
Schedule of Examination Changes

Issued by Nottingham City Council

DRAFT

7 December 2018



**Nottingham
City Council**

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Purpose

This document has been issued in response to Matters raised by the Inspector during the Examination Hearing.

Table 1: Overview of changes requested by the Inspector during the Examination Hearing Sessions

Number	Further Work Area	Type of Further Work	Change to Plan Required	Description of further work required
WEEK 1				
Matter 1: Legal and Procedural Requirements				
Action 1	Intro Text	Proposed Change	Y	<ul style="list-style-type: none"> PPSC01: Deletion in para 2.32a, after 'in-combination is required'. State that the findings of the HRA will need to be adopted through resolution by City Council.
Action 2	Entire LAPP	Proposed Change	Y	Check that all references to SPDs are covered by PPSC02-11 eg Policy SH8 refers to an 'up to date Development Strategy for the area'.
Action 3	Intro Text	Proposed Change	Y	<ul style="list-style-type: none"> Further proposed change needed to para 1.5 to include reference to Neighbourhood Plans and Waste Plan as part of the Development Plan. Amend diagram of Local Plan.
Matter 4: The Scale and Distribution of Development and the Approach to Site Allocations				
Action 4	Housing	Proposed Change	Y	Add updated trajectory to the document.
Action 5	Housing	Housing Implementation Plan	N	Prepare a Housing Implementation Strategy by 30 November 2018.
Action 6	Gypsies, and Travellers and Travelling Showpeople	Gypsies, and Travellers and Travelling Showpeople	Y	New Gypsies, and Travellers and Travelling Showpeople Policy to be written.
Action 7	Gypsies, and Travellers and Travelling Showpeople	Gypsies, and Travellers Figures	Y	Prepare note on the small discrepancy in numbers provided – to be added to the Examination Library.
Action 8	Retail	Proposed Change	Y	Carry out a consistency check between 'Primary Frontages/Primary Shopping Frontages amend where necessary in line with NPPF 2012 terminology.
Action 9	Employment	Table 1, Matter 4 – Scale, timing and delivery of employment sites	N	Provide update of status to Inspector of PA66 regarding land exchange etc.

Schedule of Examination Changes (Week 1 and 2)

Action 10	Employment	Table 1, Matter 4 – Scale, timing and delivery of employment sites	N	PA71 – provide update to the Inspector of floorspace proposed under recent planning application.
Action 11	PA21 – Sherwood Library	Proposed Change	Y	<ul style="list-style-type: none"> Re-consider the wording of the Development Principles regarding car parking. Liaise with Mr Downes (representing synagogue).
Action 12	PA57 Clifton West	Liaise with representor	N	<p>Provide Mr Hunt with details of the following:</p> <ul style="list-style-type: none"> Info on what is currently happening on site re timber posts and spray paint. Feedback/outcomes of May Public Meeting regarding the planning application. Clarify if an emissions report has been prepared.
Action 13	PA57 Clifton West	Proposed Change	Y	<ul style="list-style-type: none"> Review the housing numbers proposed at PA57, taking into account the heritage/wildlife buffers. Review delivery timescale (currently 2019-23 period) and make this consistent with trajectory. Provide a history of designations since 2005 allocation of the site.
Action 14	PA4 Linby Street	Proposed Change	Y	<ul style="list-style-type: none"> Remove retail from Proposed Uses as retail element has been completed. Site area change. Remove retail use from table A5.1. Map change for boundary to exclude recently completed retail store.
Action 15	PA 3,5,6,8 and 9	Proposed Change	Y	Re-phrase Development Principles to refer to Open Space requirements being coordinated comprehensively for PA3, PA5, PA6, PA8 and PA9.
Action 16	PA11 Stanton Tip	Proposed Change	Y	Amend Development Principles to include: 'protect the most important habitats'.
Action 17	PA39 Former Co-op	Proposed Change	Y	<ul style="list-style-type: none"> Amend Development Principles to state that site is in a CONI and any future development will be considered in line with SH7. Proposed uses – 'and/or' to be inserted.
Action 18	PA34 Beechdale baths	Proposed Change	Y	<ul style="list-style-type: none"> Amend Development Principles to add in the need to undertake a Sequential Test where floorspace exceeds maximum limits specified in tables in LAPP Retail Appendix.

Schedule of Examination Changes (Week 1 and 2)

				<ul style="list-style-type: none"> Table A5.1 - Add in need for Sequential Test for Island site as well as PA68. Amend wording in Development Principles/Proposed Uses to remove reference to 'mixed retail' and replace with 'mixed use comprising retail...'
Action 19	PA10 Piccadilly	Proposed Change	Y	Review housing numbers for this site.
Action 20	PA77/78 Eastcroft	Proposed Change	Y	Prepare a note on the implications on merging these sites for the Inspector to consider.
Action 21	Deletion of Completed Sites	Proposed Change	Y	Provide update on sites to be deleted from the plan.
Action 22	Final HLAR	Misc	N	Provide HLAR update
WEEK 2				
Matter 5: Development Management Policies – Sustainable Growth				
Action 23	Policy CC1 (3)	Proposed Change	Y	Amend criterion 3 to replace 'required' with 'should' and reference viability.
Action 24	Policy CC1 (4)	Proposed Change	Y	Make reference to Building Regulations rather than National Housing Standards.
Action 25	Policy CC2 (4b)	Proposed Change	Y	Amend criterion 4b to be consistent with Ministerial Statement of June 2015 regarding reference to local residents.
Action 26	Policy CC3 (4)	Proposed Change	Y	<ul style="list-style-type: none"> Amend criterion 4 to strengthen requirement. Add reference to technical feasibility and viability. Replace 'appropriate' with 'necessary'.
Action 27	Policy CC3 (5b)	Proposed Change	Y	Amend criterion 5 for clarity regarding requirement for 30% reduction.
Action 28	Policy EE4	Proposed Change	Y	Amend wording of policy for clarity to state 'necessary' rather than 'appropriate'.
Action 29	Policy EE4 Justification Text	Proposed Change	Y	Amend wording of Justification Text for clarity in relation to the content of the forthcoming SPD.
Action 30	Policy SH2	Proposed Change	Y	Clarify how 'negative impact' in criterion g) will be assessed by adding explanation in to the Justification Text.
Action 31	Policy SH4	Proposed Change	Y	Revisit wording of 3a with regard to small-scale retail provision.
Action 32	Policy SH6	Proposed Change	Y	'Harmful impacts' to be set out in policy text for criterion (b).
Action 33	Policy SH7	Proposed Change	Y	Clarification needed in Justification Text regarding criterion (b).
Action 34	Policy RE1	Proposed Change	Y	Clarify that the application of criterion (2) is across the whole city area.
Action 35	Policy RE7	Proposed Change	Y	Move reference to Masterplan in criterion (a) to the Justification Text.
Matter 6: Development Management Policies – Places for People				
Action 36	Policy HO1	Proposed Change	Y	<ul style="list-style-type: none"> Replace "consideration" in criterion (4). Ensure wording is clear and effective. Remove reference to SPD

Schedule of Examination Changes (Week 1 and 2)

				<ul style="list-style-type: none"> Remove reference to Housing Nottingham Plan from 2c. Replace with reference to Housing Strategy in Justification Text.
Action 37	Policy HO2	Proposed Change	Y	Remove reference to Housing Nottingham Plan from criterion c). Update to Housing Strategy in Justification Text.
Action 38	Policy HO3	Proposed Change	Y	<ul style="list-style-type: none"> Include viability considerations in Policy to reflect what is in justification text. Make reference to NPPF18 re 10% starter homes for 10+ dwellings.
Action 39	Policy HO3, para 4.27	Proposed Change	Y	<ul style="list-style-type: none"> Remove reference to Housing White Paper at para 4.27.
Action 40	Glossary	Proposed Change	Y	Update definition of Affordable Housing using 2018 NPPF definition.
Action 41	Policy HO4	Proposed Change	Y	<ul style="list-style-type: none"> Reference viability and feasibility in the Policy text. Clarify requirement for specialist accommodation in criterion (1) of policy and paragraph 4.38 of Justification Text.
Action 42	Policy HO5/HO6	Proposed Change	Y	Ensure PPSC28, 29, 30 are clear and tie in together.
Action 44	Policy HO6	Proposed Change	Y	Add guidance in Justification Text regarding what is required to demonstrate need in relation to HO6 (g).
Action 44	Policy DE1	Proposed Change	Y	<ul style="list-style-type: none"> Review wording of Policy to make the intention to adopt Nationally Described Space Standards clear. Add details of transitional arrangements for adoption of Nationally Described Space Standards to be consistent with NPPF.
Action 45	Policy DE1	Proposed Change	N	Supply details of the Design Quality Framework and associated consultation to the Inspector.
Action 46	Policy LS1	Proposed Change	Y	Insert reference to the need to submit a Health Impact Assessment to the end of the Justification Text at para. 4.158.
Action 47	Policy LS4	Proposed Change	Y	Expand on para 4.171 to detail how criteria a) and b) of policy will be determined.
Action 48	Policy LS5	Proposed Change	Y	<ul style="list-style-type: none"> Clarify wording of criterion 2a). Clarify wording of criterion 2b). Ensure consistent wording of criterion 3) by inserting 'necessary'.
Action 49	Policy HE1	Proposed Change	Y	Re-draft this policy to ensure that designated and non-designated assets are dealt with correctly.

Schedule of Examination Changes (Week 1 and 2)

Matter 7: Development Management policies – Our Environment				
Action 50	Policy EN1	Proposed Change	Y	Amend Justification Text at para. 5.9 and 5.15 in line with Mr Huggon's comments.
Action 51	Policy EN3	Proposed Change	Y	Expand the Justification Text to this policy by including para 7.22 from Matter 7 MIQ.
Action 52	Policy EN5	Proposed Change	Y	Reword criterion (g) to remove 'take advantage of'.
Action 53	Policy EN6	Proposed Change	Y	Need to acknowledge the contribution that buildings can make to biodiversity in the justification text.
Action 54	Policy MI1	Proposed Change	Y	Insert wording in to the Justification Text to clarify that the MSA is not a barrier to development on sites.
Action 55	Entire LAPP	Proposed Change	Y	Check consistency regarding planning obligations requirements and state that they will be required where 'necessary' rather than where 'appropriate'.
WEEK 3				
Matter 8: Development Management Policies – Making It Happen				
Action 56	Policy IN4	Proposed Change	Y	Clarify that community facilities are required as planning obligations for criterion 1(e) and ensure that the type of planning obligations listed in criterion 2 are exclusive of those listed in criterion 1(e).
Action 57	Policy RE7	Proposed Change	Y	Ensure the masterplan is appropriately referenced in the Justification Text and that it should include a comprehensive approach to the creation and retention of habitats.
Action 58	Monitoring Framework	Proposed Change	Y	Include a monitoring indicator for the new policy on gypsies and travellers.
Action 59	Monitoring Framework	Proposed Change	Y	Include a monitoring indicator relating to the Housing Implementation Strategy/Housing Delivery Test Action Plan.
Action 60	Policy MI3	Proposed Change	Y	Policy to be more positively worded in line with NPPF 2012.
Action 61	Policy DE6	Proposed Change	Y	Policy to make reference to oral and visual amenity.
Action 62	Policy LS1, Para. 4.155 and 4.158	Proposed Change	Y	Redraft para. 4.155 and 4.158
Action 63	Policy SH4	Proposed Change	Y	Ensure Justification Text to SH4 cross references Policy LS1 (change suggested by the City Council to ensure consistency).

Schedule of Examination Changes (Week 1 and 2)

Action 64	Policy LS1	Proposed Change	Y	Ensure that criterion (e) cross references criterion (d)
Action 65	Policies Map	Proposed Change	Y	Ensure that Policies Map includes Ancient Woodland designation update at Clifton West
Action 66	Policy IN2, Para 5.92	Proposed Change	Y	Wording to update the fact that the whole of Nottingham City is to be designated as an Air Quality Management Area in early 2019.

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WEEK 1

Matter 1 Legal and Procedural Requirements

Action 1 Habitats Regulations – new text for PPSC01

Amend text to read;

“2.32 The Habitats Directive and the Conservation of Habitats and Species Regulations 2010 require that Local Plans undergo an assessment to determine whether or not the Plan will have a significant effect on a European Site (a site of European importance for nature conservation). The ACS were subject of a Habitats Regulations Assessment in light of information available which indicated that the Sherwood Forest area may be formally proposed as a Special Protection Area in the near future, in recognition of the internationally important populations of woodlark and nightjar in this locality. This assessment concluded that any significant effects were capable of mitigation through changes to the ACS. These changes have been made. ~~Since the LAPP is in general conformity with the Core Strategy it is not considered that there is a need to undertake a further screening of the LAPP. Whilst there were no significant effects identified for the Nottingham City area of the Aligned Core Strategies, this may need to be reassessed if an SPA classification is formalised. Allocations and/or any permissions given would be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.~~ During the preparation of the LAPP, the Court of Justice of the European Union handed down their judgment in the case of People Over Wind (April 2018). Prior to the ruling it had been established practice that competent authorities should take account of mitigation measures which had been incorporated into a plan or project when deciding whether it would have a likely significant effect. The court has now ruled that this is incorrect and that it is not appropriate, at the screening stage, to take account of measures intended to avoid or reduce harmful effects on a European site.

2.32a As a consequence, the LAPP has been subject to a further Habitats Regulations Assessment, which has subjected the LAPP to screening for likely significant effects in light of the HRA work already undertaken for the Core Strategy. The report has concluded that all aspects of the plan have been screened out, and the findings of the Shadow HRA have been adopted alongside the adoption of the LAPP. In addition, it has been shown that it has no ‘effect’ which might contribute in-combination to the effects from other plans and projects. As such, no further assessment in-combination is required. ”

(nb following sentence deleted from Submission change “~~However, this may need to be reassessed if an SPA classification is formalised. Allocations and/or any permissions given would be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.~~”)

Action 2 References to SPDs are covered by PPSC02-11

Amend Policy SH8: Markets para 2 to read;

- “2. Development that involves qualitative enhancements to existing out of centre or edge of centre markets will be supported where ~~it accords with any up to date and adopted development strategy for the area within which it is located and/or~~ it can be demonstrated that it will contribute towards wider regeneration benefits and complies with [Policy SH4](#).”

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Action 3 Further explanation of what comprises the Nottingham City Local Plan

(Amendments made to reflect that status of Neighbourhood Plans and the Waste Core Strategy within the Development Plan)

- “1.5 Within Nottingham, the Local Plan comprises ~~two Development Plan Documents~~ the following plans:
- **Local Plan Part 1: The Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies** (‘the Core Strategy’), adopted September 2014: which sets out the overarching strategic planning policy framework. It contains a spatial vision, spatial objectives and core policies for the Greater Nottingham area (please refer to Section 2 for further details);
 - **Local Plan Part 2: The Land and Planning Policies Development Plan Document (LAPP)**: which sets out the site allocations and Development Management policies, in accordance with the policies and vision of the Core Strategy.
 - Nottingham and Nottinghamshire Waste Core Strategy adopted in 2005 sets out the overall approach to future waste management: this will be replaced by the new Waste Local Plan the preparation of which is due to commence in 2019
 - Neighbourhood Plans: in accordance with Localism Act 2011 Neighbourhood Plans set out planning policies for a neighbourhood area. Should any be prepared they will come into force as part of the statutory Development Plan after succeeding at referendum.

A revised diagram will also be added after this paragraph to the document to clearly show the relationship of these 4 documents.

Matter 4: The Scale and Distribution of Development and the Approach to Site Allocations

Action 4 Insertion of Trajectory

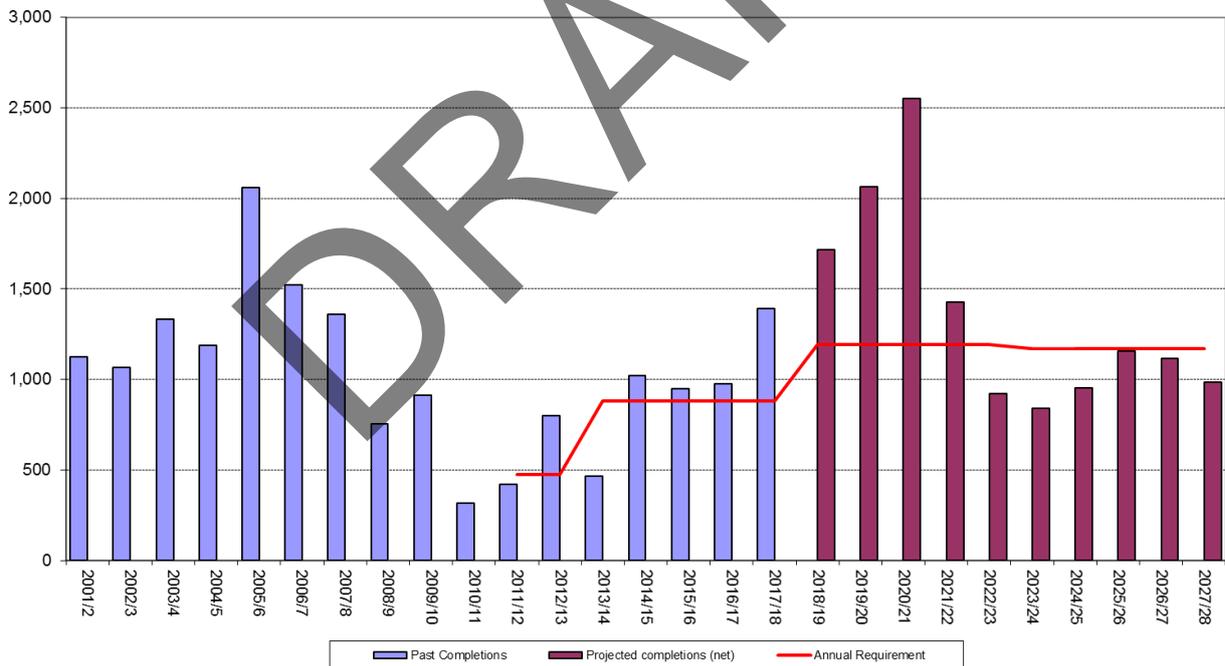
Amend text and insert trajectory at Appendix 3, Table 3.3

~~“This trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted numbers on sites, windfalls and demolition expectations and should be used in preference to it.”~~

Trajectory of Housing Delivery

~~The trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted numbers on sites, windfalls and demolition expectations and should be used in preference to it. The trajectory shows anticipated housing delivery in Nottingham City until 2028. It is based on information collated in November 2018, and is updated annually in the City Council’s Housing Land Availability Report. Trajectory information can change quickly, depending on whether or not sites come forward for development as anticipated. The latest version is contained in the Housing Land Availability Report which can be found on the City Council’s website.”~~

Housing Trajectory - Nottingham City (net completions)



Schedule of Examination Changes (Week 1 and 2)

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2011/28
Past Completions (net)	422	799	463	1,022	947	974	1,393	-	-	-	-	-	-	-	-	-	-	6,020
Waterside								38	119	84	50	45	80	145	185	176	154	1076
Boots Campus								0	50	50	50	50	30	0	0	0	0	230
Stanton Tip								0	0	0	0	0	0	50	100	100	100	350
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)								1,676	1,895	2,298	1,208	680	562	563	650	595	460	10,587
Windfall allowance								30	30	150	150	175	200	225	250	275	300	1,785
Demolitions								-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-300
Projected completions (net)	-	-	-	-	-	-	-	1,714	2,064	2,552	1,428	920	842	953	1,155	1,116	984	13,728
Cumulative Completions	422	1,221	1,684	2,706	3,653	4,627	6,020	7,734	9,798	12,350	13,778	14,698	15,540	16,493	17,648	18,764	19,748	19,748
PLAN - Annual Housing Target	475	475	880	880	880	880	880	1,190	1,190	1,190	1,190	1,190	1,170	1,170	1,170	1,170	1,170	17,150
PLAN - Housing Target (cumulative)	475	950	1,830	2,710	3,590	4,470	5,350	6,540	7,730	8,920	10,110	11,300	12,470	13,640	14,810	15,980	17,150	17,150
MONITOR - No. dwellings above or below cumulative housing target	-53	271	-146	-4	63	157	670	1,194	2,068	3,430	3,668	3,398	3,070	2,853	2,838	2,784	2,598	2,598
MANAGE - Annual housing target taking account of past/projected completions	1,009	1,046	1,062	1,105	1,111	1,125	1,138	1,113	1,046	919	686	562	490	403	219	-249	-1,614	-

Action 5 Preparation of a Housing Implementation Strategy

This document was provided separately on 30 November 2018.

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Action 6 New Gypsy, and Travellers and Travelling Showpeople Policy created from existing text

New Policy and justification text proposed.

Policy H07: Gypsies, and Travellers and Travelling Showpeople

Safeguarding Existing Supply

1. Existing Gypsy and Traveller and Travelling Showpeople sites will be protected unless it can be demonstrated that they are no longer required or equivalent alternative provision can be made.

Meeting Future Need

2. The accommodation needs of Gypsies and Travellers and Travelling Showpeople will be met in the following ways:
 - a) On sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy; and
 - b) On appropriate small scale infill and/or small scale site extensions

Justification

Gypsies, and Travellers and Travelling Showpeople

The Government's Planning Policy for Traveller Sites (2015) states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Accordingly, Core Strategy Policy 9 provides criteria against which future proposals will be assessed and also safeguards existing permanent provision from alternative development.

Gypsies and Travellers

The Nottingham Gypsy and Traveller Accommodation Assessment (2015) used demographic data and other data such as the number of available pitches to calculate pitch need. The assumptions used in the assessment were considered to be positive and realistic, in that they did not underplay the potential requirement. For instance the Assessment included an assumption that turnover on existing pitches in the City will have only a limited contribution to supply, due to the individual nature of sites present. Overall, the assessment concluded that there was potentially a very modest gross requirement of 2 new pitches for Nottingham over the study period; the net figure would be negative. This additional requirement would

arise at the beginning of the plan period, after which the formula suggested the need would cease.

The figure was broken down as follows:

<u>2014 -2019</u>	<u>1.56</u>
<u>2019 - 2024</u>	<u>-2.02</u>
<u>2024 - 2029</u>	<u>-1.31</u>

This value is the starting point for the Local Plan approach, supplemented study further by using intelligence on the ground to scrutinise this figure.

There has been no recent planning activity concerning provision of Gypsy and Traveller pitches in Nottingham in recent years, the most recent being the development of an 8 pitch site at Cinderhill, granted planning permission in 2009. Current provision in the City amounts to 40 pitches and this is wholly within the private sector, with no public sector managed sites. Considering the figures from the national caravan count as detailed in Table 1 below, there have consistently been pitches available for Gypsies and Travellers in Nottingham City. The figure of 13 caravans for January 2016 translates into 10 pitches (when one applies the 1.3 caravans per pitch figure used in the GTAA). This means that at this point in time some 30 pitches were available for use by the Gypsy and Traveller community, a figure well in excess of the theoretical need figure of 2. The Council is confident that the evidence provided in the caravan counts dating back to 2014 consistently demonstrates a vacancy rate well in excess of the GTAA need figure, hence it does not consider there to be a requirement to allocate additional traveller pitches in the Local Plan.

Table 1: National Gypsy and Traveller Caravan Count Figures

<u>2014</u>	<u>January</u>	<u>30</u>
	<u>July</u>	<u>16</u>
<u>2015</u>	<u>January</u>	<u>28</u>
	<u>July</u>	<u>36</u>
<u>2016</u>	<u>January</u>	<u>13</u>

Source : DCLG (May, 2017)

Travelling Show People

There are currently three sites catering for Travelling Showpeople in Nottingham. The largest one, granted a further 5 year temporary permission in January 2017, is 1.57 ha and located off Western

Boulevard. There are also small sites at Blenheim Lane and at the Relics, Greasley Street.

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

Table 2: Travelling Showpeople Caravans

<u>2013</u>	<u>16</u>
<u>2014</u>	<u>11</u>
<u>2015</u>	<u>18</u>
<u>2016</u>	<u>12</u>

Source : DCLG (May, 2017)

Future Gypsy and Traveller and Travelling Showpeople Need

If a level of need emerges beyond what can be accommodated on existing sites during the Plan period, it will be considered under Core Strategy Policy 9 and LAPP Policy HQ7. The most likely locations to meet this need will be sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9. Small scale infill and possible small scale site extensions are considered to be the most appropriate form of provision which will assist in integrating gypsy and traveller and travelling showpeople sites into local communities. It is anticipated that these would be private sector sites (i.e. owned by the Gypsy and Traveller and Travelling Showpeople communities themselves). The City Council will continue to work with its conurbation partners on this strategic issue, and the extent of existing and new provision of pitches and plots will be kept under review.

Action 7 Note to Explain Small Discrepancy in G&T Numbers Previously provided

The discrepancy in GTAA figures between the GTAA and LAPP/Background documents is as a result of different households projection datasets being used to establish the baseline number of Gypsy and Traveller Households; 85 households from one dataset and 86, incorrectly, from the other. 85 is the correct and accurate figure and therefore the figures of 1.56, -2.02 and -1.31 should be used throughout the plan.

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Action 8 Consistency Check between ‘Primary Frontages/Primary Shopping Frontages

Changes to reflect the correct terminology of Primary Shopping Areas, and Primary and Secondary Frontages).

Policy	Monitoring Target	Monitoring Indicator	Delivery
SH1, SH2, SH3, SH4, SH5	Maintain health of Primary Shopping Frontage Area *	<ul style="list-style-type: none"> • New retail floorspace created • Vacancy rates Proportion of A1 uses within Primary Shopping and Secondary Frontages	<ul style="list-style-type: none"> • Development Plan Documents • Development Management decisions

DRAFT

Action 9 Note on Land Transfer for PA66 Castle Quarter, Maid Marian Way - College site

The land exchange (PA66 for eastern part of PA67) will complete on practical completion of the new Nottingham College “Hub” on the eastern part of PA67 (Broadmarsh and surrounding area). This is expected in 2020, but the terms of the land exchange have a fall back final end date of 2021.

DRAFT

Action 10 Note of PA71 Canal Quarter – Sheriffs Way, Sovereign House

The Submission LAPP states 21,000sqm net office development (27,000sqm-6,000sqm in previously demolished building). There are proposals for 62,000sqm office development. This represents 56,000sqm net (62,000sqm – 6,000sqm in previously demolished building), and therefore an increase in overall office delivery compared to the Submission LAPP of 35,000sqm.

The application is a Hybrid application is 18/02277/POUT for office development (Use Class B1) comprising two buildings totalling up to 62,022 sqm (GIA) together with access and public realm improvements. Phase 1 building (full application) of 36,519 sqm (GIA) and phase 2 building (outline application with access, layout and scale to be considered at this stage) of 25,503 sqm (GIA).

DRAFT

Action 11 PA21 Sherwood Library

Background note on proposed revised wording:-There are 3 free NCC run car parks in Sherwood, in addition to the two private car parks mentioned by Aspbury Planning.

Spondon Street	57 Spaces (included in PA21)
Winchester Street	63 spaces
Hall Street	31 spaces

A study of the car parking position is in progress to ascertain what management measures may be available to ensure better use of the car parks for visitors to Sherwood, rather than for those using the car park as an informal park and ride.

Development principles:

Development should provide an active frontage to enhance the District Centre. Adequate parking should be ensured as part of development proposals [taking into account the needs of the development, car parking provision as a whole for Sherwood, and any proposed parking management measures which make better use of existing spaces.](#) There is a desire to accommodate the existing library service on this site as part of any redevelopment proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior consultation required.

DRAFT

Action 12 PA57 Clifton West - Liaise with Representor

Following the Hearing Session covering PA57 Clifton West, the City Council were asked to provide responses to Mr Hunt regarding issues he had raised. The responses provided to Mr Hunt are as follows:

1. In relation to concerns raised about the presence of timber posts and spray paint on site, it is understood that these are for ground survey work to be undertaken. The contractors will have been present on the site between 6-9th November 2018. The posts and markings are in relation to these survey works and in some cases, may remain until mid December to allow continued monitoring to take place.
2. Mr Hunt asked if any notes or actions were undertaken as a result of the May Public Meeting on Clifton West. Jo Bates (the planning Case Officer for the Clifton West application) has confirmed that the Planning Department were invited to the meeting and not therefore responsible for taking notes. It is understood that Prairie Bryant (Neighbourhood Development Officer for Clifton South) arranged this meeting at the request of local councillors. After the meeting it was decided that no minutes would be written as it had provided a chance for all parties to express their concerns and views. If further information is required then Jo Bates or James Ashton (Transport Strategy Manager) would be appropriate contacts.
3. Mr Hunt enquired about an Emissions Report for Clifton West. A separate Emissions Report has not been requested for Clifton West. Transport emissions would be covered as part of a Transport Assessment for the site. Jo Bates will be able to advise if further information is required.

DRAFT

Action 13 PA57 Clifton West

In response to the Inspector’s request to review housing number and delivery timescales on Clifton West, the City Council proposes an amendment to Table A3;

Site Ref	Site Name	Address	Minimum	Maximum	Mid Point
PA57	Clifton West	Hawksley Gardens	260 <u>245</u>	285 <u>265</u>	273 <u>255</u>

For further information the change to the delivery timescales is as follows;

2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
0	0	45	70	70	70

Sequence of events at Clifton West

- Various features of Clifton Hall, and Church of St Mary The Virgin, listed prior to 1997.
- Clifton Village Conservation Area declared in 1969, extended in 1977.
- Site removed from Green Belt and allocated as a housing site in Local Plan adopted in 1997.
- Clifton Grove, Clifton Woods & Holme Pit Pond Local Nature Reserve declared 2002.
- Clifton Hall Park and Garden were listed 25 Nov 2004.
- Site also allocated as a housing site in 2005 adopted Local Plan, Park and Garden included on the Proposals Map.
- Clifton Woods was declared Ancient Woodland, understood to be September 2018, but the Natural England inventory does not include the date of declaration.
- Its recent status as ancient woodland is therefore a material consideration to the current planning application on Clifton West.

Action 14 PA4 Linby Street/Filey Street

Proposed use on page 195 to be amended to read:

“Employment (B1 and B8); [and](#) residential (C3, predominantly family housing), ~~retail (A1).~~”

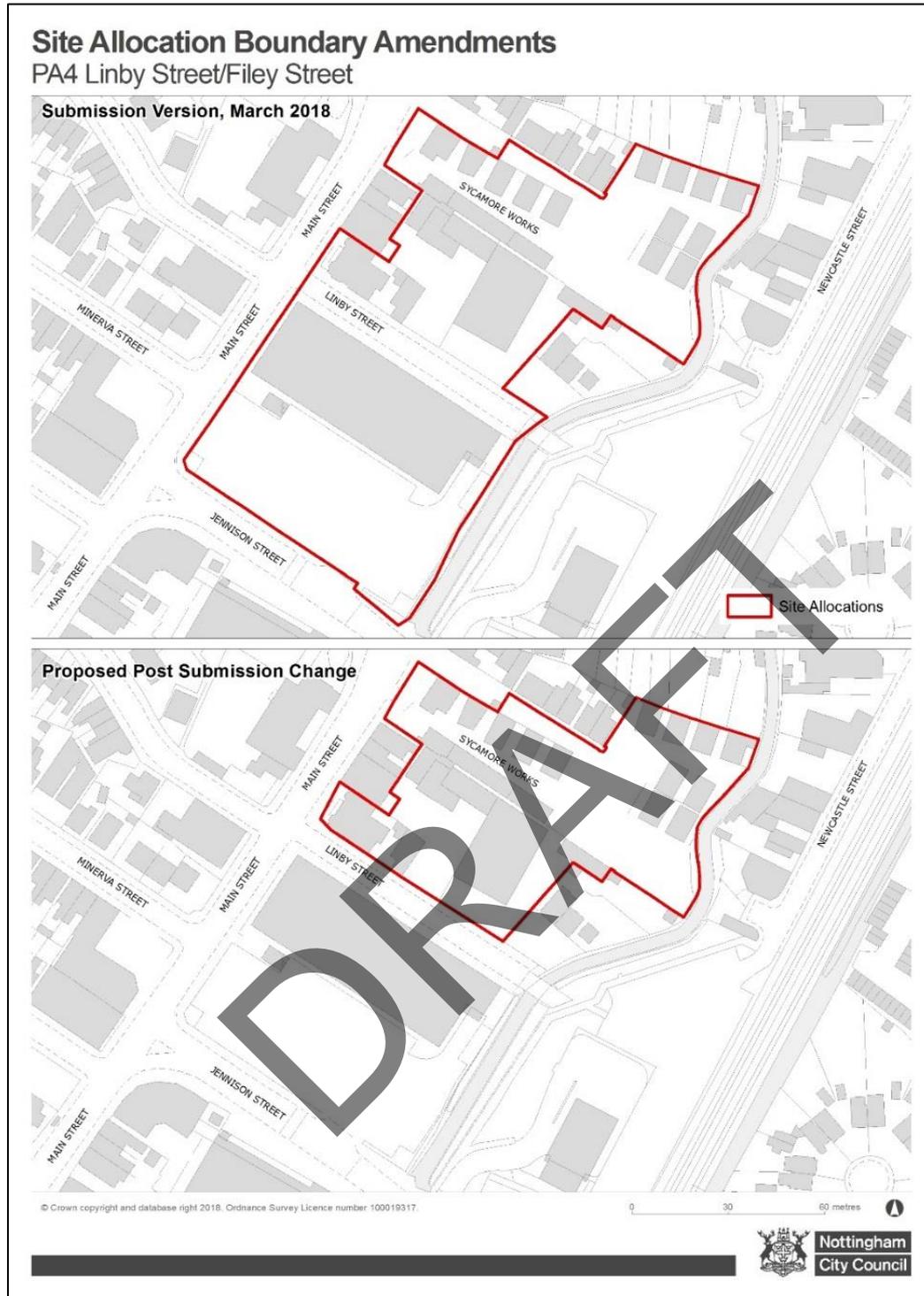
Site Area (ha) on page 95 to be amended to read: ~~1.27~~ [0.63](#)

Table A5.1 Anticipated Retail Floorspace Delivery on Site Allocations, Page 321 to be amended to read:

Site Ref	Site Name	Location	Minimum Approx retail net gain in sqm (GIA)	Maximum Approx retail net gain in sqm (GIA)
PA4	Linby Street/Filey Street	Main Street	0	1,000

DRAFT

Proposed new boundary for PA4 LinbyStreet/Filey Street



Action 15 Clarification of Open Space Requirements on PA3, PA5, PA6, PA8 and PA9

Text amended in each Development Principles to add;

[Due to the proximity of PA3, PA5, PA6, PA8 and PA9 Open Space requirements will be comprehensively coordinated across all these sites.](#) Development ...

DRAFT

Action 16 PA11 Stanton Tip Development Principles amended related to Protecting Important Habitats

Amend Development Principles to read;

"Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities to [protect the most important habitats and to generally](#) enhance and create habitats both within and beyond the site..."

DRAFT

Action 17 PA39 Carlton Road – Former Co-op

Proposed use on page 227 to be amended to read:

“Retail (A1) and/or residential (C3, including family housing)”

Development principles on page 227 to be amended to read:

“Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Layout and boundary treatment of new residential units should be carefully considered to avoid adverse impact on/from existing adjacent businesses uses. [The site is within a CONI and future development should be considered in line with Policy SH7.](#) The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. The potential for connection to the District Heating System should be explored.”

DRAFT

Action 18 Changes to PA34 Beechdale Road - Former Beechdale Baths as a result of Hearing Sessions with Intu

The following changes are proposed to the Development Principles for PA34 Beechdale Road - Former Beechdale Baths

Development principles:

Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed [use scheme comprising](#) retail and residential [development scheme](#) come forward, [development it](#) should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. [Any scheme exceeding the retail floorspace set out in Appendix 5, or comprising comparison floorspace which is more than ancillary to the convenience floorspace, will be required to undertake a sequential test, and if necessary, an impact assessment.](#) The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded.

Following text to be added to the footnote to table A5.1 on page 322 (SC161) [“...For PA68 Canal Quarter - Island Site, any scheme exceeding the retail floorspace set out above will be required to undertake a sequential test, and if necessary, an impact assessment.”](#)

DRAFT

Action 19 Update on PA10 Piccadilly Former Henry Mellish School Playing Field

The Submission LAPP includes a range of 45 to 55 dwellings on the site, based on the City Council's aspiration to see Private Rental Sector (PRS) housing developed on the site. The site has been marketed on this basis, and pre application discussions are ongoing. A PRS scheme will allow a better degree of management over tenants than a purely market sale scheme, and would provide a point of contact for the poor Clare Monastery in the event of any management issues.

The City Council's view is that density need not have a direct bearing on the impact of any scheme on the Poor Clare Monastery, which can be managed through good design rather than simply building fewer new homes. Accordingly, in response to Inspector's request to review this site, the Council is liaising with the prospective developer to propose a scheme design to them, rather than negotiating over the existing draft scheme. This may result in fewer homes than proposed by the developer, but in order to facilitate a PRS scheme, the housing numbers are still likely to be in the range suggested by SC141, i.e. 45 to 55 homes, with a mid point of 50.

DRAFT

Action 20 Incorporating PA78 into PA77

The following changes are to be made to PA77 as a result of incorporating PA78. This excludes the part of the site on PA78 that has recently got planning permission for a Car Hire Facility.

Site Area (ha) on page 262 to be amended to read: ~~4.15~~ 4.71.

Table A4.1 Anticipated Office or Research & Development Sites, Page 316 to be amended to read:

Site Ref & Site Name	Location	Minimum Approx Office net gain in sqm	Maximum Approx office net gain in sqm	Mid-point
PA77 Waterside – London Road, Eastcroft Depot	London Road	0 <u>1,000</u>	5,000 <u>6,000</u>	2,500 <u>3,500</u>
PA78 Waterside – London Road, South of Eastcroft Depot	London Road	1,000	1,000	1,000

Amend Development principles text to read (highlighted text is the new wording proposed by the City Council to enable the merging of these sites)

“Development principles:

Layout and design should exploit the canal side location, opening up access to the tow path. Grade II Listed Buildings on site should be preserved or enhanced. Early consideration of archaeological interest along canal route required. A mix of uses are acceptable and there may be potential for energy related uses or transport/depot/fleet services which are complementary to the existing uses and EfW plant but which provide a buffer and help to manage the transition from the industrial character of the EFW plant to the more active commercial character of the City Centre and reflect the wider regeneration aspirations for the area. As the site is in close proximity to the EfW facility, dispersion modelling may be needed dependent on scale of development / proximity to the chimney. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality. The Tinkers Leen runs in a culvert through the site, upon which no development should take place. If possible this should be opened up to improve its ecological value. There is potential for improved cycling and walking connections from the canal through to the site to the wider Waterside area. The site is within an area of high flood risk and any

planning application should be accompanied by a site specific Flood Risk Assessment which should ~~include~~ consider the interaction of the Nottingham Canal and the potential to raise the access, with related flood compensation works. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. Opportunities for low carbon energy via the District Heating System should be explored. Development should have regard to planned highway improvements near the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site."

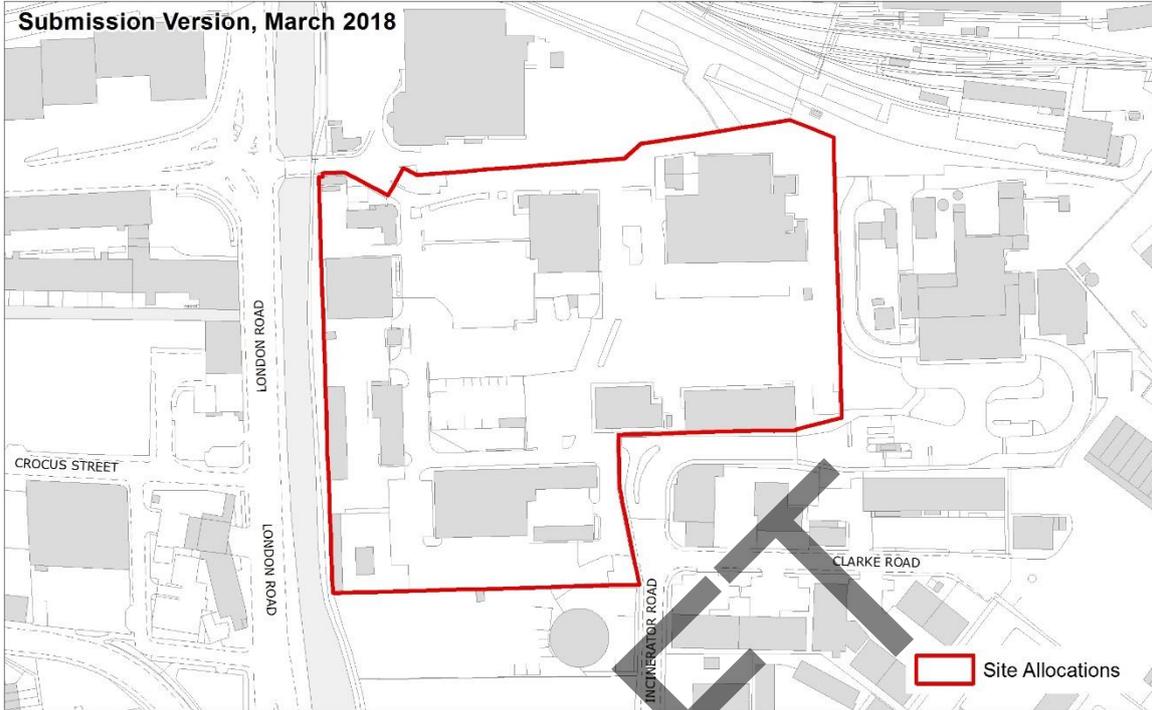
The new proposed boundary is shown overleaf.

DRAFT

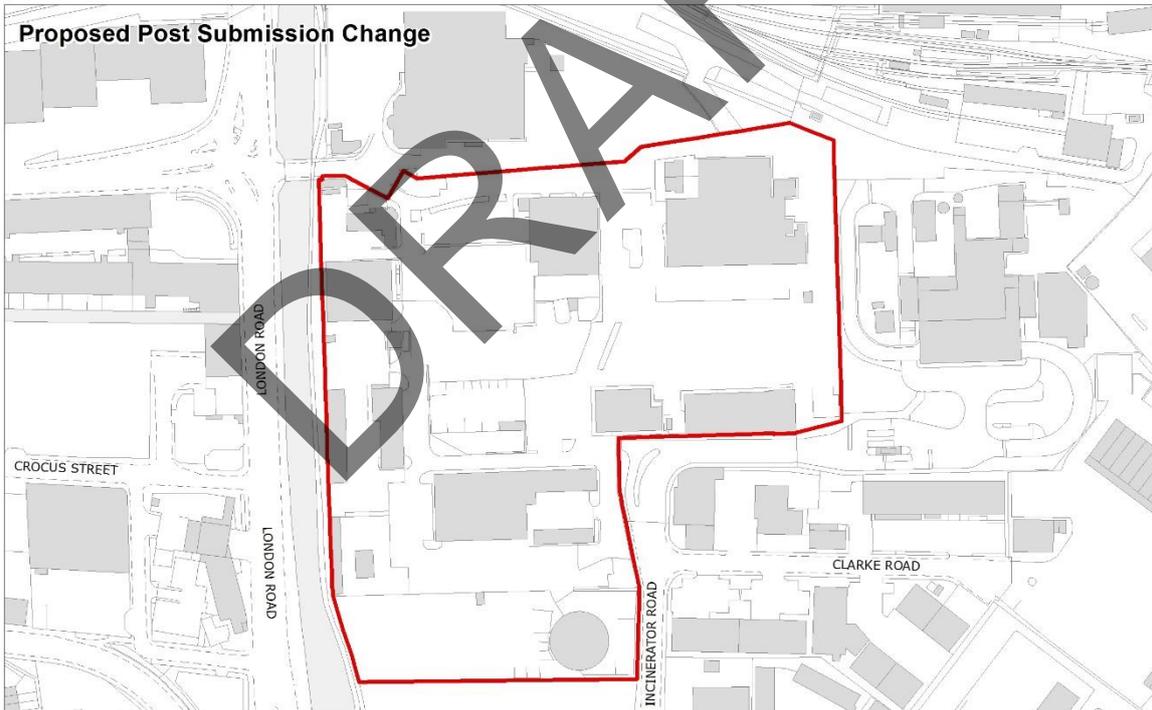
Site Allocation Boundary Amendments

PA77 Waterside - London Road, Eastcroft Depot

Submission Version, March 2018



Proposed Post Submission Change



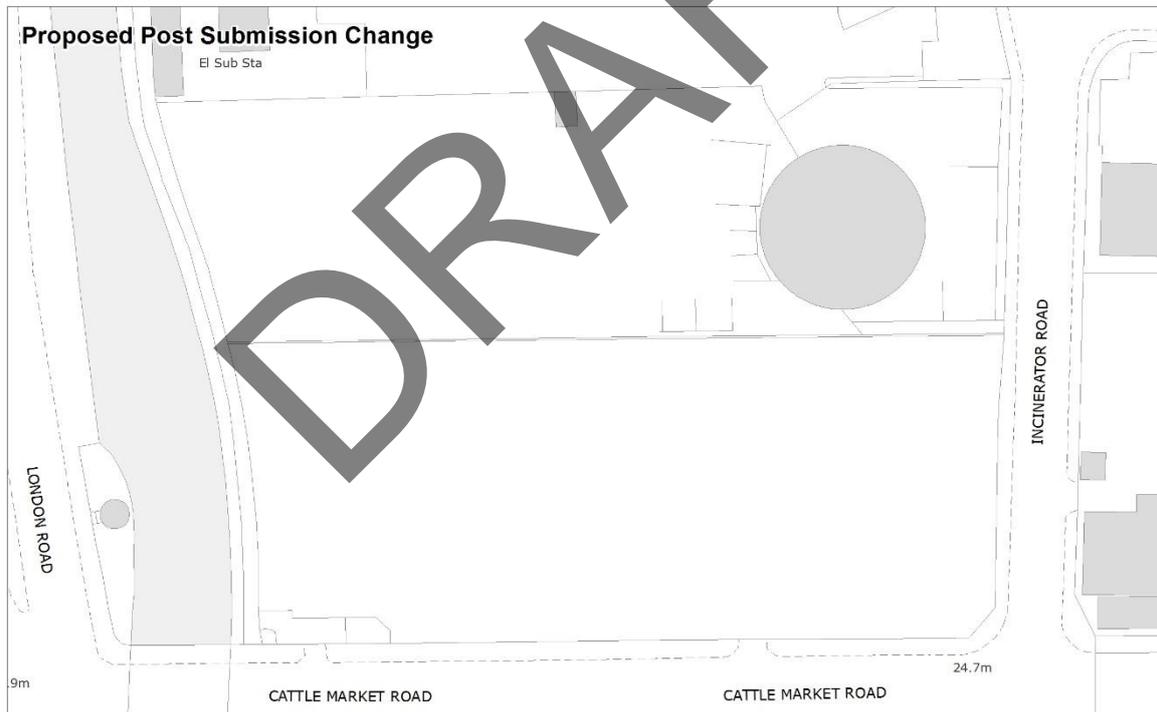
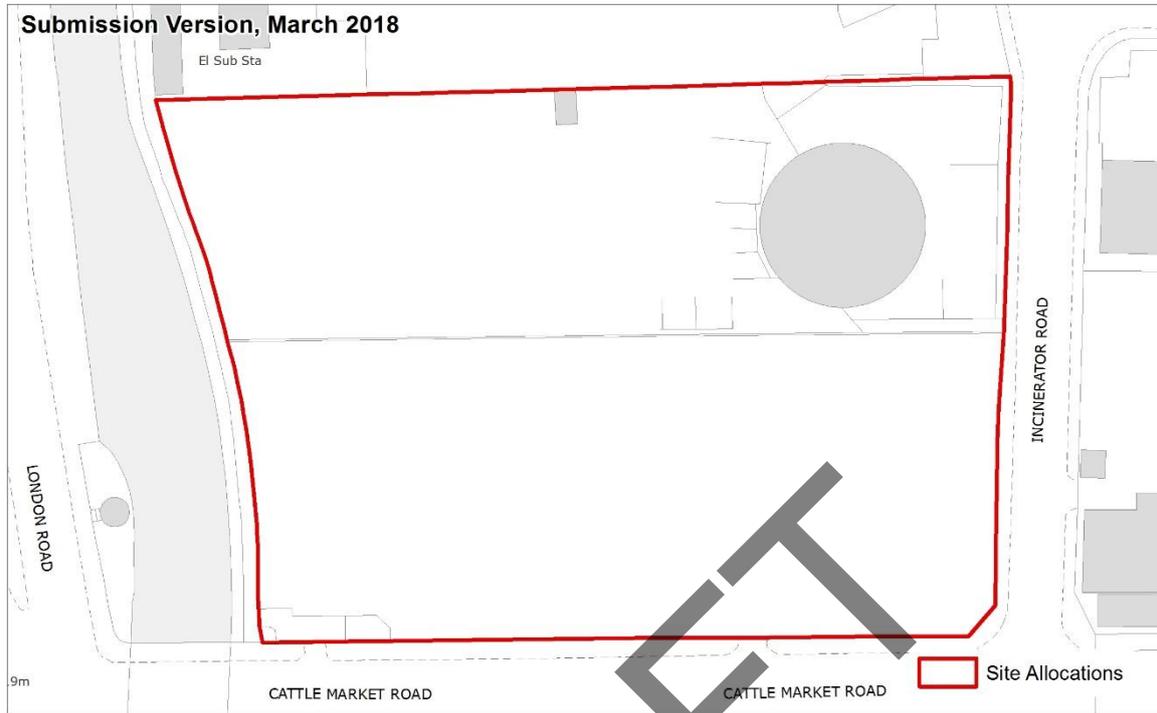
© Crown copyright and database right 2018. Ordnance Survey Licence number 100019317.

0 50 100 metres



Site Allocation Proposed Removal

PA78 Waterside - London Road, South of Eastcroft Depot



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0 20 40 metres



Nottingham
City Council

Action 21 Deletion of Completed Sites

It is proposed to remove the following sites from the LAPP for the reasons given.

Site	Reason for Removal
PA16 Woodhouse Way – Nottingham Business Park North	Development Complete (Ref: 16/01020/PFUL3)
PA17 Woodhouse Way – Woodhouse Park	Development Complete (Ref: 13/01703/POUT)
PA40 Daleside Road – Former Colwick Service Station	Development Complete (Ref: 14/03073/PFUL3)
PA78 Waterside – London Road, South of Eastcroft Depot	Extant planning permission to part of site – remainder proposed to be merged into PA77

NB Information previously supplied to the Inspector also included sites PA15 and PA58. However, after further consideration, it has been concluded that as development remains to be completed on these sites, they should remain as allocations.

The City Council will keep the Inspector informed of any changes to the planning status of LAPP sites after the hearing sessions have closed.

DRAFT

Action 22 Final Housing Land Availability Report

The final Housing Land Availability Report was issued on 30 November 2018.

DRAFT

WEEK 2

Matter 5: Development Management policies – Sustainable Growth

Action 23 Amend wording of Policy CC1(3)

Amend policy wording to read:

“3. New dwellings ~~will be required~~ **should** to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day, [subject to viability](#).”

DRAFT

Matter 6: Development Management policies – Places for People

Action 24 Amend wording of Policy CC1(4)

Amend policy wording to read:

“Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above the ~~National Housing Standards~~ [Building Regulations](#) will be supported.”

DRAFT

Action 25 Amend wording of Policy CC2 (4b)

Amend policy wording, in line with the Ministerial Statement (June 2015) to read:

“4b) following consultation ~~with local residents~~, it can be demonstrated that the planning impacts identified by the affected local community can be fully addressed, and therefore the proposal has the backing of the local community.”

DRAFT

Action 26 Amend wording of Policy CC3 (4)

Amend policy wording to read:

“4. All developments ~~will be encouraged to~~ should include Sustainable Drainage Systems (SuDs) where appropriate to manage surface water effectively on site, and where technically feasible and viable to do so, to reduce surface water runoff and to ensure flooding is not increased elsewhere. Where possible SuDS should also be designed to enhance biodiversity value. A two stage SuDs treatment should be used in order to improve water quality. An appropriate maintenance and management plan, agreed with the Council, will be required for all Sustainable Drainage systems and where necessary ~~appropriate~~, S106 Agreements will be sought.”

DRAFT

Action 27 Amend wording of Policy CC3 (5b)

Amend policy wording to read:

“5b) brownfield sites should achieve as close to greenfield runoff rates as possible and must achieve betterment to existing runoff rates. A minimum of 30% reduction in run off rates ~~will be expected~~ should be achieved unless not technically feasible or not viable;”

DRAFT

Action 28 Amend wording of Policy EE4

Amend policy wording to read:

- “1. All new development, where ~~appropriate~~ necessary, will be required to help ensure that opportunities exist for more City residents to access work and/or develop their skill base. The City Council will support proposals which:
- a) provide improvements to education, skills and training provision for City residents;
 - b) remove barriers to work for City residents and provide an increased number of job opportunities for City residents; and
 - c) promote local labour agreements to enable City residents to develop skills and secure employment arising from the regeneration of the City.
2. The City Council will, ~~in appropriate circumstances~~ where necessary, negotiate the provision of employment and training opportunities through the use of planning obligations.”

DRAFT

Action 29 Amend Justification Text to Policy EE4

Amend Justification Text wording to read:

“3.79 A Supplementary Planning Document (SPD) will; be prepared [setting out the circumstances where employment and training obligations are necessary and](#) ~~will~~ [identifying](#) the types and scales of development that will be required to contribute to employment and training initiatives. The SPD will also set out the options available to developers to fulfil any such obligations in order to meet policy objectives.”

DRAFT

Action 30 Provide Clarification for Policy SH2 criterion g) in the Justification Text

The Justification Text to Policy SH2 has been expanded to explain criterion SH2(g).

Paragraph 3.100 has been amended to read:

“Beyond the City Centre, the defined Town, District and Local Centres will continue to be the focus for retail provision in line with [the](#) NPPF and Core Strategy. These Centres have a wider role as a focal point within communities, a place to meet, socialise, gain access to services and pursue leisure interests. [Above all, the policy will seek to ensure that centres remain vital, attractive and provide a diverse retail offer. It will also be important, however, that new development, across all Centres, does not undermine or prevent comprehensive redevelopment proposals through providing competing development or by fragmenting sites.](#)”

Note that this change also incorporates wording from change number PPSC20

DRAFT

Action 31 Amend Policy SH4 criterion 3a) with regard to Small-Scale Retail Provision

Amend criterion (3a) to read:

“3. Proposals for main town centre uses in edge of centre and out of centre locations will also be considered against the following criteria:

- a) whether the proposal is for small scale retail provision in an area of deficiency and it can be robustly demonstrated that it will ~~to~~ serve local convenience or service requirements ~~needs~~, including that generated by major new development. In determining the proposal ~~local need~~, consideration will be given to the extent and nature of the local catchment, proximity to existing shopping facilities and local accessibility~~.”~~”

Please note this amendment incorporates PPSC23.

DRAFT

Action 32 'Harmful impacts' to be set out in Policy SH6 criterion b).

Amend criterion (b) to read:

- “b) whether the proposal would result in harmful impacts, [such noise, disturbance, litter, anti-social behaviour or crime](#), when considered in combination with the existing and proposed distribution of food, drink and entertainment uses, taking into account any evidence of harm caused by such uses; and”

DRAFT

Action 33 Amendment to Justification Text for Policy SH7

Amend Justification Text at para. 3.135:

“3.135 When assessing development proposals within CONIs the unique character of each CONI will be taken into account, along with the contribution that is made by different uses towards sustaining future local needs provision within the Centre and the on-going economic performance of the Centre. The Justification Text to Policy SH2, is also relevant to Policy SH7 [in relation to Payday Loan and Betting Shops](#) and the Council will carefully consider proposals to ensure that development [does not lead to any clusters or concentrations of single uses.](#) ~~which could have a negative impact on the economic and social wellbeing of residents~~[In considering if the development proposal is proportionate in scale, compatible with the role and function of the CONI, or represents over-concentration or clustering of a single use, regard will be had to factors such as the scale of the CONI, the nature of existing uses, the length of the frontage, the number of units in single uses and the size of existing and proposed units.](#)”

Please note that this amendment also incorporates PPSC45.

DRAFT

Action 34 Amend Policy RE1 to confirm Criterion 2) is across the whole city area

1. Planning permission will be granted for proposals which:

a) do not prejudice the wider regeneration and transformation of the ~~area~~ [City Centre Quarters and the Waterside area](#);

b) maximise the potential of the site and are of an appropriate scale, density, design and use commensurate with the regeneration ambitions for that area; and

c) assist in enabling the appropriate wider regeneration of brownfield sites.

2. ~~Where~~ [Across the City, where](#) necessary, the Council will use its Compulsory Purchase Order powers to facilitate major regeneration schemes and unblock barriers to delivery.

DRAFT

Action 35 Remove Reference to Masterplan in Criterion a) of Policy RE7

Delete criterion (a) of Policy RE7 to read:

“Planning permission for development will be granted at Stanton Tip, as shown on the accompanying Policies Map, subject to:

- ~~a)~~ ~~development of an agreed masterplan for the site;~~
- ~~a)~~~~b)~~ provision of primarily family housing;
- ~~b)~~~~e)~~ provision of employment uses;
- ~~c)~~~~d)~~ integration of new uses with existing development;
- ~~d)~~~~e)~~ submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;
- ~~e)~~~~f)~~ submission of a transport assessment and new and improved connections (vehicle/pedestrian/cycle) with adjacent development and NET Line 1 stop;
- ~~f)~~~~g)~~ retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor;
- ~~g)~~~~h)~~ proposals which successfully address the topography of the site in terms of accessibility, design and layout;
- ~~h)~~~~i)~~ creation of new green space within the development and links to existing open space/green infrastructure;
- ~~i)~~~~j)~~ suitable proposals for opening up the existing culvert, sustainable urban drainage and flood risk mitigation measures;
- ~~j)~~~~k)~~ proposals which safeguard groundwater resources; and
- ~~k)~~~~l)~~ proposals which maximise opportunities for the use and generation of low carbon energy.”

Action 36 Numerous Changes to Policy HO1

HO1

2. In assessing whether sites are capable and suitable for accommodating family housing, and whether the resulting development will be in character with the local area, the following criteria will be taken into account:

- a) whether the site is allocated and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;
- b) whether the resulting development would fulfil other regeneration aspirations of the City Council;
- c) whether local evidence of housing need and demand ~~(such as that set out in the Housing Nottingham Plan)~~ indicates that an alternative mix of housing is appropriate; or
- d) whether alternative provision meets other aims of the City Council, such as provision for elderly persons (including bungalows) and a proportion of the site can still be developed as family housing.

3. On sites within the City Centre, the mix of housing should address the need to diversify the existing housing stock by including flats of two or more bedrooms. Innovative family housing will be sought as part of the overall housing mix on the City Centre fringes.

~~4. Where sites provide for 10 or more homes, consideration should be given to including either provision of serviced plots for self or custom builders, and/or the provision of custom homes by other delivery routes, subject to viability considerations and site specific circumstances. If there is sufficient demand for this type of provision, a SPD may be prepared to provide further guidance on how custom and self-build housing should be delivered on such sites.~~

4. The Council will support the provision of Self Build and Custom Build serviced plots provided that such proposals satisfy all other relevant policies within the Local Plan.

Action 37 HO2 Remove reference to Housing Nottingham Plan from criterion c) and reference Housing Strategy in Justification Text.

In order to both address the shortage of homes throughout the City which are suitable and attractive to families, and to encourage the provision of sustainable, inclusive and mixed communities, there will be a presumption against the loss of dwellinghouses (Use Class C3) for family occupation through either sub-division, conversion to Use Class C4, conversion to other non-residential uses or demolition and redevelopment unless:

- a) the property/properties is/are located within a site allocation and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;
- b) the proposed development fulfils other regeneration aspirations of the City Council;
- c) local evidence of housing need and demand ~~(such as that set out in the Housing Nottingham Plan)~~ indicates that an alternative mix of housing is appropriate;
- d) alternative provision meets other housing priorities of the City Council, such as provision for elderly persons (including bungalows);
- e) the property/properties is/are proposed for development of main town centre uses and are located in or on the edge of a defined centre, and are subject to Policies SH2 and SH3; or
- f) an applicant can demonstrate that the property/properties is/are no longer suitable for family occupation, in which case, replacement with a new Class C3 dwellinghouse(s), suitable for family occupation will be the preferred approach, unless one of the criteria set out above can be satisfied.

Justification Text:

- 4.23 Such circumstances will be where the property/properties form/forms part of a site allocation within this document, and the accompanying development principles for that site, state that an alternative use for the property/properties has been identified or an alternative type of housing is more appropriate. Another example of an exceptional circumstance will be where an alternative form of development would fulfil regeneration aspirations endorsed by the City Council or where alternative provision meets other housing priorities of the City Council as set out in the ~~Housing Nottingham Plan~~ [Housing Strategy for the City "Quality Housing for All"](#), such as provision for elderly persons including bungalows.

Action 38 Update to Policy HO3 with regard to viability considerations and reference to 10% starter homes for 10+ dwellings

Action 39 Remove reference to Housing White Paper at Policy HO3 para 4.27

Policy HO3: Affordable Housing

1. Planning permission for new residential developments including conversions will be granted subject to the following affordable housing targets, where viable:

- (a) For development where between 10 and 14 homes will be provided, at least 10% of the homes will be required to be available for affordable home ownership;
- (b) For development where 15 or more homes will be provided, or the site has an area of 0.5 hectares or more, 20% of the homes will be required to be affordable housing, with at least 10% of homes being available for affordable home ownership, the remainder to be other forms of affordable housing.

~~Planning permission for new residential developments including conversions, of 15 dwellings or more, or of 0.5 hectares or more (irrespective of dwelling numbers), will be granted subject to a target of 20% of new dwellings being developed for affordable housing, where appropriate. For Starter Homes or other affordable home ownership products, the government may set a different threshold.~~

- 2. Affordable housing need should be met on-site. However, where it can be robustly justified, off-site provision or a financial contribution will be sought, in accordance with the City Council's Supplementary Planning Guidance on affordable housing.
- 3. The type of affordable housing to be provided on site will be negotiated having regard to:
 - a) The Government's policy on Starter Homes and other affordable home ownership product requirements;
 - b) the City-wide need for affordable housing as identified in the Strategic Housing Market Assessment (SHMA), taking into account all other sources and supply of affordable housing;
 - c) levels of affordability in the area; and
 - d) size, type and tenure of housing in the area.
- 4. On sites providing student dwellings, a commuted sum will be required in lieu of on- site affordable housing provision.

Justification

~~4.26 Paragraph deleted.~~

4.27 This policy relates to Policy 8 (Housing Size, Mix and Choice) and Policy 19 (Developer Contributions) of the Core Strategy. The NPPF states that where a local planning authority has identified that affordable housing is needed the approach must contribute to the objective of creating inclusive and mixed communities. Policies should be sufficiently flexible to take account of changing market conditions over time. It does not define the amount or type of affordable housing that should be provided, ~~although the Housing and Planning Act 2016 allows for regulations to set the level of Starter Homes provision, and for the setting of a threshold above which Starter Home provision will be required. However, the government's current requirement is Housing White Paper proposes to amend the NPPF to introduce a clear policy expectation that housing sites of 10 dwellings and more deliver a minimum of 10% starter homes or other affordable home ownership products on sites over 10 dwellings or of 0.5ha and more.~~

~~The affordable housing targets as set out above will be considered in the context of the deliverability and viability of development sites and the submission of robust viability assessments.~~

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

~~4.29 The following diagram shows the different affordable housing products:~~



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

Social Housing

- ~~Social Rent~~
- ~~Affordable Rent~~

Intermediate Housing

- ~~Shared Ownership~~
- ~~Discounted Sale~~
- ~~Shared Equity~~
 - ~~Homebuy~~
 - ~~Direct~~
 - ~~First Buy~~

Starter Homes

4.30 ~~The Government will determine both the threshold and amount of Starter Homes to be provided in developments. However, for any provision that is not for Starter Homes and/or other affordable home ownership products, the City Council will require affordable housing contributions to contain a mix of Social Housing and Intermediate Housing that meets the local need for affordable housing with reference to the criteria in the policy.~~ The City-wide Strategic Housing Market Assessment (SHMA) is the primary evidence base for determining ~~affordable housing~~ this need. However, in order to maintain inclusive and mixed communities, reference to the amount, type and tenure of affordable housing already in the locality of a development is also relevant when determining the appropriate split between Social Housing and Intermediate Housing.

4.31 Affordable housing supply is delivered through a range of mechanisms of which Section 106 contributions are one. The majority of affordable housing delivered through other routes, such as the Government's National Affordable Housing Programme ~~and the Council's own affordable housing development programme, and is in the form of Affordable Rent. Conversions of existing Registered Providers' stock from Social Rent to Affordable Rent will also increase the supply of Affordable Rent tenure in Nottingham.~~

~~4.32 Paragraph deleted.~~

4.33 Where affordable housing is not provided on site, provision and financial contributions will be sought in accordance with the City Council's Supplementary Planning Guidance on affordable housing. Where agreed with the City Council, a gift of land for the development of affordable housing may be acceptable either in lieu or together with any financial contribution. The financial contributions expected by the guidance is updated annually and the guidance will be replaced by an SPD following adoption of the LAPP. This SPD will include the approach to commuted sums for student housing.

4.33a The Housing and Planning Act 2016 introduced a general duty for planning authorities to promote the supply of Starter Homes, and the Planning Policy Practice Guidance refers to the exception site policy, which enables applications for development for Starter Homes on under-used or unviable industrial and commercial land that is not currently identified for housing. Where Starter Home exception sites emerge, the Council will have regard to this duty and to Government's exception site policy.

DRAFT

Action 40 Amend Glossary Term for Affordable Housing

Delete existing definition of affordable housing in the Glossary and replace with that contained in NPPF2018.

Affordable Housing ~~—Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.~~

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

~~Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or with the Homes and Communities Agency.~~

~~Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).~~

~~Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.~~

~~Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing, may not be considered as affordable housing for planning purposes.~~

“housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable

Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement."

Action 41 Amend Policy HO4 to make reference viability and feasibility in the Policy Text and add requirement for specialist accommodation in criterion (1) of policy and paragraph 4.38 of Justification Text

1. Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as 'Accessible and Adaptable' dwellings, [where viable and technically feasible](#).

2. In residential areas planning permission will be granted for specialist housing for older people, other vulnerable groups and for hostel accommodation provided that:

- a) a satisfactory residential environment can be achieved for the benefit of the intended occupants;
- b) the amenity of existing local residents would not be compromised;
- c) the use would not result in over-concentration of similar uses in any one area leading to a material change in character;
- d) the site is accessible to public transport and other services; and
- e) there will be satisfactory management arrangements in place to ensure amenity of nearby occupiers is maintained.

4.38 ~~Proposals for specialist accommodation will be expected to conform to the appropriate standards set out within the Building Regulations (as amended 2015) relating to Accessible and Adaptable Dwellings (Category 2) and Wheelchair User Dwellings (Category 3) as appropriate.~~ Guidance on designing specialist accommodation for people with impaired mobility can be found in BS9266: 2013 'Design of accessible and adaptable general needs housing – Code of Practice'.

Action 42 Addition text added to Policy HO5 justification text

4.51a The evidence of 'need' for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council's latest Authority Monitoring Report which contains information on student numbers and completed bed spaces. [The demand for different types of student accommodation is also relevant in demonstrating need, with most rent schemes consisting largely of studio flats. Schemes designed to appeal to returning students, students requiring short term contracts and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends, therefore schemes addressing these preferences are more likely to be supported.](#)

DRAFT

Action 43 Add guidance in Policy HO6 Justification Text in demonstrating need

- 4.64 The provision of purpose built student accommodation will be kept under review to ensure an appropriate level of accommodation is provided. The student market is not homogenous, but includes demands for different types of accommodation; however, recent evidence indicates a low level of vacancy across all accommodation types. In order to ensure new purpose built student housing does not lead to overprovision, and thus unsustainable levels of vacancies within the existing stock of purpose built accommodation, policy HO6 includes a requirement for developers to provide evidence of the need for the scheme, and what segment of student population the development will cater for ([see paragraph 4.51a above which provides guidance on what constitutes need under this policy](#)). Schemes designed to appeal to returning students, students requiring short term contracts and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends (thus the predominance of shared housing in some areas of the City), so schemes replicating these preferences are more likely to be supported. Developers of new student accommodation are advised to liaise with the relevant University in order to understand current accommodation needs and demands.

DRAFT

Action 44 Amend Policy DE1 to confirm adoption of Nationally Described Space Standards and transitional arrangements

1 Planning applications will be considered against the following design criteria:

- a) whether the development would respect and enhance the streetscape, local environment, townscape and character of the area, and in particular its established scale, massing, rhythm, landscape (including ridge lines), historic views and materials;
- b) whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, odour, dust, noise, vibration and nuisance;
- c) whether the development would enhance community safety, crime prevention and street activity, and where relevant be designed to reduce the risk of terrorist incidents;
- d) whether the development would prejudice the comprehensive development or regeneration of a larger area;
- e) whether the development makes provision for the safe and convenient use of, and access into and around the building, paying particular attention to the needs of people with disabilities;
- f) whether the development would provide appropriate internal and external storage and convenient and efficient room layouts which are functional and fit for purpose;
- ~~g) for residential development, whether the development would meet the Nationally Described Space Standards set out in Figure 4;~~
- h) whether the development would allow for future flexibility and adaptability (in terms of both internal and external layout of buildings);
- i) whether the development would accord with the principles of sustainability in design, including renewable resources, accessibility and efficiency of use and appropriate techniques to minimise the impact of surface water discharges.;
- j) whether the development is designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials, and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.

2 From six months after the adoption of this Plan, all residential development should meet the Nationally Described Space Standards as set out in table 4.

Action 45 Supply details of the Design Quality Framework and associated consultation to the Inspector in relation to Policy DE1

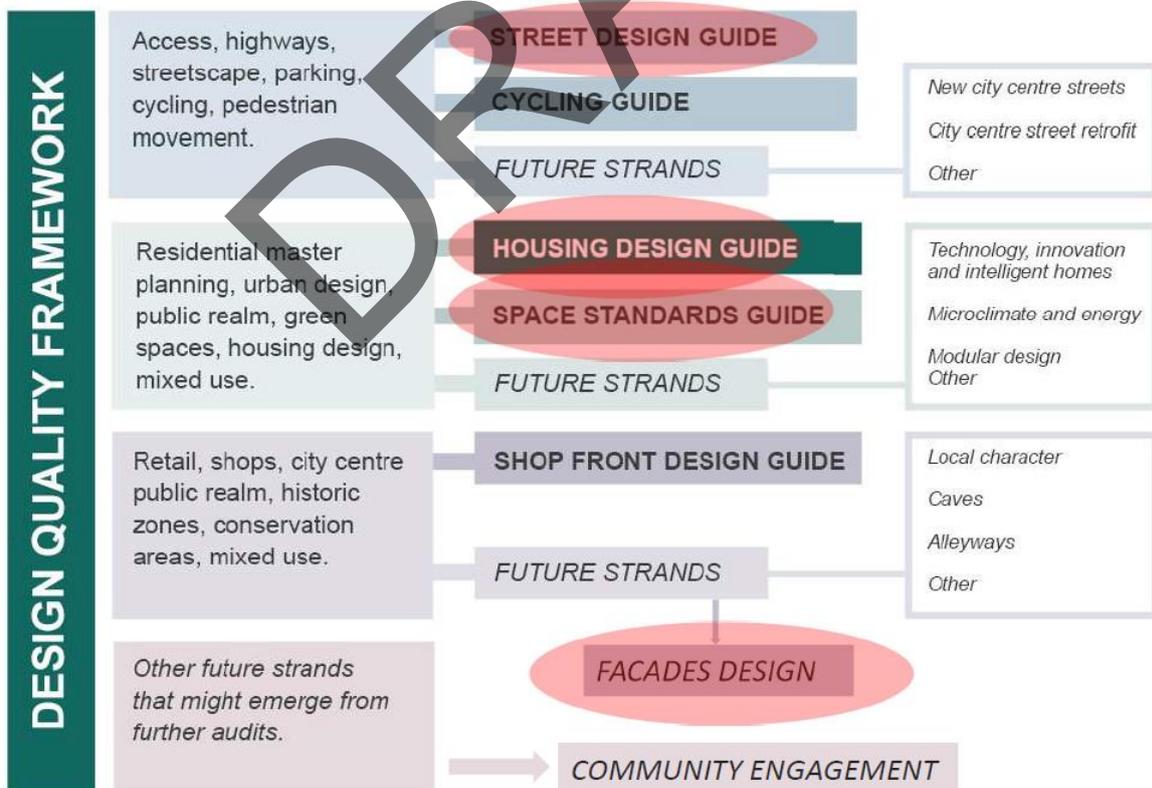
The Design Quality Framework

The Design Quality Framework is a comprehensive strategy to help **achieve high quality** development in the city of Nottingham and to **speed up the delivery process** by providing a set of best practice guidance.

The framework will cover all areas of design. The first phase has a strong focus on Housing and Heritage with a particular interest in communities, health and wellbeing.

Our approach to design quality is based on the understanding that cities are complex ecosystems where all variables are interconnected and have an influence on human behaviours and wellbeing. High quality is then delivered through a strong commitment to the understanding and enhancement of existing assets, and to capitalise in their potential, building up resilience at a number of levels.

The initial themes to be covered by the framework are: New residential schemes, New residential roads, Facades and Shop Fronts (new and refurbishment). Other themes will follow (local character, caves, alleyways, etc.).



AUDITS:

A series of audits evaluated what has been built in Nottingham from 2013 to 2018. These looked at how schemes complied with best practice criteria (e.g. Building for life for housing), and how well schemes delivered the spatial objectives of the Local Plan.

Evaluations included **appraisals of the outputs** and **the processes** required to deliver those outputs.

BACKGROUND PAPERS:

The audits revealed areas of excellence and area of pitfalls in both outputs and processes. The results of the audits were encapsulated in a series of background papers. These results, alongside most recent research and best practice guidance, informed the contents of a series of design guides that are the volumes within the DQF.

DESIGN GUIDES SHCEDULED FOR 2019:

Housing Design Guide (General principles)

Street Design Guide (Part 1: New residential streets) being developed with consultant Phil Jones (author of Manual for Streets)

Facades Design Guide

Shop Front Design Guide

Community Engagement Guide

Below is an example of the contents covered by the Housing Design Guide (in progress):

Consultation Details of the Design Quality Framework

Facilitators(s)

David Jones, Michele Campbell, Laura Alvarez

Date 20 November 2018

The Urban Room,
Carrington St,
Nottingham

Topic	NCC DQF:	Time	17.30 - 21.30	Duration	4 hours
	Homes, Streets, Places Design				

Aims

Broader engagement to:

- a. Disseminate the work NCC are currently undertaking to deal with design quality, and
- b. To collect data regarding what makes a good place for people to live in, to navigate, share and enjoy.
- c. Open a long term communication channel with key groups and community members for further engagement on key Placemaking issues

The event will offer community groups and agencies an opportunity to express their views and concerns regarding the inclusive use of public place and design quality.

The information gathered will inform decision taking for contents and format of the emerging Design Guides that form the Design Quality Framework.

Schedule of Examination Changes (Week 1 and 2)

Time	Exercise	Description	Resources (supplied by CO)	Who	Outcomes
4.15-5.00pm 45mins	Set Up Room	Setting up room, catering (LA) and materials. Arrangement in circle with a central focal point to create an equalising neutral space to achieve maximum participation and to remove potential pre-conceptions and perceptual barriers from participants from the outset.	Centrepiece for circle focal point. Paper and pens. Sign-in and feedback forms. Reading material for people to take away.	Michele, Dave, Laura And CO volunteers	Setting an equalising space and level playfield
5.00-5.20pm 20mins	Arrival & refreshments	Meet and greet. Organise sign-in forms and name-badges. Deal with any access and parking issues.	Sign-in sheets, pens, name badges.	Michele, Dave, Laura And CO volunteers	Creating a comfortable and friendly ambience
5.20-5.45pm 25 mins	Check-in ½-1 minute each participant	Facilitators to introduce themselves and to explain the event in a few words. Housekeeping (toilet, exit, etc.).	Setting 'ground rules' to help manage the group dynamics and to build rapport and	Michele (MC)	Participants settle into the space and understand the focus of the event, the extent of their potential contributions and how to

Schedule of Examination Changes (Week 1 and 2)

		<p>Explain the concept of Parking Space, a consultation strategy designed to avoid deviations and tangential conversations, which can be time consuming and divert the focus of the event. In a Parking Space, a large sheet is pinned up on the wall and post-it notes are provided for people to add thoughts and questions that deviate from the focus of the evening. These are looked at by the team after the event finished.</p> <p>Invite participants to individually write on post it notes:</p> <p>a. How they are feeling about the event</p> <p>b. What they are hoping get from the day</p>	<p>empathy amongst participants</p> <p>Parking Space principles and sheet pinned up on the walls</p>	<p>Dave (DJ)</p> <p>Laura (LA) to collect data.</p>	<p>have their voice heard within the event.</p> <p>Further concerns that escape the remit of the event are recorded.</p> <p>Coordinators get a general idea about participants' mind-sets, motivations and concerns prior to commencing the event. This data is valuable for managing the dynamics of the group and the organisation of future engagement strategies.</p>
<p>5.45-5.55pm</p> <p>15 mins</p>	<p>Introduction (LA)</p>	<p>What is the DQF and why NCC are doing this. Why we need people/community's input and how we are aiming to continue this collaborative trend.</p>		<p>LA lead</p> <p>DJ and MC to make notes of</p>	<p>Informing participants about the context and outcomes of the DQF, NCC intentions and future opportunities for further participation</p>

Schedule of Examination Changes (Week 1 and 2)

				key message.	
5.55-6.10pm 15mins	Open Space intro and set up	Introduce the rules and philosophy of the Open Space exercise.	Large post-its, pens, prepared flipchart paper and labels for the tables	MC lead	Participants feel that they have had an opportunity to express their views and annotate them in their own terms
6.10-7.00pm 50min	Open Space	<p>An Open Space is a series of tables with key questions and paper, people can move from table to table to form groups that discuss those particular key issues/questions, making their own notes in a communal A1 sheet of paper placed on the table.</p> <p>The key issues/questions will be:</p> <p>What makes a good quality home?</p> <p>What makes a good quality street?</p> <p>What makes a good quality public place?</p> <p>Key relevant question asked by a participant</p> <p>Key relevant question asked by a participant</p>	Open Space principles pinned up on the walls	LA and DJ to assist participants as necessary	<p>Large amount of qualitative and quantifiable data collected, ready for analysis</p> <p>Data to inform DQF guides directly</p>

Schedule of Examination Changes (Week 1 and 2)

		<p>Key relevant question asked by a participant</p> <p>During this time, participants can also have refreshments or add additional questions they might have in the Parking Space, have refreshments, etc.</p>			
<p>7.00-7.30pm 30min</p> <p>5 minutes per group</p>	<p>Open Space Feedback</p>	<p>In groups around the tables, participants are invited to feedback the key highlights of the table, as well as possible avenues for further participation/collaboration.</p> <p>Reorganise tables for supper (one long table).</p>		<p>MC host, DJ time-keep, LA collect data</p>	<p>Key data and highlights noted and explained to participants</p> <p>Opportunity for instant feedback on queries participants might have</p> <p>Setting a positive mind-set about how places can really evolve and improve</p>

Schedule of Examination Changes (Week 1 and 2)

		Distribute lunch quiz: celebrating Nottingham and building up empathy amongst participants.	Lunch quiz sheets (LA)	LA to distribute quiz	
7.30-8.00pm 30 mins	Supper: Snacks, soup and rolls + cake				
8.00-8.40pm 40 mins Intro (10min) Round 1 (15min) Round 2 (15min)	World Cafe	<p>Introduce the rules and philosophy of the World Cafe exercise.</p> <p>A World Café is a series of tables (three in this case) with the same key questions and paper. Participants form fixed but mixed groups around each table to discuss those particular key questions, making their own notes in a communal A1 sheet of paper placed on the table. Every 15 minutes the whole group changes table. Seeing what others wrote triggers new conversations, enriches the thinking process and keeps the conversations flowing. Notes and answers from each table are compared to see if there are strong correlations; these form the key data emerging from the task.</p>	<p>Large post-its, pens, prepared flipchart paper and labels for the tables</p> <p>World Cafe principles pinned up on the walls</p>	DJ lead	<p>Participants feel that they have had an opportunity to express their views regarding the engagement process itself, and annotate them in their own terms</p> <p>Key correlations, qualitative and quantifiable data collected, ready to inform the Community Engagement Guide</p>

Schedule of Examination Changes (Week 1 and 2)

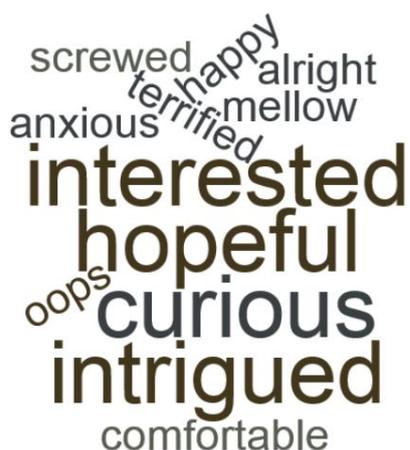
		<p>The questions in all tables will be:</p> <p>How can we best work alongside the community for place making?</p> <p>Who should be invited to engage?</p> <p>When is the best time to invite the community to engage in place making?</p>			
<p>8.40pm-8.55</p> <p>5 mins per table</p>	<p>World Cafe Feedback</p>	<p>In groups around the tables, participants are invited to feedback the key highlights of the table, as well as potential avenues for further participation/collaboration.</p>		<p>DJ lead</p> <p>LA, MC to collect key data/correlations</p>	<p>Key correlations and highlights noted and explained to participants</p> <p>Opportunity for instant feedback on queries participants might have</p> <p>Setting a positive mind-set about the future of place making and opportunities</p>

Schedule of Examination Changes (Week 1 and 2)

					for participating through the Urban Room
8.55pm-9.05	Closing remarks (LA)	Thanks, highlights of the evening and what happens next.		LA lead DJ and MC to make notes of key message.	
9.05-9.30pm 25min ½-1 min per participant	Check Out	Participants to reflect on the most positive thought from this event and what they think they can do in future to remain engaged.	Feedback forms	MC and DJ time-keep LA collect data	Close with participants in a format that sends a positive message and makes them feel their contributions have been valued and that they can take part in future events like this one
-----FINISH-----					

THE EVENT

1.1 How did we all feel on arrival?



1.2 What do you expect to gain from today?



About the event and the DQF

Thoughts on positive use of public space, especially in the city centre

A deeper understanding of people's design expectations, aspirations and priorities

Data/evidence to enable NCC to produce an effective document

To raise colours as an issue

Ideas that celebrate the historic environment of Nottingham and make better, healthier places that don't just look like anywhere else

To become more aware of the consultation process

To know what people's issues and thoughts are around the design of streets, housing and spaces

I am interested in the results

Opening up a communication channel for long term engagement

Personal

To find a place in the conversation

Somewhere to eat and socialise

To be involved in my environment

Political

To find out the Council's play

A promise to deliver better places for communities

1.3 Introduction

We will see a lot of transformation in Nottingham in the coming years.

The Design Quality Framework (DQF) covers the whole city; it covers housing, streets, shops, public places, etc.; it is a comprehensive platform to safeguard place quality. It also involves how to engage the community and stakeholders in the design process.

We are moving towards the concept of Placemaking, which means that we all need to participate in designing and keeping our public places to make sure these are design in a way that is tailored to everyone's needs. Placemaking means that developers, designers, builder, authorities, communities can work together to shape and look after the city.

The DQF is going to be adopted as policy so the planning department will reject applications that do not meet the criteria of the guide.

A City Centre Strategy will soon be drafted, it will deal with everything from building to the spaces between buildings. It will cover how to design, clean, maintain and ensure they are fit for purpose, high quality and well run. We will be working alongside communities and organisations in Nottingham to draft this strategy.

1.4 Closing remarks

Today's input

We have a really good group, the start of something special

From today, we have so much to work with!...thank you!. Your contribution confirms we were going in the right direction but we have some new ideas emerging from today and we'll review a lot of things accordingly.

Steps forward

We'll produce a report and share it

We have an opportunity for positive change and we can use this room to foster it

In January we'll start a more comprehensive engagement programme on Design Quality through the use of the urban room

1.5 How did we all feel on departure



DATA

2.1 QUESTIONS POSED BY NCC

2.1.1 What makes a good home?

House

Decent size, not small room where you cannot move

Warmth

Light

Safety – sanctuary

Space for playing and moving

Energy efficient by design

Nurturing for different ages

Affordable to buy and run

Space that works for all ages

Flexibility to adapt and grow

Security that you are not going to be kicked out

Avoid negative impact on physical and mental health (cold, debt, repairs)

Consider mixing old and young people in communal living spaces

Context

Easy access to community facilities

A good community

A good neighbourhood

Good definition of boundaries between private and public parts

Low walls at the front to prevent isolation

Semi-public front and private rear

No dark alleyways

Communal spaces/gardens for people to look after together

No leftover bits of land that belong to none

Smaller rear gardens and more communal gardens to build denser, but do not get rid of green space

Running and keeping

Information given to new neighbours about the ground rules in the neighbourhood

Encouraging committees or community organisations in new developments to start making a community

Any community will have natural leaders, let them do it, help them build a community

2.1.2 What makes a good street?

Design

Sense of safety

Fewer cars, more cycling and walking

Larger level pavements

More streetlights

More trees and protection of existing trees

More drop kerbs or flat surfaces

No bins on public paths

Narrow roads are a problem for parking, strategic parking solutions

Sense of community and neighbours coming together

Children playing

Sense of happiness

Adoption & maintenance

Cleanliness

No bins on public paths

Good traffic lights on busy roads and fixing confusing traffic lights

Avoid blockages of pavements that stop disabled from moving freely and safely. Regular visits from the council to make neighbours aware would help

Good neighbours

Better communication (of council) with neighbours

Regular police patrols

2.1.3 What makes a good public place?

Design

Greenery and parks

Wildlife corridors

Safety – protect children through design

Lighting

Design through engagement

Link all public places

Remove barriers and make it accessible

Manage vandalism through design

Needs to be overlooked

Age friendly: level ramps, toilets, public amenities

Perimeters are very important

Adoption & maintenance

Lighting

Upkeep

Run events for community cohesion

2.1.4 How should we engage in the future?

Ethos

Focus on what matters for each community

Listen before asking

Connect planning committee, district councillors, neighbourhood forums, parish councils, adoption and budget controllers

Train senior councillors

Keep academics separate to the community debate

Include students and young people

Engage early, before design stages to have true input

Am I going to be listened to?

Schedule of Examination Changes (Week 1 and 2)

Make it clear to know where to find out more about engagement issues and events

Find out what are the concerns or reasons for mistrust and be honest

Communication

Will decision makers in NCC ultimately decide in accordance with policy? How can people be reassured their views will count?

What is the engagement plan, how each event plays a role in the whole

How will we be kept informed?

Keep the language not too technical

Be open, ask everyone to share information and reports

Use promotional videos

Tweet live

Methods

Have your say day

Reach out by popping in at community events throughout the city

Engage via Community Organisers

Know where communities are and how to reach to them

Use online platforms, flyers and face-to-face

Bring different groups together

Snowball, journey models, screen

Use community members to know when/how/who to invite

Plug into existing forums and community groups, align diaries

Make the most of existing societies and infrastructure

Generate new advocates

Use the Urban Room

Bear in mind child care and other practicalities

Target different groups at different times and venues

Gazebos, food drinks music, social eating, local spaces, all helps bringing people together

Formulate a clear objective for each event to keep focus and set the pace

Establish groups and audiences

Use street champions, block champions to spread the word and gather new participants

Use ice breakers, set the tone, set rules

Use small focused discussion and larger events

Set a group where everyone is equal in the debate, no hierarchy

Moderate free speech

2.2 QUESTIONS POSED BY THE PUBLIC

2.2.1 How can we include enterprise and businesses, especially for young people?

Planning and design

Separate cycle lanes, especially for young people, to stop car use

Design for businesses in the community

Involve young people in the consultation

Vibrant, creative environments

Small, affordable start-up units for incubator businesses/creatives

Neighbourhoods to be age friendly, mixing young and old people

Mix new technologies with old practices

More social cohesion

Co-housing/working model

Running and servicing

Free Wi-Fi locally

Incentivise local/start-ups in the area

Allow for 'repair cafes', 'social eating' cafes

Balance shop mix (Beeston too many charity shops; Sherwood good balance)

Affordable start-up units for incubator businesses/creatives (£50 pw rent or free)

2.2.2 How can the design guides reflect socioeconomic factors?

Planning and design

Development needs to consider the socio-economics of the demographics in the area

How to consider carefully changing demographic trends (risk of gentrification?)

Purpose built places for students need to be good quality

Ensure a balanced social mix, families/students that does not cause segregation of the poor

Help transition journey through different housing needs through life

Supply housing that fits the need over time

Include house share, co-live choice and other low cost alternatives

Legislation

Minimum energy standards should be applicable for student accommodation as affordability is not that much of an issue

Landlords to be responsible for better energy objectives

Landlord incentives to deliver better quality (not punishment)

Cost for switching to green energy is too high, who can afford it? Impact on the poorer

Older people/social care/support needs tailored housing

PRS aren't good quality, how do you retrofit to improve ESP PRS

Include house share, co-live choice and other low cost alternatives

2.2.3 How does our planning policy support biodiversity?

Legislation

Guidelines for access to green space

Inclusion of features that support habitats

Rewarding developers who promote natural systems

Environmental impact to consider how opportunities can be enhanced by development

Prevent development with negative impact on soil quality

Accessibility to open green spaces for all

Pocket parks with nature

Proper management to prevent deterioration of wildlife

Community ownership and co-production

Promote the use of organic materials to safeguard soil quality

Encourage gardening and educate in urban growing in narrow spaces

2.2.4 How do we make inclusive spaces?

Legislation

Policed and made safe by residents

Spaces for all age groups

Start prioritising 18+ age groups

Support co-housing schemes

Develop permanently affordable Eco homes within a collective collaborative

Micro-urban villages (10-30 homes)

Support community benefit societies (legal entity)

No cars

Ethos

Empower communities

Encourage tolerance and respect

Prevent exclusion

2.2.5 Other questions outside the remit of this event

Students living in family homes are a huge problem: schools are empty, parking becomes a nightmare as HMOs are overpopulated, the neighbourhood dies when students are not in.

We need to reuse existing historic buildings that have character, it is more sustainable.

Revamp old/abandoned houses for asylum seekers & refugees.

Purge greedy landlords that exploit refugees with inhabitable places.

Bus pass before 9:30.

Crossings on Cinderhill has no amber, this makes it difficult with visually impaired people to cross.

Crossing on Gregory Boulevard has no push button, this makes it difficult with visually impaired people to cross.

Why is it presumed that the community want a central library?

STAGES OF THE DESIGN PROCESS		
<p>1. CREATING A CONCEPT</p> <p>Understanding the site, identifying constraints and opportunities. Developing a vision.</p>	<p>11 Site analysis and vision 12 Communities 13 Health & well-being 14 Trees 15 Ecosystem 16 Composition</p>	<p>SUBMISSION REQUIREMENTS <i>Additional information might be required for specific sites</i></p> <ul style="list-style-type: none"> • Vision for the site and for the development • Constraints & opportunities • Site and context analysis
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">OUTLINE PLANNING</p> <p>2. PLACE CHARACTER</p> <p>Defining place making principles and master planning criteria. Outlining a masterplan.</p>	<p>21 Perimeter block 22 Boundaries 23 Hierarchy 34 Legibility 35 Urban grain & massing 36 Clustering</p>	<ul style="list-style-type: none"> • Location plan • Masterplan with site levels • 3D massing/building heights + key views analysis • Landscape + blue and green infrastructure • Boundary (private/public) treatment • Waste management strategy • Adoption boundaries plan (see SDG) • Tracking for access (SDG)
	<p>2. BUILDING CHARACTER</p> <p>Working out the master planning details. Defining architectural design and materiality.</p>	<p>31 Good proportions 32 Rhythm 33 Palette & textures 34 Details 35 Technical quality 36 Layout</p>

DQF
HDG
5

Action 46 In Policy LS1 insert reference to the need for example to submit a Health Impact Assessment to the Justification Text

4.158 In addition to compliance with the other criteria within the policy, proposals for A3, A4 and A5 takeaway uses will therefore not be supported outside established Centres if they are located within 400 metres of a secondary school, unless it is clearly demonstrated that the proposal will not have a negative impact on health and wellbeing. This might include, for example, hours of operation which avoid those times when secondary school age children are most likely to visit hot food takeaways [or the submission of a suitable Health Impact Assessment of the proposal](#).

DRAFT

Action 47 In Policy LS4 expand on para 4.171 to detail how criteria a) and b) of policy will be determined.

4.171 The loss of a public house may be permitted where it can be clearly demonstrated that a range of alternative accessible public houses exist which provide a diverse range of services which continue to meet the needs of the community. [For instance where the public house proposed to be lost serves a particular section of the local community, an alternative accessible public house that also serves that section of the community should exist. In reaching a decision, regard will be had to whether the public house is a designated Asset of Community Value, and to the results of consultation undertaken as part of the consideration of the planning application.](#)

DRAFT

Action 48 Various amendments to Policy LS5

1. Planning permission for new or improved community facilities (including shared facilities) will be granted subject to the following considerations:
 - a) whether the proposed use is ~~compatible with~~ harmful to the amenity of adjoining and nearby uses;
 - b) whether the proposal would cause congestion, and the amounts and times of this congestion; and
 - c) whether the proposal impacts on the living conditions of residents, especially in areas that are primarily residential in nature.

2. The loss of community facilities (other than Public Houses) and their sites will only be permitted if it can be demonstrated that:
 - a) replacement facilities of an ~~appropriate~~ equivalent quality and size are to be provided as part of new development proposals; or
 - b) replacement facilities of an ~~appropriate~~ equivalent quality and size are to be provided in an alternative ~~suitable~~ location servicing the same catchment area; or
 - c) the facility is no longer needed within the community and suitable alternative provision with sufficient capacity is available in the area; or
 - d) the building or land is no longer suitable to accommodate the current use and cannot be retained or adapted to accommodate community facilities and there is no need or demand for any other suitable community use; or
 - e) in the case of commercial community facilities, it has been demonstrated that the use is no longer viable and evidence has been made available to demonstrate that all reasonable efforts have been made to preserve the facility and it would not be economically viable to retain the building for other community uses. Evidence requirements set out in criteria 2a to d of Policy LS4 are relevant in this regard.

3. Developer contributions will be sought where necessary to support new and expanded community facilities depending on the scale and nature of development proposals and the need arising from the development.

Action 49 Redraft Policy HE1

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

1. Proposals will be supported where heritage assets and their settings are conserved and enhanced in line with their interest and significance.

2. Where proposals would affect a heritage asset, the applicant will be expected to describe the asset's significance (including the contribution made by its setting) in a proportionate level of detail that allows the impact of the proposals to be sufficiently understood.

Designated Heritage Assets

3. Any harm to the significance of a designated heritage asset or its setting should be clearly justified and the harm weighed against the public benefits of the proposals.

4. Development involving the demolition of, or substantial harm to the significance of a designated asset will only be granted in exceptional circumstances.

Non-Designated Heritage Assets

5. Where development affects a non-designated heritage asset or would result in its demolition or loss, a balanced judgement on the acceptability of the proposal will be made, having regard to the scale of any harm or loss and the significance of the heritage asset.

All Heritage Assets

6. Proposals affecting any heritage asset and/or its setting will be considered against the following criteria, where relevant:

- a) the significance of the asset;
- b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic and archaeological interest that it possesses;
- c) whether the proposals would preserve and, where possible, enhance the character or appearance of a heritage asset by virtue of siting, scale, urban grain, building form, massing, height, materials and quality of detail;
- d) whether the proposals would respect their relationship with the historic street pattern, topography, urban spaces, gardens, landscape, views and landmarks;
- e) whether the proposals would demonstrate high standards of design appropriate to the historic environment;
- f) whether the proposals would contribute to the long term maintenance and management of the asset;
- g) whether the proposals would appropriately provide for 'in-situ' preservation, or investigation and recording of archaeology, based upon significance; and
- h) to what degree the proposed use is compatible with the significance of the asset.

Justification

4.117 Nottingham has a rich and distinctive historic environment which makes a crucial contribution to the City's identity. Historic buildings, monuments, sites, areas and landscapes are an irreplaceable resource and will be protected from adverse developments which harm their significance. The level of protection afforded to these heritage assets will be proportionate to their historic, architectural, artistic and archaeological importance and will be in accordance with the NPPF and subsequent Government guidance. Furthermore a balanced judgement will be made on the acceptability of proposals which affect a non-designated heritage asset, or results in its demolition or loss, having regard to the scale of any harm or loss and the significance of the heritage asset.

4.117a When considering proposals that would result in substantial harm to or total loss of significance of a designated heritage asset, the following criteria will be taken into account:

- whether it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- the nature of the heritage asset prevents all reasonable uses of the site; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

4.118 Within the City there are a wide variety of designated heritage assets. These briefly comprise:

- around 800 listed buildings and their settings including 9 grade I listed buildings and 34 listed at grade II*
- 31 Conservation Areas (as shown on the Policies Map)
- 10 Scheduled Monuments (as shown on the City Centre Policies Map)
- 9 Registered Parks and Gardens, 6 of which are grade II* registered (as shown on the Policies Map).

4.120 Where heritage assets are considered to be at risk from lack of maintenance, neglect or damage the Council will take a proactive approach to the assets long term preservation. By maintaining an up to date list of designated assets at risk the Council will seek to monitor and address any decline in the condition of the City's heritage.

- 4.121 In accordance with the requirements of the NPPF, the Council has produced a Heritage Strategy for the City. This reaffirms the Council's responsibilities, set priorities for future work programmes, will influence investment decisions, and ensure the City's heritage is managed in a co-ordinated, informed and corporate way which is appropriate to its significance. Conservation Plans have also been prepared for some areas of the City which provide further detail on heritage issues.
- 4.122 Information required in support of applications affecting heritage assets is set out in the NPPF and also in the City Council's Planning Application Validation Checklist. In writing Heritage Statements, applicants should refer to relevant sources of local information including Conservation Area Appraisals, the Historic Environment Record, the Heritage Strategy and other relevant studies. Advice in relation to this can be sought from the Planning Services Team at the City Council.
- 4.123 **Listed Buildings** - There are approximately 800 listed buildings within the City of Nottingham. Listed building consent is required for any alteration to the interior or exterior of a listed building that would affect its character as a building of special architectural or historic interest. This includes proposals affecting the fabric and the plan form as well as architectural details.
- 4.124 The owners of listed buildings should consider the impact of development (including changes of use) on the fabric and interior of a listed building, which are recognised as essential elements of its character. The nature of the proposals and their effect on the historic character of the building should be clearly illustrated in a supporting Heritage Statement. This should include both internal and external alterations and those necessary to comply with building, environmental health and fire safety regulations, and internal services requirements.
- 4.125 **Conservation Areas** - Areas of the City which merit protection and improvement by nature of their special architectural or historic interest are designated as Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. The City Council has a duty to review Conservation Areas and seek ways to preserve or enhance their special character.
- 4.125 The special character of each Conservation Area will be identified in appraisals, and new development assessed against management plans produced for each area. There is a presumption in favour of retaining features which make a positive contribution to the character or appearance of a Conservation Area. For developments within Conservation Areas the Council will require detailed plans showing elevations, materials and the relationship with neighbouring buildings, spaces and landscape features (including trees). Outline applications for development within Conservation Areas will not normally be acceptable.

- 4.126 Proposals involving demolition within Conservation Areas will not normally be allowed unless a full planning application is submitted and considered showing the future use of the land. Demolition will be subject to conditions and/or a planning obligation to ensure that work does not take place until a satisfactory form of contract has been entered into for redevelopment.
- 4.127 Where appropriate, Article 4 (2) Directions can be served by the Council to protect the essential character of Conservation Areas by removing Permitted Development rights. Article 4 Directions currently apply within parts of the Canning Circus, New Lenton, Sneinton, Strelley, and Waterloo Promenade Conservation Areas. These are shown on the Policies Map. Further Article 4 (2) Directions will be considered as appropriate.
- 4.128 **Registered Parks and Gardens** - Within the City of Nottingham there are nine entries on Historic England's 'Register of Parks and Gardens of Special Historic Interest in England'. The General Cemetery, Memorial Gardens at Trent Embankment and the parkland at Clifton Hall are Grade II registered while the Arboretum, Highfields Park, Church Cemetery (Forest Road East), Hungerhill Allotments (including Stonepit Coppice and Gorsey Close Gardens), Wollaton Park, and Bagthorpe Gardens are Grade II* registered. The Register is a material consideration in the determination of planning applications.
- 4.129 Other parks and gardens, although not included in the Register, are locally important and valuable to residents. They are identified in the Open Space Network, which is shown on the accompanying Policies Map and are protected by other policies in this document.
- 4.130 **Non-designated heritage assets** - In addition to these nationally recognised assets, the City also includes a large number of buildings, archaeological sites, monuments, gardens and spaces of local and regional importance. These non-designated heritage assets are not afforded any additional statutory protection, but they are material considerations in the planning process and receive the full weight of both local and national planning policies. Therefore, where development affects a non-designated heritage asset or would result in its demolition or loss, a balanced judgement on the acceptability of the proposal will be made, having regard to the scale of any harm or loss and the significance of the heritage asset. The Council ~~are will~~ producing and maintaining a Local List of non-designated heritage assets and set out the criteria for their identification.

Matter 7: Development Management policies – Our Environment

Action 50 Amend Policy EN1 Justification Text

- ~~5.9 — In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City's parks, raising their quality and with many having been awarded Green Flag status. Whilst it is important to protect open spaces, they vary significantly in quality and type. Some suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance resources and inappropriate location. In some areas, the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community.~~
- 5.10 In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City's parks, raising their quality and with many having been awarded Green Flag status. The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, community gardens, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares and other incidental spaces as shown on the Policies Map. This 'network' of open spaces makes a major contribution to the visual character and image of Nottingham, provides for a range of recreation needs and is important for its landscape value and nature conservation interest.
- 5.15 The adopted Core Strategy sets out that parks and open spaces are protected from development, but exceptions may be made if the park or open space is shown to be underused or undervalued and only represents a small part of a larger site that continues to contribute to the Green Infrastructure Network. Some areas of open space suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance and inappropriate location. There are also areas where the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community. As a result, in some instances, it may be appropriate to develop on open space if there are benefits to the Open Space Network as a whole where the criteria in the policy are met.
- 5.16 Such releases would be considered after all options to retain the open space have been considered, and only as part of a more comprehensive 'action area' approach identifying wider areas of improvement, for instance where development would enhance existing facilities or including an element of residential development to increase safety and surveillance. The City Council will secure through a planning obligation or conditions (or Community Infrastructure Levy if implemented), improvements to the open space, and/or provision of other community facilities locally.

Action 51 Amend Justification Text for Policy EN3

- 5.22 The policy gives strong protection to playing pitches from development unless a detailed assessment has been submitted and each of the criteria are met. [Where this is the case, alternative provision would be secured, either through conditions or a S106 agreement as necessary.](#) For instance, commuted sums secured through S106 could be used to upgrade existing facilities in the vicinity of the development. Sport England is a statutory consultee on all issues affecting playing fields including planning applications for development that would lead to the loss of, or prejudice the use of, playing fields for sport. Local authorities must seek the prior consent of the Secretary of State for Education before they can dispose of a school playing field, or change its use to any purpose other than for the educational purposes of a maintained school or for recreation. Where alternative provision is proposed, its size, quality and accessibility will be assessed through the planning process. [Consideration should be given to the guidance produced by Sports England “Active Design” \(October 2015\) which sets out opportunities to encourage and promote sport and physical activity through the design and layout of the built environment to support a step change towards healthier and more active lifestyles.](#)

DRAFT

Action 52 Amend Criterion g) of Policy EN5

Development which is adjacent to, or contains, waterways will be expected to:

- a) maintain, enhance or create suitable and safe public connections to, along and adjacent to waterway(s) for walking, cycling and maintenance;
- b) protect, maintain and enhance the nature conservation interest of the waterway(s) and its banks;
- c) protect, maintain and enhance the sustainable drainage functions of the waterway(s) and its banks;
- d) where feasible and viable, open culverted, piped or covered waterway(s);
- e) avoid the loss of open waterway(s) through culverting, piping, or enclosure by development;
- f) take opportunities to enhance the recreation and leisure role of waterway(s); and
- g) ~~take advantage~~ realise the potential of the proximity of waterways in order to maximise the regeneration ~~potential~~ benefits of the sites.

DRAFT

Action 53 Amend Policy EN6 Justification Text

- 5.45 Further details for providing biodiversity enhancement in and around development can be found in the Biodiversity Checklist, [and a Biodiversity SPD will also be produced to provide further guidance to applicants](#). Examples of enhancement include: habitat restoration, re-creation and expansion, improved links between existing sites, buffering of existing important sites, new biodiversity features within development or securing management for long-term enhancement. [New buildings can themselves also assist in promoting biodiversity, for instance through the provision of green roofs and walls, or features such as integrated bat or swift boxes](#). The River Leen within the City has been identified as a large-scale project within the City for habitat improvement and smaller-scale improvements are also listed within the development principles for specific site allocations within this document.

DRAFT

Action 54 Amend Policy MI1 Justification Text

- 5.60 Whilst the prior extraction of the mineral resource within the MSA should be considered, it is not the intent of the policy to unduly constrain development within the City, but rather safeguard against unnecessary sterilisation. It is therefore important that the overall viability of development proposals, as well as the potential impact of the proposal on the resource, is considered. [Where site allocations in this Plan are located in Minerals Safeguarding Areas, this is identified in the Development Principles, and is not considered to be a barrier to the development of these sites. The principal mineral concerned is coal, and the Coal Authority has been consulted at all stages of plan preparation. They have confirmed that where coal resources are present, and can be worked, this is most practicably done as part of site preparation works, and need not unduly delay site development.](#)

DRAFT

Action 55 Consistency of Planning Obligations throughout LAPP

Para 4.181 - change appropriate to necessary to accord with NPPF - Where [‘necessary](#)
~~appropriate~~ S106 Agreements will be sought....’

Para 4.196 - change appropriate to necessary to accord with NPPF - where [‘necessary](#)
~~appropriate~~ Planning conditions and S106 agreements...

DRAFT

Action 56 Proposed Changes to Policy IN4

Policy IN4: Developer Contributions

1. Development will be expected to meet the reasonable costs of new infrastructure or services required as a consequence of the proposal. Where necessary planning obligations will be negotiated to support the following:
 - a) employment and training in accordance with Policy EE4 ~~and related SPDs~~;
 - b) open space in accordance with Policy EN2 and EN3, relevant site allocations ~~and related SPDs~~;
 - c) drainage and flood protection in accordance with Policy CC3 relevant site allocations ~~and related SPDs~~;
 - d) transport in accordance with Policies TR1 and TR2, relevant site allocations ~~and related SPDs~~;
 - e) community facilities including education in accordance with Policy LS5 ~~and related SPDs~~; and
 - f) affordable housing in accordance with Policy HO3, relevant site allocations ~~and related SPDs~~.
2. Other planning obligations may be necessary to make developments acceptable in planning terms and may include: ~~sporting, community and cultural facilities, health~~, heritage enhancement and protection, supporting policing/crime reduction and air quality measures. The scale and nature of direct provision will be identified as a result of the need arising from the development.
3. If an applicant considers there to be issues of viability due to the level of contributions being sought which render a proposal undeliverable, they will be required to submit robust viability assessments. These will be independently examined before the scale and nature of any reduction is agreed.

Action 57 Amendments to Policy RE7 Stanton Tip Masterplanning

RE7 Stanton Tip justification text

- 3.184 Developers will be expected to work with the Council to develop and agree an overall masterplan for the site which will establish principles for development such as layout, design and phasing and which should adequately address the site's complexities and relationship and links to neighbouring communities. [The Masterplan should include an approach to open space for the development, and specifically address opportunities to protect, enhance and create habitats both within and beyond the site.](#)

DRAFT

Action 58 Monitoring Indicator for the new Policy on Gypsies and Travellers and Travelling Showpeople community

Policy	Monitoring Target	Monitoring Indicator	Delivery
HO7	Ensure accommodation needs of Gypsy and Traveller and Travelling Showpeople community is met.	Number of new pitches/plots granted planning permission. Permissions granted for change of use of existing pitches/plots.	Development Management Decisions

DRAFT

Action 59 Include a monitoring indicator relating to the Housing Implementation Strategy/Housing Delivery Test Action Plan.

Policy	Monitoring Target	Monitoring Indicator	Delivery
HO1, HO2	<ul style="list-style-type: none"> Maintain an appropriate mix of house type, size and tenure* Housing delivery to remain in line with Core Strategy requirements* 	<ul style="list-style-type: none"> Completions by dwelling, type, size and tenure Number of plots for self-build, custom-build Number of net new dwellings built each year 	<ul style="list-style-type: none"> Core Strategy Local Development Documents Development Management decisions SHLAA Housing Implementation Strategy/Housing Delivery Test Action Plan

DRAFT

Action 60 Ensure Policy MI3 is positively worded

Policy amended to be positively worded in line with the NPPF

Policy MI3: Hydrocarbons

Exploration

1. Proposals for hydrocarbon exploration will ~~not~~ be supported where they will not give rise to any unacceptable impacts on the environment or to neighbouring occupiers.
2. Where proposals lie within an environmentally sensitive area, evidence must be provided to demonstrate that exploration could not be achieved in a more acceptable location and that within the area of search the proposal would have least impact.

Appraisal

3. Where hydrocarbons are discovered, proposals to appraise, drill and test the resource will be permitted provided that they are consistent with an overall scheme for the appraisal and delineation of the resource and do not give rise to any unacceptable impacts on the environment or to neighbouring occupiers.
Where proposals for hydrocarbon development coincide with areas containing other underground mineral resources, evidence must be provided to demonstrate that their potential for future exploitation will not be unreasonably affected.

Production (Extraction)

4. Proposals for the extraction of hydrocarbons will ~~not~~ be supported provided unless they are consistent with an overall scheme enabling the full development of the resource and do not give rise to unacceptable impact on the environment or to neighbouring occupiers.

Restoration

5. All applications for hydrocarbon development should be accompanied by details of how the site would be restored at each stage back to its original use once the development is no longer required. The retention of haul roads and hard standing will only be permitted where there are clear benefits of doing so.

Action 61 Reference added to Policy DE6 Advertisements to aural amenity in Policy and Justification Text

1. Applications for advertisement consent will be considered with regard to their impact on [aural or](#) visual amenity and public safety. In assessing these applications, the following considerations will be applied:

2. Action will be taken to secure the removal of advertisements where they [are displayed without or in contravention of the relevant consent or where they cause substantial injury to aural or visual amenity or danger to the public](#) ~~cause substantial harm to amenity or highway/public safety.~~

4.111a Digital screens to show advertising and events are a newly emerging media, and can involve both moving images and sound. As such they can have a disproportionate impact on public spaces. [Aural and visual amenity will therefore be a key consideration in determining advertisement consents for digital screens.](#) The City Council has prepared informal guidance as to how the amenity and public safety impacts of digital screens located within the City Centre should be assessed (City Centre Digital Media Interim Planning Statement), and further guidance to extend coverage to the whole of the City will be prepared.

DRAFT

Action 62 Redraft Policy LS1 Justification Text of paras. 4.155 and 4.158

- 4.155 In line with the aim of supporting the ongoing vitality and viability of existing Centres, and in view of the negative impacts that can arise from food and drink, and entertainment venues, proposals for such uses are most appropriately located within ~~will not usually be supported outside~~ established Centres in accordance with Policy SH4.
- 4.158 In addition to compliance with the other criteria within the policy, proposals for A3, A4 and A5 takeaway uses will therefore not be supported outside established Centres if they are located within 400 metres of a secondary school, unless it is clearly demonstrated that the proposal will not have a negative impact on health and wellbeing. This might include, for example, hours of operation which avoid those times when secondary school age children are most likely to visit hot food takeaways, or the submission of a suitable Health Impact Assessment of the proposal. Beyond 400 metres, such applications will be considered under Policy SH4 and other relevant policies.

DRAFT

Action 63 Amend Policy SH4 Justification Text

Insert additional paragraph into justification text at 3.117a)

Proposals for A3, A4 and A5 uses in edge of centre and out of centre locations will also be considered under policy LS1 which seeks to resist such uses within 400 metres of a secondary school unless it can be clearly demonstrated that the proposal will not have a negative impact on health and wellbeing.

DRAFT

Action 64 Amend Policy LS1

Outside the City Centre, as shown on the accompanying Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5) and licensed entertainment venues where:

- a) the proposal is located within an existing Centre, or meets the requirements set out in SH4;
- b) the proposal is compatible with the scale, character and function of any Centre in which it is located, and maintains or enhances the vitality and viability of that Centre;

~~e) the proposal would support and not undermine any local development strategy for the area and / or up to date and adopted SPD for the site, Centre or area;~~

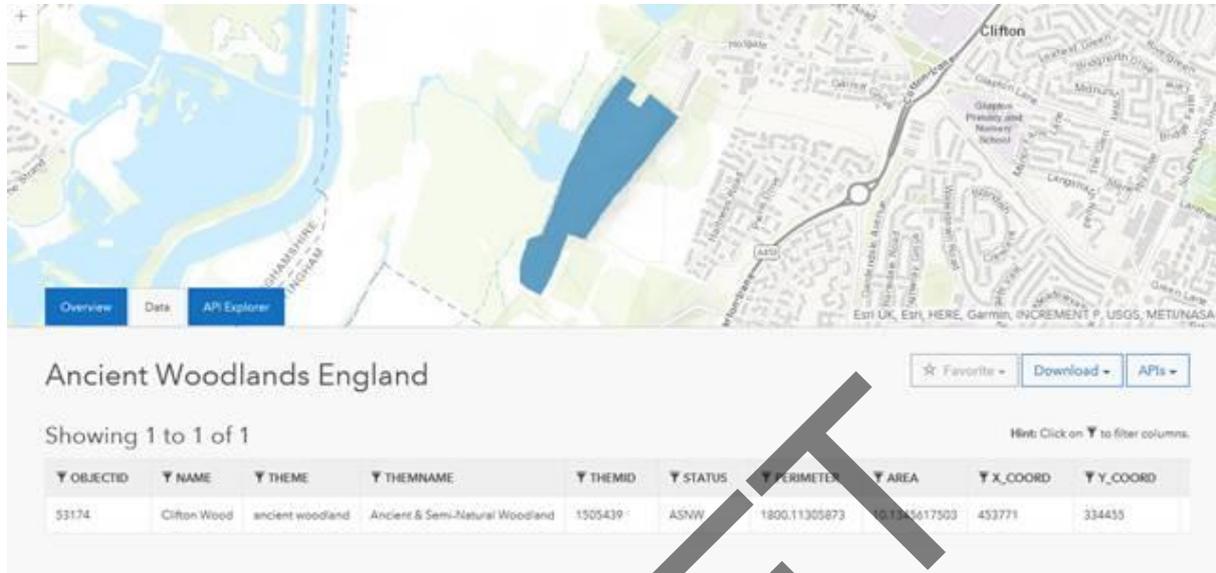
~~e) c)~~ c) the proposal would not result in any unacceptable impacts on nearby residents and occupiers in terms of noise and disturbance (generated either inside or outside the premises and by activity attributable to its operation), vibration, fumes, waste generation, litter, anti-social behaviour and crime having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations;

~~e) d)~~ d) the cumulative impact of food, drink and entertainment uses, in the Centre or area, taking into account the number and distribution of existing premises, and any evidence of harm (as set out in criterion c above) caused by such uses is not of an unacceptable level;

DRAFT

Action 65 Factual update to Policies Map in respect of new Ancient Woodland at Clifton West

Policies Map to be amended to include new Ancient Woodland at Clifton West:-



The screenshot displays a GIS interface. At the top, a map shows a satellite view of Clifton West with a blue-shaded area representing the new Ancient Woodland. Below the map, the title 'Ancient Woodlands England' is visible, along with navigation buttons for 'Overview', 'Data', and 'API Explorer'. A table below the map lists the details of the woodland area.

OBJECTID	NAME	THEME	THEMNAME	THEMID	STATUS	PERIMETER	AREA	X_COORD	Y_COORD
53174	Clifton Wood	ancient woodland	Ancient & Semi-Natural Woodland	1505439	ASNW	1800.11305873	10.1245617503	453771	334455

DRAFT

Action 66 Air Quality Management Areas

Wording to update the fact that the whole of Nottingham City is to be designated as an Air Quality Management Area in early 2019. The Policies Map will also need to be updated to remove the existing AQMA as a layer as this will now apply citywide. (If the Inspector agrees that this can be included as a Main Modification. If not agreed, an informative can be included in the Plan on adoption).

5.92 Air and water quality are key issues in Nottingham. DEFRA has identified parts of Nottingham as one of seven zones which are projected to exceed limit values in 2020, and urges targeted measures to address this. [The whole of Nottingham City was designated as an Air Quality Management Area in 2019 and](#) ~~There are a number of Air Quality Management Areas within the City and~~ the management of air quality within ~~them~~ [the City](#) requires all development ~~in the City~~ to have regard to air quality issues, informed by the local Air Quality Management Plan, which is currently under review. ~~The current AQMA's can be viewed on the Policies Map, but these are subject to change in line with the Air Quality Management Plan review.~~ Any development and ancillary activities should not adversely and significantly impact upon air quality, and where possible should include measures for its improvement, in order to ensure compliance with and contribute towards EU limit values or national objectives for pollutants. Where an adverse impact is identified, mitigation measures should be implemented, monitored and maintained. ~~When located within or adjacent to an Air Quality Management Area, buildings~~ [Buildings](#) should be designed to reduce the exposure of occupants and users to air pollutants.

Policy Map also to be updated.

DRAFT