

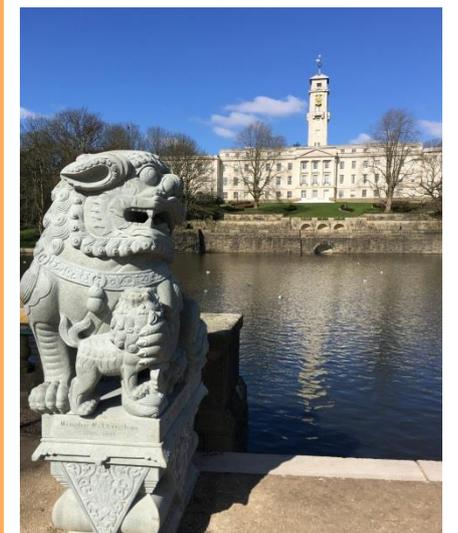
Nottingham City

# land and planning policies

Development Plan Document

Local Plan Part 2

Submission Version



**Sustainable, Inclusive and Mixed  
Communities**

**Addendum 2, March 2018**

**Quick Guide to the Sustainable, Inclusive and Mixed Communities (Submission Version) Addendum 2, March 2018 (see [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan))**

**Purpose of this document:**

The [Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\) Submission Version March 2018](#) forms part of the Local Plan for Nottingham City along with the [Core Strategy](#) which guides future development in Nottingham City.

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

Following a further round of consultation period in late 2017 a number of changes are proposed to the Plan which form part of the Submission Version Draft. These changes are shown in the [Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\) Submission Version March 2018](#). This document shows the proposed changes as track changes to the Revised Publication Version, September 2017.

The Local Plan is supported by a range of evidence and background papers. The Publication Version [Sustainable, Inclusive and Mixed Communities Background Paper](#), January 2016 , as such reference will need to be made to that document and the [Addendum, September 2017](#) that was produced at the Revised Publication stage.

This paper sets out the context, need and evidence base underpinning the Council's approach to Housing Policies.

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## 1.0 Introduction

- 1.1 The Publication Version Sustainable, Inclusive and Mixed Communities Background Paper (January 2016) sets out the context, need and evidence base underpinning the Council's approach to Housing Policies. An addendum to that document was prepared for the Revised Deposit Land and Planning Policies Document (LAPP) in September 2017. This second addendum supplements and updates these papers for the Submission version of the LAPP.

## 2.0 Update on LAPP Housing Sites

- 2.1 Table A3.1 in Appendix 3 of the LAPP sets out the anticipated housing delivery on sites allocated for housing in the LAPP. This table has been amended to reflect updated information since Revised Publication such as recent planning permissions or as a result of representations. The midpoint of the number of dwellings anticipated to be developed on these sites is now 7,857 compared to 7,942 in the Revised Publication LAPP.

### Housing Sites Anticipated Housing Development (Appendix 3 of the LAPP)

- 2.2 Table A3.1 of Appendix 3 of the LAPP shows the numbers of dwellings anticipated to be delivered on sites allocated in the LAPP. Proposed Changes have been made to anticipated delivery on some of the sites (see Table 1 below), and one site has been deleted from the LAPP.
- 2.3 Site PA22 - Western Boulevard is deleted from the plan as a housing site. It is currently occupied by Travelling Showpeople who would require alternative accommodation were the site to be developed. As no alternative site have been identified, it is no longer considered to be deliverable in the Plan period.
- 2.4 The total anticipated delivery on LAPP sites has been amended to reflect these changes:
- Minimum was 7,136 and is now **7,092**
  - Maximum was 8,752 and is now **8,626**
  - Mid point was 7,942 and is now **7,857**
- 2.5 There are five footnotes (previously there were three) which provide clarifications to the table. New footnotes relate to PA33 and PA83 and update the number of completions, and remaining housing provision. The footnotes are as follows:

### PA04\* Linby Street Filey Street

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

### PA17\*\* Woodhouse Way – Woodhouse Park

The site has planning permission for 290 dwellings of which 178 were completed 2015/17 leaving 112 to be delivered

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

This site has planning permission for 475 dwellings of which 42 were completed 2016/17 leaving 433 to be delivered

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

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

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

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

**Table 1: Numbers of dwellings anticipated to be delivered on sites allocated in the LAPP**

Site ref	Site Name	Min	Max	Mid Point	Reason
PA01	Bestwood Road - Former Bestwood Day Centre	48	48	48	To reflect a planning permission
PA05	Ridgeway – Former Padstow School Detached Playing School	60	70	65	Reduction in housing numbers and allocation of some open space in light of emerging Revised Playing Pitch Strategy and the community sports hub no longer being required at PA6
PA06	Beckhampton Road - Former	80	90	85	Emerging Revised Playing Pitch Strategy and the community sports

Site ref	Site Name	Min	Max	Mid Point	Reason
	Padstow School Detached Playing Field				hub no longer being required at PA6
PA10	Piccadilly - Former Henry Mellish School Playing Field	45	55	50	To reflect more detailed layout designs
PA12	Highbury Road - Former Henry Mellish School Site	34	38	36	To reflect more detailed layout designs
PA17	Woodhouse Way – Woodhouse Park**	112	112	112	The footnote and the change in numbers reflect 76 completions 2015/16 and 102 completions 2016/17
PA22	Western Boulevard – Western Boulevard				Site deleted following a review of the deliverability of the site
PA33	Chalfont Drive - Former Government Buildings***	433	433	433	To reflect new footnote and 42 completions 2016/17
PA41	Alfreton Road –Forest Mill	310	310	310	To reflect a planning permission
PA43	Salisbury Street	21	21	21	To reflect planning permission
PA57	Clifton West	255	275	265	Reflects a reassessment
PA62	Creative Quarter – Brook Street East	30	43	36	The developers proposals have firmed up
PA64	Creative Quarter – Sneinton Market	100	120	110	To reflect proposals coming forward
PA82	Waterside – Freeth Street****	150	250	200	To take account of complex site assembly issues
PA83	Waterside - Daleside	256	296	276	To reflect 44 completions 2016/17

Site ref	Site Name	Min	Max	Mid Point	Reason
	Road, Trent Lane Basin*****				

### 3.0 The Amount of New Housing to be Provided

#### *Housing Completions*

3.1 Between 2011 and 2017, 4,627 homes (net) were completed in Nottingham, leaving a requirement of 12,253 to 2028. This is marginally higher than the 4,470 new homes anticipated in the Core Strategy. See Table 2 below.

**Table 2: Nottingham City Completions (net) 2011/12 to 2016/17**

Nottingham City	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total 2011/17	Ave p.a
Actual Completions	422	799	463	1,022	947	974	<b>4,627</b>	<b>771</b>
Core Strategy Anticipated Completions	475	475	880	880	880	880	<b>4,470</b>	<b>745</b>

3.5 The Housing Land Availability Report (2017) shows **6.81** years of deliverable housing sites using the 'Liverpool' approach and **6.91** years using the 'Sedgefield' approach. This is significantly higher than the requirement of 5.25 years (which includes a 5% buffer).

3.6 Since the [Sustainable, Inclusive and Mixed Communities Background Addendum Paper](#) was published in September 2017, the Council has produced a new Housing Land Availability Report (2017) which includes an updated trajectory (the original trajectory was included in the Core Strategy, but is updated annually) indicating how much housing is expected to be delivered from different sources in each year to 2028. This is based upon an update of the Strategic Housing Land Availability Assessment (SHLAA). The SHLAA identifies all potential housing sites which are expected to be developed up to 2028. The developable sites which it contains, together with an indication of when they are expected to be developed, are listed in the 2017 Housing Land Availability Report.

3.7 The LAPP shows that suitable sites are available for some **12,667** dwellings (homes) between 2017 and 2028. An additional **1,815** dwellings are expected to be built on "windfall sites", the location of which is not yet known. The LAPP housing sites are included in

these figures. More details about each site can be found in the SHLAA report. These changes are reflected in the Proposed Changes to Table A3.1 of the LAPP.

- 3.8 Some 342 demolitions are expected in the same period, which when considered with completions for 2011/17 (4,627), gives a net increase in homes between 2011 and 2028 of **18,767** against the Core Strategy requirement of 17,150. This surplus allows for flexibility if sites do not come forward as anticipated.

## **4.0 Affordable Housing**

### ***Affordable Housing Completions***

- 4.1 Monitoring of the Core Strategy shows that between 2011/12 and 2016/17, 891 affordable homes were completed from all sources (not just S106), equating to some 19.2% of all net completions

## **5.0 Gypsies and Travellers and Travelling Showpeople**

### **Travelling Show People**

- 5.1 The Western Boulevard site (PA22) has been deleted from the Plan following a review of the deliverability of the site and therefore no longer will be allocated for housing or employment.
- 5.2 In response to an objection from a group representing Gypsies and Travellers, the text of the LAPP has been amended to incorporate their comments and state that small scale infill and possibly small scale site extensions are considered to be the most appropriate form of future provision to meet any need that may arise. This will assist in integrating gypsy and traveller, and travelling showpeople sites into local communities.