and is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' in the plan.

#### Summary of Nottingham City Council Response

- Introductory text sets out that sites over 1 hectare require a site specific flood risk assessment.
- As part of the assessment of the site's suitability, the City Council's 'Open Space toolkit' has been applied and accordingly the Development Principles reference the potential opportunities to address identified open space deficiencies in the area.

- There was no objection from Sport England.
- Layout, design and transport issues would be addressed in the course of any development proposal through the Development Management process.

#### **LA40: Former Padstow School**

##### **Summary of Response**

- Natural England comment that the site is currently area of greenspace which should ideally be retained as part of the green infrastructure network and ideally sites within the Padstow School Area should be considered together so that green infrastructure and ecological links can be maintained and enhanced.
- One commentator concerned that the balance of housing and employment sites in this part of the city (north) is out of balance to the rest of the city.
- One commentator objects to the allocation as it will contribute to the large collective loss of open space if developed on. The allocation is inconsistent with policy DM48 (Development of Open Space). The allocation is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' that is referred to in policy DM51 of the document (p106; 5.20).
- The Environment Agency comment that they have no environmental concerns within EA remit and that the site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

##### **Summary of Nottingham City Council Response**

- As part of the wider sites within the area, open space provision including formal open space has been considered.

- This site lies within a predominantly residential area with poor linkages for employment use. As such, it is considered that residential development along with retention of a part of the site for open space is the most appropriate.
- The site consists of former school no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space which is set out in the Development Principles.
- There was no objection from Sport England. Agreed with Sport England that formal sport pitch provision to be provided by a new community sports hub site in the north of the City, currently proposed at LA41 Former Padstow School Detached Playing Fields (Beckhampton Road).
- Requirement for site specific FRA on sites over 1 ha to be included in the introductory text for site allocations.

#### **LA41: Former Padstow School Detached Playing Field (Beckhampton Road)**

##### **Summary of Response**

- Two commentators are concerned that the balance of housing and employment sites in this northern part of the city is out of balance to the rest of the city.
- Sport England state that the site should be retained as a possible sports hub.
- One commentator considers that the allocation of the site will contribute to the large collective loss of open space if developed on. The allocation is inconsistent with policy DM48 (Development of Open Space). The allocation is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement'

that is referred to in policy DM51 of the document (p106; 5.20).

- The Environment Agency states that there are no environmental concerns within EA remit and the site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

### **Summary of Nottingham City Council Response**

- This site lies within a predominantly residential area with poor linkages for employment use. As such, it is considered that the proposed use as sport hub with element of residential is the most appropriate.
- All the Padstow sites (LA440, LA41, LA42 & LA43) have been considered for the provision of additional formal sport provision. LA41 is to be allocated as a Community Sports Hub with other sites released for family housing and open space.
- The site consists of former school playing field no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space which is set out in the Development Principles. This site will form a Community Sports Hub and as such will be retained for formal sport provision.
- Requirement for site specific FRA on sites over 1 ha to be included in the introductory text for site allocations.

### **LA42: Former Padstow School Detached Playing Field (Ridgeway)**

#### **Summary of Response**

- Natural England considers that the site should incorporate school playing fields and is currently an area of greenspace which should ideally be retained as part of the green infrastructure network and that sites within the Padstow School Area should be considered together so that green infrastructure and ecological links can be maintained and enhanced.

- One commentator considers that the allocation of the site will contribute to the large collective loss of open space if developed on. The allocation is inconsistent with policy DM48 (Development of Open Space). The allocation is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' that is referred to in policy DM51 of the document (p106; 5.20).
- The Environment Agency states that there are no environmental concerns within EA remit and the site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

#### **Summary of Nottingham City Council Response**

- All the Padstow sites (LA440, LA41, LA42 & LA43) have been considered for the provision of additional formal sport provision. LA41 is to be allocated as a Community Sports Hub with other sites released for family housing and open space. Agreed with Sport England that formal sport pitch provision to be provided by a new community sports hub site in the north of the City, currently proposed at LA41 Former Padstow School Detached Playing Fields (Beckhampton Road).
- The site consists of former school playing field no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space which is set out in the Development Principles.
- Requirement for site specific FRA on sites over 1 ha to be included in the introductory text for site allocations.

#### **LA43: Haywood Detached Playing Field**

##### **Summary of Response**

- All the Padstow sites (LA440, LA41, LA42 & LA43) have been considered for the provision of additional formal sport

provision. LA41 is to be allocated as a Community Sports Hub with other sites released for family housing and open space.

- One commentator considers that the allocation of the site will contribute to the large collective loss of open space if developed on. The allocation is inconsistent with policy DM48 (Development of Open Space). The allocation is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' that is referred to in policy DM51 of the document (p106; 5.20).
- Another commentator objects to site allocation as if development goes ahead the council would have to find an alternative site for the pupil referral unit and there are no other appropriate sites identified, and relocation of the unit would disrupt pupils' learning.
- The Environment Agency states that there are no environmental concerns within EA remit and the site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

#### **Summary of Nottingham City Council Response**

- All the Padstow sites (LA440, LA41, LA42 & LA43) have been considered for the provision of additional formal sport provision. LA41 is to be allocated as a Community Sports Hub with other sites released for family housing and open space. Agreed with Sport England that formal sport pitch provision to be provided by a new community sports hub site in the north of the City, currently proposed at LA41 Former Padstow School Detached Playing Fields (Beckhampton Road).
- The site consists of former school playing field no longer required for that purpose, and has been identified as suitable for the development of family housing, the further provision of which is a City Council priority. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied, and accordingly the development principles include the retention and creation of open space which is set out in the Development Principles.
- Requirement for site specific FRA on sites over 1 ha to be included in the introductory text for site allocations.
- Development Principles now include reference to consideration of appropriate relocation of the pupil referral unit prior to development.

## LA44: Hine Hall

### Summary of Response

- Natural England note the need for a tree survey ecological assessment on this site.
- One commentator states that the development will need careful contextual design to safeguard the conservation area's character.
- Heritage England states that the site is designated as a conservation area, which raises questions regarding its allocation (notwithstanding the existing Local Plan allocation). Without further information, it is not clear whether existing buildings and spaces would be retained and re-used. The Development Principles need to be clearer on the heritage issues bearing in mind there is also an existing Development Brief.
- Environment Agency states there are no environmental concerns within EA remit.

### Summary of Nottingham City Council Response

- Requirement for tree survey in the development principles.
- Site provides scope for development in line with the existing development brief. Development principles provide sufficient clarity and reference to agreed brief.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.

### **LA45: Hucknall Road/Southglade Road (Southglade Food Park)**

#### **Summary of Response**

- Environment Agency support, subject to mitigation measures.
- Noted that one of the areas on this split site has planning permission.
- Allocation results in large collective loss of open space.

#### **Summary of Nottingham City Council Response**

- The element of the site with planning permission for development and now under construction has been excluded.
- The site is allocated in the 2005 Local Plan, and there is therefore a presumption in favour of development.
- Does not result in loss of open space.

### **LA46: Linby Street/Filey Street**

#### **Summary of Response**

- The City Council should not actively plan and allocate specifically for convenience retail provision, as the Greater Nottingham Retail Study (partial update) shows there is limited expenditure capacity for new convenience retail floorspace.
- Environment Agency concerned at deliverability of this option owing to flood risk and absence of mitigation options. Proposal at this site not supported by Agency.

- Site allocation contributes to the large collective loss of open space if developed on, and is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' in the plan.
- The protection of the River Leen SINC with a semi-natural habitat buffer is welcomed.

#### **Summary of Nottingham City Council Response**

- Employment, housing and retail considered appropriate uses.
- The challenging flood risk issues on this site have been discussed with EA and agreed that development is likely to provide best means to resolving existing flood issues. Although site suitable for residential, flood issues may mean this use is not deliverable therefore no assumptions on housing units have been made for this site.
- This site is brownfield, and not part of the open space network. The development would not result in the loss of open space.

#### **LA47: Lortas Road**

#### **Summary of Response**

- No objection from Sport England.
- No objection from the Environment Agency. Site is over 1 hectare so requires a site specific flood risk assessment.
- There are some fantastic trees, lots of wildlife, bats, many birds etc on the site. There needs to be open green space in the Sherwood and Berridge wards as more and more houses/flats have been built there over the last 10-20 years.

- Anti social behaviour occurs on the site so it will be good to see something happening there.
- The allocation contributes to the large collective loss of open space if developed on. The allocation is inconsistent with policy DM48 (Development of Open Space) and the principles of 'Breathing Space' and the 'Biodiversity Position Statement'.

### **Summary of Nottingham City Council Response**

- There are no Tree Preservation Orders (TPOs) on the site. A full protected species and Phase 1 survey will be required as part of the development principles. The site is a long standing mixed use allocation (MU8.3) in the adopted Local Plan.
- This is a brownfield development site. A planning application has been submitted for a residential development and is pending a decision. An open space requirement is referred to in the development principles. As part of the assessment of the suitability of the site, the City Council's 'Open Space toolkit' has been applied.
- There was no objection from Sport England. Agreed with Sport England that formal sport pitch provision to be provided by a new community sports hub site in the north of the City, currently proposed at LA41 Former Padstow School Detached Playing Fields (Beckhampton Road).
- Introductory text sets out that sites over 1 hectare require a site specific flood risk assessment.

### **LA48: Medi Park (now Abbey Street/Leengate)**

#### **Summary of Response**

- Improvements to the Ring Road and Abbey Street cycle paths, as well as Sustrans NCN6.
- No objection to the site's redevelopment in principle, proposals will need to preserve and enhance the significance and

setting of heritage assets and undesignated archaeology.

- Site should not have auxiliary residential (C3), student accommodation (sui generis) and/or hotel (C1) use.
- The Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Previously commented on the planning application (09/01414/POUT).

#### **Summary of Nottingham City Council Response**

- Connectivity would be considered as part of a planning application/development proposal.
- Development Principles amended to refer to heritage assets and archaeology.
- Auxiliary residential (C3) and/or a hotel are considered appropriate uses for this site.
- Student accommodation has been deleted.

#### **LA49: Melbury School Playing Field**

##### **Summary of Response**

- Natural England consider that the site is currently area of greenspace which should ideally be retained as part of the green infrastructure network.
- Site allocation contributes to the large collective loss of open space if developed on.
- Environment Agency consider there are no environmental concerns within EA remit. The site is greater than 1 hectare and a

site specific flood risk assessment focusing on sustainable surface water management is required.

- Sport England consider that the site is acceptable to develop.

#### **Summary of Nottingham City Council Response**

- Development principles refer to creation of open space. Initial screening has shown that the site is not located in an area of sports pitch deficiency, and therefore Sport England have confirmed there is no impediment to its development.
- Sport England consider that the site is acceptable to develop and that nearby parks and open spaces, including redeveloped Harvey Hadden Sports Complex (Billborough Park), have capacity for future increases in demand for pitches.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.

#### **LA50: NG2 South**

#### **Summary of Response**

- This site is adjacent and north of Bird Cage Walk which is a primary commuter route for walkers and cyclists and the development brief should highlight the need to provide connectivity to this route, and where possible improve it.
- Improvements to Birdcage Walk should include the cycle path and connections e.g. to and from the Riverside Retail Park and riverside path by Queen's Drive etc.
- The Environment Agency state support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Future development should consider the Greater Nottingham SFRA data for the site and flood mitigation should consider the residual risk of both overtopping and breach of the River Trent flood defences. Also the River Leen, a designated Main River, flows from west to east, to the south of the site.

### **Summary of Nottingham City Council Response**

- Additional reference added regarding opportunities to improve walking and cycling connectivity.
- Development Principles include flood risk requirements.

### **LA51: NG2 West**

#### **Summary of Response**

- Recommended improved connections between The Meadows and the west (Lenton and Dunkirk etc).
- Environment Agency: Support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Future development should consider the Greater Nottingham SFRA data for the site and flood mitigation should consider the residual risk of both overtopping and breach of the River Trent flood defences. Also the River Leen, a designated Main River, flows from west to east, to the south of the site. EA advise that a site specific flood risk assessment considers the risk of flooding from this source to the development.

#### **Summary of Nottingham City Council Response**

- Additional reference will be added regarding opportunities to improve walking and cycling connectivity should be taken to the introductory text.
- Development principles amended to refer to overtopping and breach.

## LA52: Nottingham Business Park North

### Summary of Response

- Site is adjacent to a number of well used walking and cycling routes to the wider rights of way and open space network. Opportunities to improve connectivity.
- Heritage England consider that this site lies a short distance to the north-east of Strelley Conservation Area, but no reference is made to this heritage asset in the Development Principles.
- Site allocation contributes to the large collective loss of open space if developed on.
- Environment Agency stated that there are no environmental concerns within EA remit. The site is greater than 1 hectare and a site specific flood risk assessment focusing on sustainable surface water management is required.

### Summary of Nottingham City Council Response

- Site has planning permission. The site is some distance from the Conservation Area however, Development Principles amended to refer to the Conservation Area.
- Additional reference added regarding opportunities to improve walking and cycling connectivity.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.

## LA53: Nottingham Business Park South

### Summary of Response

- Heritage England consider that this site adjoins Strelley Conservation Area, which is helpfully acknowledged in the Development Principles along with archaeological issues.
- Site is adjacent to a number of well used walking and cycling routes to the wider rights of way and open space network. Opportunities to improve connectivity.
- Highways Agency consider that reference to the potential need for transport assessments to assess the impact of transport/traffic in developments is welcomed. This reference could be made for such sites as Woodhouse Way, which has the potential to generate significant number of trips which could impact on the operation of M1 junction 26.
- Site allocation contributes to the large collective loss of open space if developed on.
- Environment Agency Support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- Natural England welcomes the provision to enhance wildlife value on this site.

### Summary of Nottingham City Council Response

- The site now has planning permission which includes the provision of formal Open Space and formal routes for example to Stone Pit Plantation.

## LA54: Nottingham Science & Technology Park

### Summary of Response

- Cycling and walking access should be considered, linking to the adjacent open spaces.
- The site should respect the setting of the (recently upgraded) Grade II\* registered park and garden of Highfields Park opposite.
- Notes that there is no proposal in place to encourage student accommodation.
- The Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Site specific flood risk assessment required.

### Summary of Nottingham City Council Response

- Connectivity would be considered as part of a planning application/development proposal.
- Development principles amended to include reference to the park.
- Residential uses are not considered appropriate in this location.
- Existing text addresses Environment Agency concerns.

## LA55: Radford Mill

### Summary of Response

- Some buildings have clear heritage value and could be regarded as locally significant heritage assets.
- Retention of the mill is welcomed in the Development Principles.
- Accepts designation of the site for residential use, does not accept that this should result in the demolition of the buildings.
- Residential use should be directed towards conversion of the Mill into apartments and could be used as family or other residential units.
- The Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

### Summary of Nottingham City Council Response

- Heritage value and mill retention comments noted.
- Part of the site has already been cleared.
- Building retention and layout would be considered as part of a planning application/development proposal.

## LA56: Riverside Way

### Summary of Response

- Links to the Big Track walking and cycling route should be included.
- This area is now bisected through changes to the layout following construction of the tram.
- Riverside aspects should not be unduly urbanized and should have regard to the adjacent Wilford Village Conservation Areas.
- Would not like to see development above 3 stories on this site due to surrounding views

### Summary of Nottingham City Council Response

- The development proposals set out general principles relating to appropriate uses on site. More detailed proposals would be assessed at the development management stage
- The Development Principles for the site state that the biodiversity value of the river corridor should be protected/enhanced through development.
- Detailed design, including the height of buildings, would be assessed within proposals for development as part of the development management process.
- The site boundary has been amended to incorporate highway requirements.

## LA57: Robin Hood Chase

### Summary of Response

- One commentator considers that the Greater Nottingham Retail Study: Partial Update shows that there is very limited expenditure capacity for new convenience retail floor space and so the Council should not actively plan and allocate specifically for convenience retail provision.
- Two commentators suggest that the development should include walking and cycling links to the adjacent enclosure land to improve connectivity to this historic part of Nottingham.
- Environment Agency gives support to the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

### Summary of Nottingham City Council Response

- Planning permission has been granted, and the development is already underway for redevelopment of a large proportion of the site which will not result in a net increase in retail provision. The development principles make it clear that the remaining LAPP site will be for residential or community use. Links are retained in the redevelopment and further links will be considered for enhancement in the final phase.
- Comments from the Environment Agency are noted and requirement for site specific FRA on sites over 1 ha to be included in the introductory text for site allocations.

### LA58: Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)

#### Summary of Response

- Support for the retention of many of the buildings on the site including the Police Station and Fire Station perimeter buildings fronting South Sherwood Street, Shakespeare Street and North Church Street.
- Heritage England notes that the site is also close to two conservation areas, within the setting of a number of other listed buildings and that there are also archaeological issues, with caves beneath the Guildhall. They do not consider that the Development Principle goes into sufficient details about retention and further clarity is needed.
- Environment Agency support the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

#### Summary of Nottingham City Council Response

- The former police and fire stations are not listed and the range of uses suggested are considered suitable, however additional text has been added to the development principles to ensure sensitive conversion of heritage assets.
- Environmental Agency comments are noted.

### LA59: Salisbury Street

#### Summary of Response

- Support the proposal for mixed use scheme, does not support student housing on the site.

- The proposal should specify 'family housing', similar to the adjacent heron Drive and Cobden Street/Stansfield Street estates.
- The Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- Development needs to enhance and 'link to' existing residential homes at Shelby and Grinsbrook.

#### **Summary of Nottingham City Council Response**

- A mix of residential development (primarily C3) on this site is considered appropriate, consistent with the planning application committee resolved to grant permission.
- Development principles amended to include reference to safe egress and access.
- Flood risk assessment should accompany any planning application.
- Connectivity would be considered as part of a planning application/development proposal.

#### **LA60: Sandfield Centre**

#### **Summary of Response**

- Proposed use should be (C3) residential accommodation, making clear that C4 (and sui generis) HMO use will not be permitted.

- Broadly supports proposal, would like reassurances that housing on the site is protected from future development or conversion to HMOs.
- The Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- Site should be retained for educational use, providing a school facility for the area.
- Additional private rented accommodation will contribute to the imbalance of such in the area.
- Fully endorse the inclusion of this site for residential/retail/open space.

#### **Summary of Nottingham City Council Response**

- Proposed residential development is C3.
- HMO conversion/restriction and nature of private rented accommodation would be considered as part of a planning application/development proposal.
- The site is considered appropriate for residential redevelopment.

#### **LA61: Severn Trent Water Depot**

#### **Summary of Response**

- The Environment Agency's support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

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<b>Summary of Nottingham City Council Response</b>
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| <ul style="list-style-type: none"><li>• EA comments noted.</li></ul> |
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### LA62: Sherwood Library

<b>Summary of Response</b>
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|---|
| <ul style="list-style-type: none"><li>• No objection from the Environment Agency.</li><li>• The Greater Nottingham Retail Study's Partial Update shows that there is very limited expenditure capacity for new convenience retail floor space. The City Council should not actively plan and allocate specifically for convenience retail provision. The consultation document should make it clear what type of retail provision is appropriate for each site.</li></ul> |
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<b>Summary of Nottingham City Council Response</b>
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| <ul style="list-style-type: none"><li>• The site is located within a District Centre where retail development would be appropriate. Such development would reinforce a strong retail character and seek to enhance the centre's vitality and viability.</li></ul> |
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### LA63: Stanton Tip

<b>Summary of Response</b>
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| <ul style="list-style-type: none"><li>• The Environment Agency support the proposal subject to mitigation.</li></ul> |
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- Where practicable, the opportunity should be taken to open up the watercourse, which could provide a green corridor with associated amenity and wildlife benefits.
- The Core strategy outlines the transport requirements for the site which should be repeated in the LAPP site development principles.
- Existing footpath/cycle route and opportunities for improvements running through the site should be safeguarded/included in brief for the site.
- Improved multi user links between the site and the surrounding area should be achieved.
- Site allocation contributes to the large collective loss of open space if developed on, and is also inconsistent with all of the principles of 'Breathing Space' in the adopted local plan, and the 'Biodiversity Position Statement' in the plan.
- Welcome the provision to retain and enhance the biodiversity value of the site and the creation of semi natural habitats which will connect to the River Leen corridor.

#### **Summary of Nottingham City Council Response**

- The Development Principles for the now site refers to the opportunity open up culverted watercourse.
- The Development principles for the site are now consistent with those set out in the Core Strategy
- Access into and through the site, including walking and cycling links, would be assessed through the Development Management process during the course of any development proposal.
- The creation/maintenance of green space through and beyond the site, incorporating semi-natural habitats and green infrastructure is now referred to in the Development Principles for the site.

### LA64: Vernon Road (Former Johnsons Dyeworks)

#### Summary of Response

- Two respondents are concerned that the balance of housing and employment sites in this part of the city (north) is out of balance to the rest of the site.
- The Environment Agency offers support for the site subject to the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities. They also request an easement consisting of an 8 metres strip to be kept free of built development in order to safeguard access to the River Leen for essential maintenance and flood risk management work.

#### Summary of Nottingham City Council Response

- Employment uses (B1) have been added to the potential uses within the development principles.
- Most comments from the Environment Agency already addressed by development principles or addressed at planning application stage. However, the Development Principles have been amended to include reference to easement.

### LA65: Victoria Centre

#### Summary of Response

- A number of commentators consider that east-west links should be improved for pedestrian and cyclists as part of any development on the site.

- Another respondent considers that an element of student purpose build should be incorporated into the scheme for the Victoria Centre, specifically designed to appeal to returning students.
- Heritage England object as they consider that a mixed scheme would be more appropriate for the site and conclude that an extension to the shopping centre could create another large monolithic building that would offer little benefit to the character and appearance of the surrounding area.
- The Environment Agency offers support to the allocation, subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.
- The owners of the site support the allocation by point out that the site is located within the primary shopping area within the City Centre and it is an appropriate location to accommodate retail, leisure and other main town centre uses but queries the amount of floor space to be provided.

#### **Summary of Nottingham City Council Response**

- It is not necessary to list all existing/proposed pedestrian/cycle routes and links as the policy provides sufficient coverage on an area basis. Development Principles do however set out that enhanced pedestrian links should be provided.
- The Development Principles do not preclude student development and such development would comply with quarters policies.
- Uses are appropriate to locations.
- Development Principles amended to include reference to adjoining heritage assets.
- The Environment Agency comments are noted.

- Retail floorspace amended and clarified in the appendix 5.

## LA66: Waterside - Cattle Market

### Summary of Response

- Reference to preserving and enhancing heritage assets is welcomed.
- EA support the allocation subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Future development should consider the Greater Nottingham SFRA data for the site and flood mitigation should consider the residual risk of both overtopping and breach of the River Trent flood defences.
- The Tinkers Leen (Ordinary Watercourse) flows along County Lane in culvert and discharges to the River Trent, just downstream of the site. Flooding was experienced in 2000 in this area and it is recommend that flooding from both the River Trent and Tinkers Leen is considered within the site specific flood risk assessment.
- Opportunities to improve walking and cycling links to Nottingham Station, Sneinton Greenway, Colwick Park and Colwick Woods. Consideration should be given to the new rail foot/cycle bridges at Trent Lane and Meadow Lane ensuring that all routes are clearly signed to these key crossing points and the opportunity for a footbridge across the Trent linking Trent Lane to Lady Bay should be explored.
- A continuous riverside path is required.
- Listed gates and market building give character to the area and should be enhanced in any development.
- Eastcroft Energy from Waste is a long standing facility and benefits from an extant planning permission (07-01502-PMFUL) for development of a further incineration line (including development of a turbine hall and air cooled condenser of the western boundary of the site), implemented but not fully built out. Baseline of any EIA associated with a neighbouring

proposed development should consider the facility fully built out and take into account factors such as traffic, noise, visual, odour, dust etc.

- The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied.

### **Summary of Nottingham City Council Response**

- Development principles amended to clarify scope of FRA required.
- Transport Policies support the extension and improvement of walking and cycle routes. Where provision is required on site, this is included within the Development Principles for appropriate sites.
- The Transport Chapter refers to opportunities to explore new/enhanced canal, road and river crossings subject to funding opportunities.
- Development Principles require high quality design to preserve the significance of listed buildings and structures.
- Assessments appropriate for proposed developments would be required through the Development Management process.
- The Development Principles make it clear that the site is suitable for mixed use development including a proportion of the site for leisure. The balance, distribution and scale of uses will be considered in context of the LAPP policies to ensure that proposals do not undermine the vitality and vibrancy of the City Centre (or other defined centres) and support the delivery of the strategic aims of the Waterside Area.

## LA67: Waterside - Daleside Road (Eastpoint)

### Summary of Response

- One commentator makes reference to the Greater Nottingham Retail Study: Partial Update which shows that there is very limited expenditure capacity for new convenience retail floor space and they consider that the City Council should not actively plan and allocate specifically for convenience retail provision. They consultation that the document should make it clear what type of retail provision is appropriate for this site.
- Another commentator considers that the development principles should be amended to state that any retail/restaurant uses within the development should be small scale and should only serve the local convenience or service needs generated by the scheme, unless the sequential and impact test are satisfied.
- Two commentators consider that all the Waterside sites should incorporate improved cycling and pedestrian links.
- The Environment Agency supports the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.

### Summary of Nottingham City Council Response

- Planning permission granted for A1 development.
- Enhancements of walking and cycling along the river as part of the wider Waterside development are promoted as part of Regeneration and Transport policies.
- Environment Agency comments are noted, issue covered by Development Principles.

## LA68: Waterside - Daleside Road (Trent Lane Basin)

### Summary of Response

- One commentator requests that the height of any scheme needs to reflect trees and the development should be family housing with gardens and not be the same as meadows 70s housing. They add that the dock could be a place to draw people in with A3 uses and could incorporate a park or square using riverside paths to stop and refresh.
- Canals & River Trust considers that it is important that any scheme has appropriate regard to the riverside setting and facilitates enhanced public access to the river.
- Several commentator considers that the Trent Basin should be the focus of redevelopment with an improved riverside footpath / cycle path.
- The Environment Agency give support to the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. They note that the site is located immediately adjacent to the River Trent and prior written consent is required for any works within 8 metres from the top of bank from the Agency.

### Summary of Nottingham City Council Response

- Comments noted. Outline consent has been granted for a first phase of 160 dwellings which includes a mix of house types.
- The Development Principles set out that the design and layout to exploit riverside frontage and the revised development principles state that this will include enhancing cycle and footpath links along this Green Corridor.
- Environment Agency comments noted and issues covered in Development Principles.

## LA69: Waterside - Freeth Street

### Summary of Response

- Several commentators including the Canal & River Trust consider the site should incorporate improved cycling and pedestrian links.
- The Environment Agency give support to the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. They note that the site is located immediately adjacent to the River Trent and prior written consent is required for any works within 8 metres from the top of bank from the Agency.

### Summary of Nottingham City Council Response

- The Development Principles set out that the design and layout to exploit riverside frontage and the revised development principles state that this will include enhancing cycle and footpath links along this Green Corridor.
- Environment Agency comments noted – issues covered in Development Principles.

## LA70: Waterside - Iremonger Road

### Summary of Response

- It is important to ensure that development of this site creates an active frontage onto the canal and facilitates enhanced public access onto the canal towpath.
- The house fronting Cattle Market Rd should be retained. The redevelopment should provide for pedestrian / cycle access to

the canal towpath.

- A site specific Flood Risk Assessment should carefully consider the interaction of the canal.
- Improved riverside path links.

#### **Summary of Nottingham City Council Response**

- Transport policies support the extension and improvement of walking and cycle routes. Detailed design issues would be assessed at the Development Management phase associated with proposals for development.
- The Development Principles allow for employment use (B1) amongst other uses including student accommodation, which are also considered to be appropriate on this site. Detailed design issues would be addressed at the Development Management stage associated with proposals to develop.
- The development Principles for this site set out the need for a site specific Flood Risk Assessment as part of any planning application.
- No Listed Building or Conservation Area, buildings to be retained will be considered as part of Development Management process.

#### **LA71: Waterside - London Road (Eastcroft Depot)**

#### **Summary of Response**

- Support for allocation of brownfield site.

- Reference to preserving heritage assets is welcomed.
- Support for improved pedestrian and cycle connections to surrounding areas and Big Track, clear signing to new crossings over the rail line and opportunities for footbridge across the River Trent.
- The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact test are satisfied.

#### **Summary of Nottingham City Council Response**

- Transport Policies support extension and improvement of walking and cycle routes, where provision is required on site, this is included within the Development Principles. Riverside walking route has been included on Policies Map and now included within Development Principles for the site.
- The Transport Chapter refers to opportunities to explore new/enhanced canal, road and river crossings subject to funding opportunities.
- The Development Principles make it clear that the site is suitable for mixed use development including leisure. The balance, distribution and scale of uses will be considered in context of the LAPP policies to ensure that proposals do not undermine the vitality and vibrancy of the City Centre (or other defined centres) and support the delivery of the strategic aims of the Waterside Area.

## LA72: Waterside - London Road (Former Hartwells)

### Summary of Response

- Support for allocation of brownfield site.
- EH support subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This potential site allocation is located outside of the floodplain (Zone 1) although it should be noted that the site abuts an area of flood risk.
- Support for improved pedestrian and cycle connections to surrounding areas and Big Track, clear signing to new crossings over the rail line and opportunities for footbridge across the River Trent.
- Redevelopment of this site should introduce activity and overlooking to the canal side to enhance the sense of security for users of the towpath.
- Development Principles should include reference to the Listed Building within the site.
- Support for allocation of Hartwell site, reference should be made for suitability for tall building.
- The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact tests are satisfied.

### Summary of Nottingham City Council Response

- Mapping shows small part of sites in flood zone. Development Principles amended to clarify.

- Transport Policies support extension and improvement of walking and cycle routes, where provision is required on site, this is included within the Development Principles. Riverside walking route has been included on Policies Map and now included within Development Principles for the site.
- The Transport Chapter refers to opportunities to explore new/enhanced canal, road and river crossings subject to funding opportunities.
- Design policies require proposals to promote overlooking and casual supervision of public realm.
- There are no Listed Buildings within the site boundary and therefore text within the Development Principles is appropriate.
- Development Principles not intended to act as planning brief and level of information is considered appropriate.
- The Development Principles make it clear that the site is suitable for mixed use development including leisure. The balance, distribution and scale of uses will be considered in context of the LAPP policies to ensure that proposals do not undermine the vitality and vibrancy of the City Centre (or other defined centres) and support the delivery of the strategic aims of the Waterside Area.

### **LA73: Waterside - London Road (South of Eastcroft Depot)**

#### **Summary of Response**

- Support for allocation of brownfield site.
- EH support subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP and safe access to the site.

- Support for improved pedestrian and cycle connections to surrounding areas and Big Track, clear signing to new crossings over the rail line and opportunities for footbridge across the River Trent.
- Redevelopment of this site should introduce activity and overlooking to the canal side to enhance the sense of security for users of the towpath.
- The proposal for housing immediately south of the existing Eastcroft incinerator site could prejudice the future development of this site which is currently allocated within the saved Nottinghamshire and Nottingham Waste Local Plan and identified for a potential materials recycling facility.
- The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact tests are satisfied.

#### **Summary of Nottingham City Council Response**

- Development Principles require site specific FRA.
- Transport Policies support extension and improvement of walking and cycle routes, where provision is required on site, this is included within the Development Principles. Riverside walking route has been included on Policies Map and now included within Development Principles for the site.
- The Transport Chapter refers to opportunities to explore new/enhanced canal, road and river crossings subject to funding opportunities.
- Design policies require proposals to promote overlooking and casual supervision of public realm.
- A broad mix of uses are proposed for this site. Development in close proximity to the Eastcroft Incinerator will be carefully considered with regard to compatibility of uses and issues such as noise, dust, traffic etc.

- The Development Principles make it clear that the site is suitable for mixed use development including leisure. The balance, distribution and scale of uses will be considered in context of the LAPP policies to ensure that proposals do not undermine the vitality and vibrancy of the City Centre (or other defined centres) and support the delivery of the strategic aims of the Waterside Area.

#### **LA74: Waterside - Meadow Lane**

##### **Summary of Response**

- Support for allocation and exploiting the riverside location.
- Support for allocation of brownfield site.
- Opportunities to improve walking and cycling links to Nottingham Station, Sneinton Greenway, Colwick Park and Colwick Woods. Consideration should be given to the new rail foot/cycle bridges at Trent Lane and Meadow Lane ensuring that all routes are clearly signed to these key crossing points and the opportunity for a footbridge across the Trent linking Trent Lane to Lady Bay should be explored.
- A continuous riverside path is required.
- Objection to the allocation. Current unit on site is occupied and concern is expressed regarding affordability of alternative premises and assistance with relocation.
- Environment Agency support the allocation and comment that consent is needed for works within 8m of river, may need 8m easement for access. Line of Tinkers Leen culvert should be established and opened if possible. Safe access needed.

- The allocation should be amended to state that any leisure development within the mixed use development should be small scale and should only serve the needs generated by the mixed use scheme, unless the sequential and impact tests are satisfied.

### **Summary of Nottingham City Council Response**

- Transport Policies support the extension and improvement of walking and cycle routes. Where provision is required on site, this is included within the Development Principles.
- Riverside walking route included on the Policies Map and is now included within Development Principles for the site.
- The Transport Chapter refers to opportunities to explore new/enhanced canal, road and river crossings subject to funding opportunities.
- Concerns of occupier noted. Information on likely way forward if site development is progressed provided to respoondee alongside business support contacts.
- Environment Agency comments addressed by existing Development Principles.
- The Development Principles make it clear that the site is suitable for mixed use development including leisure. The balance, distribution and scale of uses will be considered in context of the LAPP policies to ensure that proposals do not undermine the vitality and vibrancy of the City Centre (or other defined centres) and support the delivery of the strategic aims of the Waterside Area.

### LA75: Waterside - Trent Lane (Park Yacht Club)

#### Summary of Response

- Several commentators including the Canal & Rivers Trust support improved cycling and pedestrian links.
- The Canal & River Trust also supports the principle of residential development in close proximity to the waterfront, although it is important that any scheme seeks to create active frontages facing the river.
- The Environment Agency give support to the site subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. They note that the site is located immediately adjacent to the River Trent and prior written consent is required for any works within 8 metres from the top of bank from the Agency.

#### Summary of Nottingham City Council Response

- The Development Principles set out that the design and layout to exploit riverside frontage and the revised development principles state that this will include enhancing cycle and footpath links along this Green Corridor.
- Environment Agency comments noted and issues covered in Development Principles.

### LA76: Western Boulevard

#### Summary of Response

- One respondent makes reference to the extension of the River Leen path between Basford and Wilkinson Street.

- The Environment Agency gives support to the allocation provided specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP are incorporated in the development.
- Natural England welcomes the inclusion of soft landscaping to buffer the impact on the adjacent River Leen SINC and Whitemoor Nature Reserve.

#### **Summary of Nottingham City Council Response**

- Introduction text and transport policies support extension and enhancement of cycle routes. River Leen cycle path recently extended. Development principles amended to seek opportunities to provide direct cycle/pedestrian link between western boulevard and the riverside cycle path to be explored.
- Introductory text requires site specific flood risk assessment for sites over 1 hectare.
- A requirement for a corridor of soft landscaping to the east of the site to buffer the habitats within the River Leen SINC and Whitemoor Reserve is set out in the Development Principles.

#### **LA77: Wilkinson Street (Former PZ Cussons)**

#### **Summary of Response**

- There is a public right of way across this site which should be improved.
- The retained chimney from the now demolished Cussons' Soap Works should be incorporated into the new development, preferably in a functional capacity in a community power plant for example.
- There is potential to extend the River Leen path.

- Heritage England stated that this proposed site is within 100m of the Star Buildings Conservation Area. The Development Principles should require development to be in keeping with the special interest of the conservation area and avoid harm to its significance and setting.
- Environment Agency support is subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP that includes the provision of flood compensation within the site.

#### **Summary of Nottingham City Council Response**

- The granted planning permission retains the chimney. Reference to chimney and Star Building conservation Area has been included in the Development Principles.
- References to opportunities to improve walking and cycling connectivity added to development principles.
- Flood risk assessment requirements included in Development Principles.

#### **LA78: Woodyard Lane (Siemens)**

#### **Summary of Response**

- Improved links for walking and cycling route should be included.
- No environmental concerns within Environment Agency remit. A site specific flood risk assessment focusing on sustainable surface water management is required.
- Site may be suitable for a new primary school for the area or as a sports venue (there is no local site for football).

- Concerned housing development in the area will put further strain on community facilities such as schools and healthcare.
- Would have no objection to the use of the site for its original purpose as providing sports facilities.
- Development will add serious congestion.
- Use of the site for residential purposes would require access on to Lambourne Drive.
- As there is no adequate 2-way access to the site currently available, demolition of one house would be needed.
- Concerned about the loss of jobs/employment.
- Would like to see trees on the western edge maintained for privacy and to protect wildlife.
- Development should address shortages in sport facilities. Cricket and football pitches could be provided along with a running track.
- Plenty of other brownfield sites available for housing.
- Support for allocation.
- Objects to site being identified as 'potentially flagged' for housing development.
- Development of the site will make an important contribution in meeting the City's identified housing need.
- Open space will be provided as part of the development in accordance with the Council's standards.
- The Nottingham Employment Land Study 2007 acknowledged that the site was poor and there was potential to consider the

release of the site.

### **Summary of Nottingham City Council Response**

- The site is considered appropriate for residential redevelopment.
- Site appraisal undertaken, further consideration of connectivity, layout, transport/traffic and local facilities considered as part of a planning application/development proposal.
- Requirement for site specific FRA on sites over 1 ha included in introductory text for site allocations.
- The development principles account for a community facility and opportunities to address identified open space deficiencies in the area.
- Comments noted regarding sports facilities.

### **DS103: Charnwood Centre**

#### **Summary of Response**

- Environment Agency state that this potential site allocation is located partially within flood zones 3 & 2 and it will be necessary for the City Council to undertake the flood risk Sequential Test in accordance with the NPPF. The eastern half of the site lies within flood zone 2 & 3 and the periphery is shown to lie within the functional floodplain (flood zone 3b). There is scope to engineer the site, and preference should be given to developing the site as least risk i.e. using a sequential approach and avoid completely development in the functional floodplain.
- Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of

floodwater. Both Farnborough Road and Clifton Lane will be inundated for short stretches during a climate change flood event and these issues will need to be considered in a site specific flood risk assessment. This site is underlain by a Secondary Aquifer where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.

- This relates to the 1951/52 Corporation Act and whether this restricts development. Concern expressed re: loss of green space and that Farnborough Road provides defensible boundary to development in Clifton.
- Natural England consider that this site is adjacent to the Fairham Brook Local Wildlife Site (LWS) which is a watercourse with good diversity of semi-natural features and associated habitats.
- Opportunities should be explored to improve the links to/from and within the site.
- A resposdee does not wish to see the site developed for housing as this would impact on the views overlooking the fields and property value. Would also result in heavier traffic and add to already high crime figures.
- Objection to this land becoming a Preferred Option. The Green Belt land should remain as intended.
- Farnborough Road (& Summerwood Lane) is the defensible boundary to Clifton's eastern Greenbelt flank pylons/power lines to constraints. Object to education and sport as uses to degrade then try to shift Green belt 'goal posts'

#### **Summary of Nottingham City Council Response**

- Site assessment, Green Belt assessment and Sustainability Appraisal undertaken. The is conclusion that site should not be taken forward.

## DS104: The Spinney

### Summary of Response

- Environment Agency commented that this potential site allocation is located in an area of high flood risk (Zone 3) and it will be necessary to undertake the flood risk Sequential Test in accordance with the NPPF. Consideration of flood mitigation is required in a site specific flood risk Assessment. This site is underlain by a Secondary Aquifer, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.
- No objections to appropriate residential development of unused cleared site but strong concerns about impact of closure of existing care home on the site. The pond to the rear is an important wildlife resource. Any development should attempt to improve slip road access from A453.
- Natural England state that the site is immediately adjacent to the Clifton Spinney Pond Local Wildlife Site and closely sites to the Fairham Brook LWS.
- The private pond could be better off out of the open space network and instead within the Green Belt designation, alongside the abutting allotments land. The built component could ideally stick to its core footprint.
- The proposed development would require the City Council to re-house the 40 residents to accommodation of similar or better quality, within Clifton. Should the City Council wish to proceed with their proposed plans, a petition will be submitted in support of this objection.
- Object to the allocation of all of the four Clifton sites as would create a bigger Clifton which does not have sufficient facilities for existing residents. Would also have impact on wildlife and sites need to be preserved for future generations.

### Summary of Nottingham City Council Response

- The site is a SHLAA site and has had outline planning permission for residential development on the cleared site and it is to

be made clear in the development principles that it is proposed to retain the fully functioning building in the south of the site

- EA comments addressed in Development Principles.
- Development principles require proposals to avoid adverse impact on Local Wildlife Site.

### **DS105: Creative Quarter - Brook Street East**

#### **Summary of Response**

- The Environment Agency advice that this potential site allocation is underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution, will require careful consideration and an environmental assessment.
- One commentator considers that improved pedestrian and cycle links in the Sneinton Market area should be incorporated.
- Heritage England notes that the site lies partly within the Sneinton Market Conservation Area, with the building fronting onto Bath Street making a positive contribution to the conservation area (along with the rest of the leisure centre, which is just outside the site boundary). They request clarification regarding heritage assets on site.

#### **Summary of Nottingham City Council Response**

- Development Principles include reference to aquifer.
- Development Principles requires development to be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which covers part of the site) and Listed Buildings nearby.

## DS106: Brook Street West

### Summary of Response

- Environment Agency note that the site is underlain by a principal aquifer.

### Summary of Nottingham City Council Response

- Site is to be taken forward as an allocation. The development principles now include reference to the aquifer.

## DS107: Colwick Service Station

### Summary of Response

- The Environment Agency advice that this potential site allocation is underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution, will require careful consideration and an environmental assessment.
- A commentator raises concern that the site will have a large number of flats on the site and considers instead that local shops including a Post Office is needed but would support flats above the shops. They also note the relationship with the road and railway to the rear of the site and therefore question the suitability of the site for housing.
- Another commentator considers that better vehicle access into and out of Castle Meadow estate is required if the site is developed and has suggested a mini roundabout or traffic lights and pedestrian crossing.
- Two commentators consider it important to safeguard and enhance the cycle path link across the south of the site.

- Natural England note that the Colwick Woods Local Nature Reserve is on the other side of the railway to the site.

#### **Summary of Nottingham City Council Response**

- Development Principles amended to include reference to site specific FRA and aquifer.
- An appeal was allowed on the site for 89 affordable houses in 2006. As such residential development and high density is already established in principle.
- As part of any detailed application, consideration will be given to highway implications.
- There is already a cycle/foot path running along the Daleside Road. Any scheme would need to ensure that this is taken into account and is not compromised as set out in the revised Development Principles.

#### **DS108: Rear of 107 – 127 Ruddington Lane**

#### **Summary of Response**

- Environment Agency consider that this potential site allocation is located in an area of high flood risk (Zone 3) and it will be necessary to undertake the flood risk Sequential Test in accordance with the NPPF. This potential site allocation is underlain by a Secondary Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.
- Need to ensure appropriate highway access and consider whether this would lead for further development of adjacent back gardens. Need to consider impact on school places.

### Summary of Nottingham City Council Response

- The site is a SHLAA site and has planning permission.
- Site to be taken forward as an allocation. Development principles include reference to site specific FRA, aquifer and Local Wildlife Site.

### DS109: Flower Market

#### Summary of Response

- One respondent notes that the Eastcroft Energy from Waste facility is a long standing facility close to the site and that the baseline of any EIA associated with a neighbouring proposed development should consider the facility fully built out and take into account factors such as traffic, noise, visual, odour, dust etc.
- Another applicant considers that the markets make an important contribution to vibrancy of the city.
- The Environment Agency confirmed that the site is in an area of high flood risk and it will be necessary for Nottingham City Council to undertake the flood risk Sequential Test in accordance with the NPPF if the site is taken forward.
- Object that the site was not taken forward into the Preferred Options version of the plan. The respondent considers that the site is only partially let and redevelopment is possible within the plan period.

#### Summary of Nottingham City Council Response

- Site is not being taken forward as an allocation. The site comprises relatively modern units in active productive use which would need to be relocated and as such it is not considered the site is deliverable within the plan period.

## Additional Site Consultation: The Portal

### Summary of Response

- Object to the proposed uses. Bulky goods retail and showroom uses are not harmful to Development Plan or NPPF objectives, and that bulky goods retail would encourage sustainable shopping patterns. Also considers residential use is wholly unsuitable.
- Natural England consider that the proposed allocation is within an area that could benefit from enhanced green infrastructure (GI). Should consider new opportunities for access to open space having regard to 'standards for accessible natural greenspace' (ANGSt) guidance which provides benchmarks to ensure new and existing residential development has access to nature. Impacts on protected or priority species must be fully considered and an appropriate ecological survey undertaken pre-planning application. Recommends standing advice for protected species.
- Environment Agency state that the site is located in an area of high flood risk (Zone 2), Sequential Test therefore required. A flood risk assessment will need to consider flood risk from all sources and provide a scheme for the sustainable management of surface water. Site underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.
- Severn Trent Water Ltd would like a condition that development shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the LPA.
- Heritage England, Sport England, Western Power Distribution and the Coal Authority have no specific comments.

### Summary of Nottingham City Council Response

- Planning Permission granted. Development Principle proposed uses: Office (B1), motor showroom (Sui Generis), retail (A1)

as part of a comprehensive development.

### **Additional Site Consultation: Prospect Place**

#### **Summary of Response**

- Support for family housing on this site.
- Suggestion that site should be used for residential and community uses.
- Support for regeneration of the site with eco homes.
- Suggestion that the development could facilitate car parking spaces for users of the Lenton Centre.
- This potential site allocation is underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.
- A flood risk assessment will need to consider flood risk from all sources and provide a scheme for the sustainable management of surface water.
- Natural England state that the proposed allocation is within an area that could benefit from enhanced green infrastructure (GI). Should consider new opportunities for access to open space having regard to 'standards for accessible natural greenspace' (ANGSt) guidance which provides benchmarks to ensure new and existing residential development has access to nature. Impacts on protected or priority species must be fully considered and an appropriate ecological survey undertaken pre-planning application. Recommends standing advice for protected species.

### Summary of Nottingham City Council Response

- Site included as an allocation for residential development.
- Site allocation introductory text requires Flood Risk Assessment for sites above 1ha. Environmental assessment included in the Development Principles for this site.
- Car parking provision for the Lenton Centre cannot be specified as a requirement of the development of this site, although the Owners of that site are free to discuss their aspirations with owners/developers of the Prospect Place site directly.

### Site Assessments

#### Summary of Response

- Site Assessment background paper should include the following as elements of the Exception Test: can flood risk be avoided / reduced by amending the site lay-out? Can density be varied to reduce the number or vulnerability of units located in higher risk parts of the sites?
- Recommendation that the evidence explains the thought process behind the selection of sites identified to be within areas of flood risk.
- Following in terms of why a sequential, risk based approach to the location of development is required (avoidance before mitigation being first step in the flood risk hierarchy in the plan-making process), details of the flood risk situation drawing from the Greater Nottingham SFRA, River Leen and Daybrook SFRA, Environment Agency flood maps, consideration of how flood risk has informed the process from the 'issues and options' stage through to 'preferred option' and demonstrate that the final approach has been informed by flood risk. A more detailed explanation of the work that has been carried out in the background paper is recommended in order to demonstrate the soundness of the approach.

- More background on the process of the sequential test is welcomed and the stages undertaken with a clear statement and explanation of risk based approach.
- Historic environment issues important in considering site assessments.
- LA24 Chingford Road Playing Field site assessment should have regard to adjacent heritage assets and opportunities to use open space to protect the setting of heritage assets.
- Unclear how quantum of demand for retail at Beechdale Baths has been derived. Currently fire station relocation would be complex.
- Cumulative site allocations represent loss of space inconsistent with Breathing Spaces.
- Further detail on open space assessment and requirements for each site is needed prior to allocation.
- No sites are specifically allocated for open space.
- Brownfield sites should be the first to be developed.
- Each allocation should be assessed for its wildlife importance.

#### **Summary of Nottingham City Council Response**

- Background paper amended to address comments on sequential and exception tests.
- Historic environment issues have informed appraisal process.
- LA24 amended to include information on heritage assets.

- Retail studies confirm deficiency in quality of retail provision for Western Estates. Incorrect reference to fire station amended to ambulance service but now excluded from site boundary following confirmation of EMAS property plans.
- LAPP focuses on brownfield sites but some loss of open space required to meet objectively assessed housing needs.
- Type and quantity of open space appropriate for more detailed stage.
- Open space network identifies areas to remain as open space.
- The Site Assessment has included many factors.

## Appendix 1: Schedule of Preferred Options Policy Numbers and correlation to new Publication Version Policy Number

Preferred Option Policy Number	Publication Policy Number		
			<b>Climate Change.</b>
DM1	CC	1	Sustainable Design and Construction
DM2	CC	2	Decentralised Energy and Heat Networks
DM3	CC	3	Water
			<b>Employment Provision and Economic Development</b>
DM4	EE	1	Providing a Range of Employment Sites
DM5	EE	2	Protecting Existing Business Parks/Industrial Estates
DM6	EE	3	Change of Use to Non-Employment Uses
DM7	EE	4	Local Employment and Training Opportunities
			<b>Role of the City, Town, District and Local Centres</b>
DM10/11	SH	1	Major Retail and Leisure Developments within the City Centre's Primary Shopping Area
DM11/18	SH	2	Development within Primary Frontages
DM12/18	SH	3	Development within Secondary Frontages
DM14/20	SH	4	Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations
DM15	SH	5	Independent Retail Clusters
DM16	SH	6	Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre
DM19	SH	7	Centres of Neighbourhood Importance (CONIs)
DM21	SH	8	Markets

			<i>DM9 and DM17 now JT, DM13 covered by design policies</i>
			<b>Regeneration</b>
New	RE	1	Facilitating Regeneration
DM22	RE	2	Canal Quarter
DM23	RE	3	Creative Quarter
DM24	RE	4	Castle Quarter
DM25	RE	5	Royal Quarter
New	RE	6	The Boots Site
New	RE	7	Stanton Tip
DM26	RE	8	Waterside
			<b>Housing Size, Mix and Choice</b>
DM27	HO	1	Housing Mix
DM28	HO	2	Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation
DM29	HO	3	Affordable Housing
DM30	HO	4	Specialist Housing
DM31	HO	5	Locations for Purpose Built Student Accommodation
DM32	HO	6	Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
			<b>Design and Enhancing Local Identity</b>
DM33	DE	1	Building Design and Use
DM34	DE	2	Context and Place Making
DM13	DE	3	Design Principles for Development within the City Centre Primary Shopping Area
New	DE	4	Creation and Improvement of Public Open Spaces in the City Centre
DM35	DE	5	Shopfronts

DM36	DE	6	Advertisements
			<b>The Historic Environment</b>
DM37/38/39	HE	1	Proposals Affecting Designated and Non-Designated Heritage Assets
DM40	HE	2	Caves
			<b>Local Services and Healthy Lifestyles</b>
DM41	LS	1	Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre
DM43	LS	2	Safeguarding Land for Further and Higher Education
DM44	LS	3	Safeguarding Land for Health
New	LS	4	Public Houses outside the City Centre and / or designated as an Asset of Community Value
DM42	LS	5	Community Facilities
			<b>Managing Travel Demand</b>
DM46	TR	1	Parking and Travel Planning
DM47	TR	2	The Transport Network
New	TR	3	Cycling
			<b>Our Environment</b>
DM48	EN	1	Development of Open Space
DM49	EN	2	Open Space in New Development
DM50	EN	3	Playing Fields and Sports Grounds
DM45	EN	4	Allotments
New	EN	5	Development Adjacent to Waterways
DM51	EN	6	Biodiversity

DM52	EN	7	Trees
			<b>Minerals</b>
DM53	MI	1	Mineral Safeguarding Areas
New	MI	2	Restoration, After-use and After-care
New	MI	3	Hydrocarbon
			<b>Infrastructure</b>
DM8	IN	1	Telecommunications
DM54	IN	2	Land Contamination, Instability and Pollution
DM55	IN	3	Hazardous Installations and Substances
DM56	IN	4	Developer Contributions

## Appendix 2: Schedule of Preferred Options Site Name/Number and correlation to new Publication Version Site Name/Number

Publication Version Site Number	Preferred Option Site Number	Preferred Option Name	Publication Version Name
PA1	LA6	Bestwood Road (Former Bestwood Day Centre)	Bestwood Road - Former Bestwood Day Centre
PA2	LA7	Blenheim Lane	Blenheim Lane
PA3	LA36	Former Eastglade Primary and Nursery School	Eastglade, Top Valley - Former Eastglade School Site
PA4	LA46	Linby Street/Filey Street	Linby Street/Filey Street
PA5	LA42	Former Padstow School Detached Playing Field (Ridgeway)	Ridgeway - Former Padstow School Detached Playing Field
PA6	LA41	Former Padstow School Detached Playing Field (Beckhampton Road)	Beckhampton Road - Former Padstow School Detached Playing Field
PA7	LA45	Hucknall Road/Southglade Road (Southglade Food Park)	Hucknall Road/Southglade Road - Southglade Food Park
PA8	LA40	Former Padstow School	Padstow Road - Former Padstow School Site
PA9	LA43	Haywood Detached Playing Field	Edwards Lane - Former Haywood School Detached Playing Field
PA10	LA39	Former Henry Mellish School playing field (Piccadilly)	Piccadilly - Former Henry Mellish School Playing Field
PA11	LA63	Stanton Tip	Stanton Tip - Hempshill Vale
PA12	LA38	Former Henry Mellish Main School	Highbury Road - Former Henry Mellish School Site
PA13	LA37	Former Haywood School Site	Edwards Lane - Former Haywood School Site
PA14	LA1	Arnside Road (Former Chronos Richardson)	Arnside Road - Former Chronos Richardson
PA15	LA12	Bulwell Lane (Former Coach Depot)	Bulwell Lane - Former Coach Depot
PA16	LA52	Nottingham Business Park North	Woodhouse Way - Nottingham Business Park North

PA17	LA53	Woodhouse Park (formerly Nottingham Business Park South)	Woodhouse Way - Woodhouse Park (Formerly Nottingham Business Park South)
PA18	LA64	Vernon Road (Former Johnsons Dyeworks)	Vernon Road - Former Johnsons Dyeworks
PA19	LA47	Lortas Road	Lortas Road
PA20	LA61	Severn Trent Water Depot	Haydn Road/Hucknall Road - Severn Trent Water Depot
PA21	LA62	Sherwood Library	Mansfield Road - Sherwood Library
PA22	LA76	Western Boulevard	Western Boulevard
PA23	LA3	Basford Gasworks	Radford Road - Former Basford Gasworks
PA24	LA49	Melbury School Playing Field	College Way - Melbury School Playing Field
PA25	LA24	Chingford Road Playing Field	Chingford Road Playing Field
PA26	LA28	Denewood Crescent (Denewood Centre)	Denewood Crescent - Denewood Centre
PA27	LA77	Wilkinson Street (Former PZ Cussons)	Wilkinson Street - Former PZ Cussons
PA28	LA44	Hine Hall	Ransom Road - Hine Hall
PA29	LA9	Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate
PA30	LA8	Bobbers Mill Bridge (Bobbers Mill Industrial Estate)	Bobbers Mill Bridge - Bobbers Mill Industrial Estate
PA31	LA2	Ascot Road (Speedo)	Ascot Road - Speedo
PA32	LA5	Beechdale Road (South of Former Co-op Dairy)	Beechdale Road - South of Former Co-op Dairy
PA33	LA23	Chalfont Drive	Chalfont Drive - Former Government Buildings
PA34	LA4	Beechdale Baths and Ambulance Service HQ	Beechdale Road - Former Beechdale Baths
PA35	LA78	Woodyard Lane (Siemens)	Woodyard Lane - Siemens
PA36	LA79	Radford Bridge	Russell Drive - Radford Bridge Allotments
PA37	LA57	Robin Hood Chase	Robin Hood Chase
PA38	LA21	Carlton Road (Castle College)	Carlton Road - Former Castle College
PA39	LA34	Former Albany Works and Former Co-op	Carlton Road - Former Albany Works Site and Co-op
PA40	DS107	Colwick Service Station	Daleside Road - Former Colwick Service Station
PA41	LA33	Forest Mill	Alfreton Road - Forest Mill
PA42	LA55	Radford Mill	Ilkeston Road - Radford Mill
PA43	LA59	Salisbury Street	Salisbury Street

PA44	LA60	Sandfield Centre	Derby Road - Sandfield Centre
PA45	DS110	Prospect Place	Prospect Place
PA46	LA29	Derby Road (Western Club)	Derby Road - Former Hillside Club
PA47	LA48	Medi Park	Abbey Street/Leen Gate
PA48	DS111	Land Adjacent to The Portal (Queens Drive, Castle Bridge Road)	Queens Drive - Land Adjacent to the Portal
PA49	LA51	NG2 West	NG2 West - Enterprise Way
PA50	LA50	NG2 South	NG2 South - Queens Drive
PA51	LA56	Riverside Way	Riverside Way
PA52	LA54	Nottingham Science and Technology Park	University Boulevard - Nottingham Science and Technology Park
PA53	LA30	Electric Avenue	Electric Avenue
PA54	LA10	Boots	Boots
PA55	DS108	Rear of 107-127 Ruddington Lane	Ruddington Lane - Rear of 107-127
PA56	DS104	The Spinney	Sturgeon Avenue - The Spinney
PA57	LA25	Clifton West	Clifton West
PA58	LA32	Fairham House	Green Lane - Fairham House
PA59	LA31	Fairham Comprehensive School	Farnborough Road - Former Fairham Comprehensive School
PA60	LA65	Victoria Centre	Victoria Centre
PA61	LA58	Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station
PA62	DS105	Brook Street East	Brook Street East
PA63	DS106	Brook Street West	Brook Street West
PA64	LA27	Creative Quarter - Sneinton Market	Creative Quarter - Sneinton Market
PA65	LA26	Creative Quarter - Bus Depot	Creative Quarter - Bus Depot
PA66	LA22	Castle Quarter - People's College	Castle Quarter - Maid Marian Way, College Site
PA67	LA11	Broadmarsh	Broadmarsh Centre
PA68	LA15	Canal Quarter - Island Site	Canal Quarter - Island Site
PA69	LA19	Canal Quarter - Station Street / Carrington	Canal Quarter - Station Street/Carrington Street

		Street	
PA70	LA16	Canal Quarter - Queens Road (East of Nottingham Station)	Canal Quarter - Queens Road, East of Nottingham Station
PA71	LA18	Canal Quarter - Sheriffs Way (Sovereign House)	Canal Quarter - Sheriffs Way, Sovereign House
PA72	LA20	Canal Quarter - Waterway Street	Canal Quarter - Waterway Street
PA73	LA17	Canal Quarter - Sheriffs Way / Arkwright Street	Canal Quarter - Sheriffs Way/Arkwright Street
PA74	LA13	Canal Quarter - Arkwright Street East	Canal Quarter - Arkwright Street East
PA75	LA14	Canal Quarter - Crocus Street (Southpoint)	Canal Quarter - Crocus Street, Southpoint
PA76	LA72	Waterside - London Road (Former Hartwells)	Waterside - London Road, Former Hartwells
PA77	LA71	Waterside - London Road (Eastcroft Depot)	Waterside - London Road, Eastcroft Depot
PA78	LA73	Waterside - London Road (South of Eastcroft Depot)	Waterside - London Road, South of Eastcroft Depot
PA79	LA70	Waterside - Iremonger Road	Waterside - Iremonger Road
PA80	LA66	Waterside - Cattle Market	Waterside - Cattle Market
PA81	LA74	Waterside - Meadow Lane	Waterside - Meadow Lane
PA82	LA69	Waterside - Freeth Street	Waterside - Freeth Street
PA83	LA68	Waterside - Daleside Road (Trent Lane Basin)	Waterside - Daleside Road, Trent Lane Basin
PA84	LA67	Waterside - Daleside Road (Eastpoint)	Waterside - Daleside Road, Eastpoint
PA85	LA75	Waterside - Trent Lane (Park Yacht Club)	Waterside - Trent Lane, Park Yacht Club