

CD/EX/10

Tracked Change Version
of Publication Version of the Aligned
Core Strategies

**Document Showing the Proposed Minor
Changes and Main Modifications to the
Broxtowe Borough, Gedling Borough and
Nottingham City Aligned Core Strategies
Publication Version
March 2014**



FOR INFORMATION ONLY

Please refer to Schedule of Main Modifications ([CD/EX/65](#))
Changes to Appendix A and B are show in [CD/EX/10a](#)



Alternative Formats

All documentation can be made available in alternative formats or languages on request.

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Working in Partnership to Plan for Greater Nottingham

1 Introduction

1.1 Working in Partnership to Plan for Greater Nottingham

1.1.1 Greater Nottingham is made up of the administrative areas Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe Councils, and the Hucknall part of Ashfield Council. These authorities, with the support of Derbyshire and Nottinghamshire County Council, have been working together to produce an aligned set of policies and principles on how the city region can develop over between 2011 and 2028~~the next 15 years~~.

1.1.2 Previously, 5 authorities¹ had been working to produce Aligned Core Strategies. However, following the election of the coalition government and their decision to abolish Regional Strategies, including the East Midlands Regional Plan, all the authorities ~~have~~ re-examined how they will meet their housing requirements and progress their Local Development Frameworks.

1.1.3 Broxtowe, Erewash, Gedling and Nottingham City Councils have reviewed the evidence for the area's objective assessment of housing needs, including full consideration of the Government's 2008-based Household Projections. As a result of this exercise, the Councils have concluded that the housing provision, as proposed through the Regional Plan, is supported by available evidence, and remains the appropriate level of housing provision to plan for in the plan area. Broxtowe, Gedling and Nottingham City have therefore prepared this new aligned and consistent planning strategy for their part of Greater Nottingham which is referred to throughout this document as the plan area, and is shown on Map 1.1. Although Erewash Borough Council was unable to publish its Core Strategy at the same time as the other Councils and ~~has therefore as a result is proposing to publish~~ed a separate Core Strategy, the methodology and outcome of the review of the evidence for the area's objective assessment of housing needs is shared~~slightly later in the Summer~~.

1.1.4 Erewash's policy numbering remains the same as the Aligned Core Strategies apart from Policy 5 which is omitted from their Core Strategy (as this does not directly relate to Erewash). Minor amendments to the Erewash policies have also been made to make them more locally specific but are still in full alignment and have a consistent approach to housing provision.

1.1.5 Rushcliffe Borough Council is taking a different approach to determining housing figures for their Borough, and as a result they have produced their own Core Strategy.

¹ As only part of Ashfield District Council falls within Greater Nottingham, the Council will be determining the appropriate level and distribution of development for the District and will be producing their own Local Plan in due course and the Aligned Core Strategies does not include Ashfield.

At the same time, all the Councils have continued to work together to ensure that planning policies of the Core Strategies are consistent across Greater Nottingham. Apart from the approach to housing numbers, this partnership working has resulted in a high degree of alignment between the Core Strategies. The following table sets out all the policies of these Aligned Core Strategies and whether they continue to have strong alignment between Rushcliffe's Core Strategy;

Aligned Core Strategies	Rushcliffe Core Strategy	
	Corresponding policy	Has this policy been significantly amended to be more locally distinctive?
Policy 1: Climate Change	Policy 1	No
Policy 2: Spatial Strategy	Policy 2	Yes
Policy 3: The Green Belt	Policy 3	No
Policy 4: Employment Provision and Economic Development	Policy 4	Yes
Policy 5: Nottingham City Centre	Policy not included in Rushcliffe Core Strategy	
Policy 6: The Role of Town and Local Centres	Policy 5	Yes
Policy 7: Regeneration	Policy 6	Yes
Policy 8: Housing Size, Mix and Choice	Policy 7	No
Policy 9: Gypsies, Travellers and Travelling Showpeople	Policy 8	No
Policy 10: Design & Enhancing Local Identity	Policy 9	No
Policy 11: The Historic Environment	Policy 10	No
Policy 12: Local Services and Healthy Lifestyles	Policy 11	No
Policy 13: Culture, Sport and Tourism	Policy 12	No
Policy 14: Managing Travel Demand	Policy 13	No
Policy 15: Transport Infrastructure Priorities	Policy 14	No
Policy 16: Green Infrastructure, Parks and Open Space	Policy 15	No
Policy 17: Biodiversity	Policy 16	No
Policy 18: Infrastructure	Policy 17	No
Policy 19: Developer Contributions	Policy 18	No

1.1.6 As well as issues of strategic importance covering the whole plan area, the three Council areas making up the Aligned Core Strategies each has its own local issues and priorities (see sections 2.7 to 2.9). The policies of the Aligned Core

~~Strategies have therefore been written in such a way as to address the strategic common issues, and provide a sufficiently flexible framework for subsequent Development Plan Documents. part 2 Local Plans, in which Broxtowe Borough, Gedling Borough and Nottingham City Councils will outline their locally distinct approaches to the more detailed delivery of the Aligned Core Strategies. Broxtowe, Gedling and Nottingham City Councils will outline their approaches to the more detailed delivery of the Aligned Core Strategies in subsequent Development Plan Documents.~~

1.1.7 The first public stage in preparing this document was the Issues and Options consultation, which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010 and later consultation in the summer of 2011 on a Housing Provision Position Paper and Policy 1: Climate Change. Responses to these earlier consultations have helped to shape the current version of the Aligned Core Strategies, which sets out how the Councils think their part of Greater Nottingham should develop over the period to 2028.

1.1.8 This document consists of three main parts, Section 1 introduces the concept of Aligned Core Strategies, Section 2 looks at the character of the plan area, now and in the future, setting out a 'vision' of what the area will look like in 2028 if the strategy in the Aligned Core Strategies is implemented, together with Strategic Objectives that set out the key principles by which this vision will be achieved. Section 3 is the Delivery Strategy, including a set of policies and proposals, which together form a strategic and consistent policy approach to delivering the vision. The policies are grouped together in the following sections:

- Sustainable Growth
- Places for People
- Our Environment
- Making it Happen

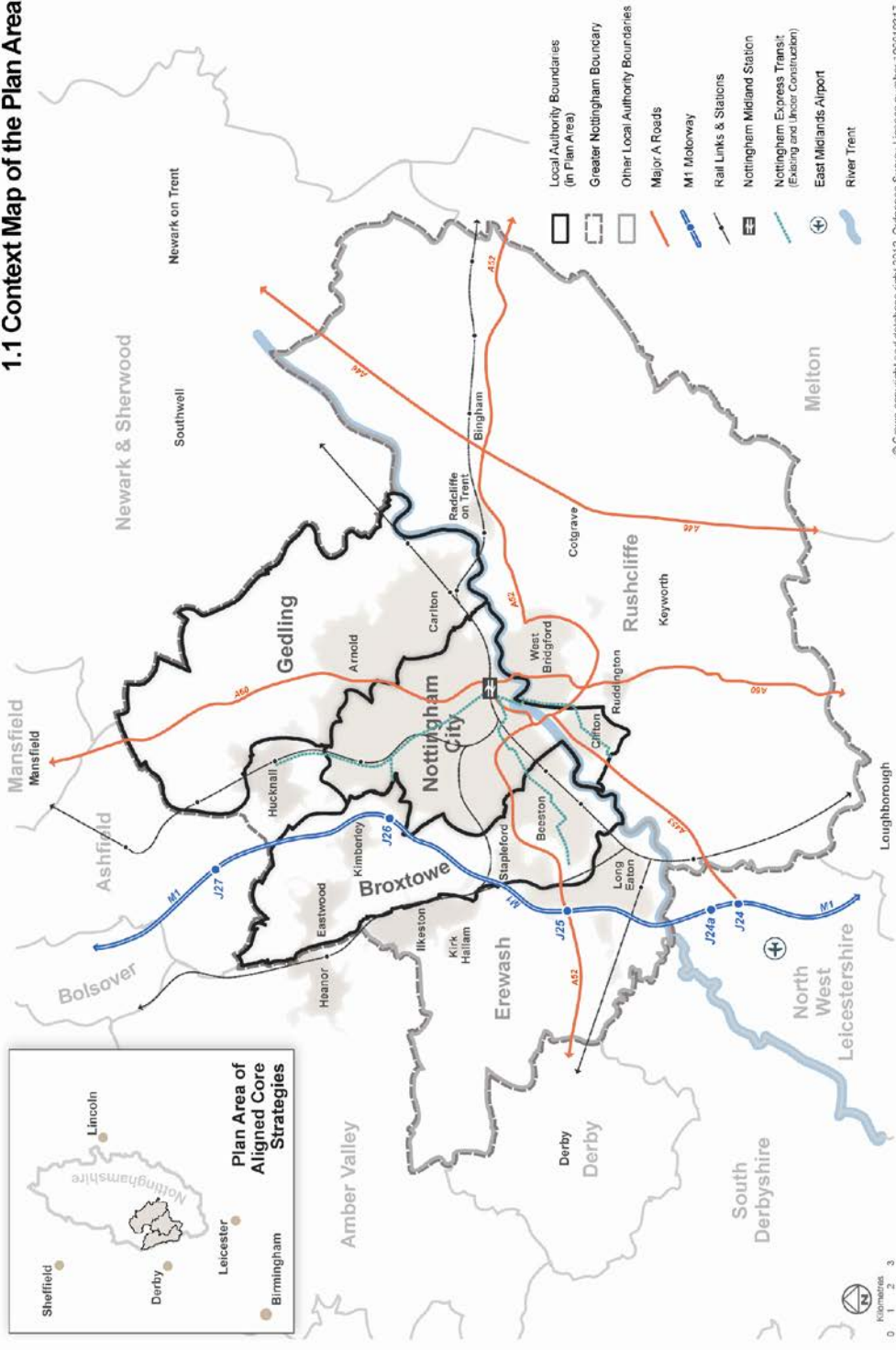
1.1.9 The main proposals of the Aligned Core Strategies are illustrated on the Key Diagram, which can be found at the end of the document.

1.1.10 The strategy is not a formal Joint Core Strategy, so decisions relating to it have been made separately by each Council, consequently the document is known as the Greater Nottingham Broxtowe, Gedling and Nottingham City Aligned Core Strategies. The Councils are advised by the Greater Nottingham Joint Planning Advisory Board, which is made up of the lead planning and transport councillors from each of the Councils. The Joint Board meets regularly, and has overseen the co-ordination of all the Core Strategies within Greater Nottingham including those for Erewash and Rushcliffe. The Board considered the Greater Nottingham Aligned Core Strategies at its meeting of 14 December 2011, which at the time included policies covering Erewash.

1.1.11 Each of the Councils has their own Sustainable Community Strategy, which

have been developed on behalf of their Local Strategic Partnerships (see glossary). A key [aim](#) of the Aligned Core Strategies is to help implement the spatial elements of those strategies, and so there is a close relationship between the two. More detail on Sustainable Community Strategies can be found in Section 2.

1.1 Context Map of the Plan Area



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1.1.12 The preparation of the Aligned Core Strategies have taken into account the Government's East Midlands Regional Plan (2009), which ~~is~~ was the Regional Strategy (RS). However, on the 6th July 2010 the Secretary of State announced the revocation of Regional Strategies. On the 20th March 2013 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East Midlands. This came into force on 12th April 2013 as such the East Midlands Regional Plan no longer forms part of the Development Plan. However, it is ~~Although Regional Strategies are in the process of being abolished it is~~ the Councils' view that much of the evidence base on which the East Midlands Regional Plan ~~relied~~ is still relevant.

1.1.13 ~~The Regional Plan covers the period to 2026, and sets out the number of new homes which will have to be built in each Council area, together with guidance on how to provide for new jobs and work places, and a range of environmental matters.~~ In addition, in March 2012, the government ~~has~~ published the National Planning Policy Framework which replaces Planning Policy Statements (PPSs), Planning Policy Guidance notes (PPGs) and some circulars. ~~These~~ This ~~factors~~ has ~~ve~~ been taken into account in the development of the Aligned Core Strategies.

1.1.14 The Aligned Core Strategies include policies and guidance on how the anticipated level of development can occur in a sustainable way, with all the infrastructure, parks and open space, community facilities and so forth that people need in their daily lives. The Strategies also describe in broad terms where the new homes, jobs and infrastructure will go; how development will be made to be as sustainable as possible; how the growth will benefit our existing communities whilst recognising what is special about the area. This includes the historic environment, the culture and heritage, the local distinctiveness between the City Centre, the inner and outer suburbs, the town centres, and the more rural settlements and villages, together with the countryside that surrounds them. Where relevant it is also makes reference to the Sub Regional Centres of Hucknall (in Ashfield District) and Ilkeston (in Erewash Borough).

1.1.15 In producing the Aligned Core Strategies, the Greater Nottingham Councils have used an extensive evidence base. In many cases this has involved working closely with other stakeholders including infrastructure providers to produce the various documents. The evidence base which underpins the Aligned Core Strategies includes:

- Local Authorities Sustainable Community Strategies
- Greater Nottingham Strategic Flood Risk Assessment, 2008
- Appraisal of Sustainable Urban Extensions Study, 2008
- Sustainable Locations for Growth Study, February 2010.
- Annual Greater Nottingham Strategic Housing Land Availability Assessment
- Nottingham Core HMA Strategic Housing Market Needs Assessment Update 2009
- Housing Background Paper, 2012
- Greater Nottingham Household Projections Paper, 2012
- Nottingham - Derby Green Belt Review, 2006

- Nottingham City Region Employment Land Study (NCRELS), 2007
- Office and Employment Provision Background Paper, 2012
- Nottingham City Region Employment Land Study (NCRELS), Update Report, 2009
- ~~The~~ Greater Nottingham Retail Study, 2007
- Greater Nottingham Retail Background Paper, 2012
- Nottingham Core Affordable Housing Viability Study, 2009
- Gypsy and Traveller Accommodation Needs Assessment for Nottinghamshire, 2007
- Nottingham Local Transport Plan, 2011
- Nottinghamshire Local Transport Plan, 2011
- Derbyshire Local Transport Plan, 2011
- Landscape Character Assessment for Greater Nottingham, 2009
- Derbyshire Landscape Character Assessment, 2003
- 3 Cities Green Infrastructure Strategy and Action Plan, 2010
- Nottinghamshire Local Biodiversity Action Plan, 1998
- ~~Lowland Derbyshire Biodiversity Action Plan, 2011~~
- Greater Nottingham and Ashfield Infrastructure Capacity Study, 2009
- Greater Nottingham Infrastructure Delivery Plan, 2012
- Greater Nottingham and Ashfield Outline Water Cycle Study, 2010

1.2 Why the Councils are Working Together

1.2.1 The Councils believe that by working together, planning for the future of the area will be more consistent, and the administrative boundaries of the local authorities will not get in the way of good planning and service delivery.

1.2.2 The Councils have produced the Greater Nottingham Infrastructure Delivery Plan (which includes Erewash and Rushcliffe together with the Hucknall part of Ashfield) to ensure that there is adequate infrastructure to support the proposals of the Aligned Core Strategies. Working together to prepare aligned policies should lead to better and more joined up planning outcomes, whilst making best use of resources, by sharing staff and expertise, having a linked and more efficient examination of the Core Strategies and being able to access more funding. This approach should also increase certainty for developers as consistent planning policy will apply across the plan area.

1.2.3 These advantages are recognised in the National Planning Policy Framework which states:

'Public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the strategic priorities ... The Government expects joint working on areas of common interest to be diligently undertaken for the mutual benefit of neighbouring authorities.

Local planning authorities should work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and

clearly reflected in individual Local Plans.’

1.3 The Local Plan (formerly Local Development Framework)

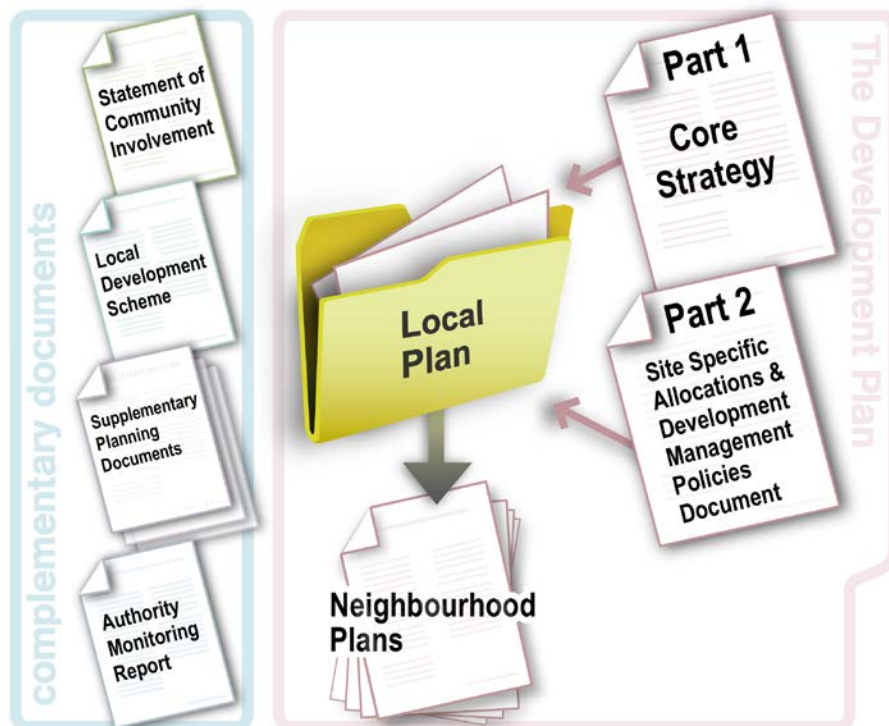
1.3.1 Changes in planning legislation have sought to introduce a simpler and more effective planning system, and to strengthen community involvement in planning. The Saved Policies from the adopted Local Plans for each Council are therefore to be replaced by new Local Plans. These can consist of a number of Development Plan Documents taking into account the local demands of development and growth, while seeking to protect the environment and the well-being of local communities.

1.3.2 A number of terms and abbreviations are associated with the new planning system and a glossary is included at the end of this document to provide clarification.

1.3.3 The relationship between the Local Plan and associated documents is illustrated in figure 1.1.

Figure 1.1 Local Plan

Comment [A1]: Figure updated



1.3.4 The **Local Plan** may comprise several Development Plan Documents and in combination this constitutes the ‘Development Plan’. Development Plan Documents

may include:

- Core Strategy – sets out the overarching spatial vision for development of each Council and provides the planning framework for the other documents listed below.
- Development Management Policies – sets out policies for the management of development, against which planning applications for the development and use of land will be considered.
- ~~Other Development Plan Documents – allocates land to specific uses and provides relevant policy guidance and could be for example a Local Area Action Plan.~~

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~~All these will need to be in conformity with the Regional Strategy (until it is abolished). Together with the Regional Strategy (until it is abolished), The Development Plan Documents produced by the Councils will form the 'Statutory Development Plan' for the area when all are completed.~~

1.3.4a Each Council is in the process of producing their part 2 Local Plans and when adopted will consist of:

- Broxtowe Borough Council - Site Allocations and Development Management Policies
- Gedling Borough Council - Local Planning Document
- Nottingham City Council - Land and Planning Policies Document.

1.3.5 Documents that support a Local Plan may comprise:

Local Development Scheme – sets out the programme for the preparation of the Development Plan Documents.

Statement of Community Involvement – sets out the standards the Council intends to achieve in relation to involving the community in the preparation and review of Development Plan Documents.

Authority Monitoring Report (formerly Annual Monitoring Report) - sets out the progress in terms of producing Development Plan Documents and implementing policies.

1.3.6 The Local Plan will include a Proposals Map which illustrates the geographic extent of policies and proposals on a map, and can also include Supplementary Planning Documents which are not Development Plan Documents, but provide more detailed guidance on development plan policies.

1.3.7 The **Core Strategy** is a key strategic planning document. It performs the following functions;

- defines a spatial vision for three Councils within Greater Nottingham to 2028;
- sets out a number of spatial objectives to achieve the vision;

- sets out a spatial development strategy to meet these objectives;
- sets out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites, known as 'strategic sites') and infrastructure investment; and
- indicates the numbers of new homes to be built over the plan period.

~~1.3.8 Waste and Minerals Development Plan Documents will be prepared by Nottingham City Council and Nottinghamshire County Council which will need to be in conformity with the Regional Strategy (until it is abolished). Together with the Regional Strategy (until it is abolished), the Development Plan Documents produced by the Councils will form the 'Statutory Development Plan' for the area when all are completed.~~

~~1.3.9 The government has introduced a system of Neighbourhood Plans which can be produced by parish and town councils and designated neighbourhood forums in areas without parish or town councils. Government has set out legislation and regulations² on how Neighbourhood Plans must be prepared. Parish and town councils or neighbourhood forums may choose to prepare such plans but must take account of national planning policy and be in general conformity with the strategic policies in the Local Plan³ including any development requirements. The Neighbourhood Plan is subject to independent scrutiny and provided it meets certain tests including being in general conformity with strategic policies set out in the Local Plan, then it must be put to a local referendum to be decided by a majority vote. If the Neighbourhood Plan is adopted by the Council then it becomes part of the Development Plan for the area that will provide the basis for making planning decisions. It is the government's intention to allow local communities to also create their own local Neighbourhood Plans setting out how they wish their local area to develop. Provided such a plan, where produced, is in line with the National Planning Policy Framework, with the strategic vision for the wider area set by the local authority in the Local Plan (including development needs), and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood.~~

Minerals and Waste Development Plan Documents

~~1.3.9 Joint Waste Development Plan Documents Local Plan areis being prepared by Nottingham City Council and Nottinghamshire County Council with the Core Strategy (part 1) being adopted at the end of 2013. The County Council is also preparing Minerals Development Plan Documents Local Plan for its geographic area including Broxtowe and Gedling. Coal reserves Surface coal resources are present in Broxtowe west of Nottingham City's administrative boundary, and in across the centre~~

² Under the The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 SI 2012 no. 637

³ Strategic policies include all the policies contained in the Aligned Core Strategies together with other strategic policies set out elsewhere in the Local Plan to be determined by the individual Councils.

and north west of Broxtowe Borough). The City Council intends to deal with minerals matters for its area in its ~~Land and Planning Policies Development Plan Document~~ part 2 Local Plan, which will include site allocations and development management policies.—

1.3.10 It is recognised that there are a number of matters surrounding minerals, and in particular coal, that will need to be addressed within the City Council's Land and Planning Policies Development Plan Document and these include:

- ~~The designation of Minerals Safeguarding Areas (MSAs) – MSAs will be defined on the Policies Map and relevant supporting policies will set out the Minerals Consultation Areas based upon these. Areas of surface coal have been identified in the west area of the City and these will be considered for safeguarding;~~
- ~~Prior extraction – there will be policy ensuring prior extraction takes place where feasible and viable;~~
- ~~Applications for new minerals workings – there will be policy setting out the environmental criteria against which planning applications will be assessed;~~
- ~~Reclamation – policy will set out that worked land should be reclaimed at the earliest opportunity;~~
- ~~Former mining hazards – there will be policy setting out the need to address land instability arising from former minerals workings and associated mining legacy / hazards, including collapse of shallow mine workings, collapse of mine entries, gas emissions from coal mines, transmission of gases into adjacent properties, coal mining subsidence and water emissions from coal mine workings;~~
- ~~Site allocations – all of the above issues will be taken into consideration in the site assessment and site allocation process. This will include strategic sites that have been identified in the Core Strategy, but will be allocated in the part 2 Local Plan - Land and Planning Policies Development Plan Document.~~

1.3.11 Where surface coal resources or mining legacy issues are present on the strategic sites included in this plan, they are referred to in Appendix A.

1.3.12 Until the new policies ~~in the Land and Planning Policies Development Plan Document~~ are adopted in the part 2 Local Plan, the City Council will continue to rely upon the existing minerals policy in the adopted Local Plan (2005), along with the guidance provided in the National Planning Policy Framework and extant Minerals Policy Guidance.

1.3.13 Due to the built up nature of Nottingham City, it is not proposed to make any provision for aggregates extraction across the plan period. Should proposals emerge, individual applications will be considered on their merits.

1.4 Sustainability Appraisal

1.4.1 Sustainability Appraisals have been carried out alongside the Aligned Core Strategies as they developed. They are a statutory requirement, and have been undertaken as an integral part of the plan making process to test and improve the sustainability of the Core Strategies.

1.4.2 The first stage, which accompanied the Issues and Options, was a Sustainability Appraisal Scoping Report. This contained the Sustainability Objectives that have been used to appraise the Core Strategies as they developed. Comments were received on the Scoping Report, and where appropriate they have been incorporated into the Sustainability Appraisal process.

1.4.3 The second stage of the Sustainability Appraisal was the preparation of the Interim Sustainability Appraisal report into the appraisal of the relevant options which were in the Issues and Options document. This was then followed by the Further Interim Sustainability Appraisal Report which appraised the policies and proposals set out in the Options for Consultation. Following this stage, further appraisals of substantively amended or new policies and sites was then undertaken. These appraisals have informed the preparation of the Publication ~~Draft Version~~ policies, and the final Sustainability Appraisal report is available alongside this document.

1.4.3a Since the Publication Version, a number of proposed modifications were submitted to be considered as part of the examination process and further Sustainability Appraisals undertaken.

1.5 Habitats Regulations Assessment

1.5.1 The Aligned Core Strategies are required to be subject to a Habitats Regulations Assessment (HRA), including Appropriate Assessment (see glossary) if necessary. A screening of the Aligned Core Strategies Option for Consultation was completed in September 2010. It found that there could be potentially significant effects of the Aligned Core Strategies on the prospective Sherwood Forest Special Protection Area. The screening process followed a precautionary approach, as advised by Natural England, and assumed the prospective Special Protection Area will be progressed through the normal classification process, via potential Special Protection Area and classified Special Protection Area status, but a decision whether it is to be shortlisted for further consideration as a Special Protection Area is not expected until ~~April 2014~~ ~~December 2012~~ Spring 2013 at the earliest.

1.5.2 The screening concluded firstly that a precautionary approach should be adopted and urban extensions north of the B6386 north of Calverton and, at Ravenshead, west of the A60 and north of Ricket Lane should be precluded; secondly that the Green Infrastructure policy should be framed so as not to promote enhancement of the Greenwood Community Forest such that it would attract higher numbers of visitors to the more sensitive parts of Sherwood Forest, including the prospective Special Protection Area; and thirdly that the likelihood of a significant effect on the Park Forest part of the prospective Special Protection Area could not be ruled out, due to increased ~~n~~Nitrogen deposition affecting the habitats of the birds for which the site may be classified, arising from the Top Wighay Farm allocation in the Aligned Core Strategies in combination with other plans or projects.

1.5.3 The Aligned Core Strategies have been therefore subject to further assessment

in respect of the potential effects on the Park Forest part of the prospective Sherwood Forest Special Protection Area, as a result of the Top Wighay Farm allocation, in combination with other plans or projects. The scoping of this 'Appropriate Assessment' was completed in September 2010, and the Assessment subsequently broadened to include noise impacts as well as ~~n~~Nitrogen disposition.

1.5.4 This further assessment was completed in September 2011, and concluded no likely significant effect from the development at Top Wighay Farm.

1.5.5 In January 2012 a further Habitats Regulation Appraisal Screening Record was undertaken to assess whether development around Bestwood, Calverton and Ravenshead would result in potential significant effects on the prospective Special Protection Area. This concluded that there would be no significant effects at Bestwood and Ravenshead but that significant effects could not be ruled out at Calverton unless a mitigation package is put in ~~to~~ place. This mitigation package has been agreed with Natural England and is set out in the Infrastructure Delivery Plan and Appendix A.

1.6 Equality Impact Assessment

1.6.1 The Aligned Core Strategies are also required to be subject to an Equality Impact Assessment to ensure that ~~it~~~~they~~ meets the needs of all members of the community. An Equality Impact Assessment is defined by the Equality & Human Rights Commission as '...a tool that helps public authorities make sure their policies, and the ways they carry out their functions, do what they are intended to do for everybody' (Equality & Human Rights Commission 'Equality Impact Assessment Guidance' (Nov 2009)). Undertaking Equality Impact Assessments allows local authorities to identify any potential discrimination caused by their policies or the way they work and take steps to make sure that it is removed. Equality Impact Assessments also allow for the identification of opportunities to promote equality.

1.6.2 A two stage approach to the Equality Impact Assessment has been taken. Firstly the policies in the Aligned Core Strategies have been assessed for their relevancy to the characteristics protected by the Equality Act (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, sex and sexual orientation). The assessment found that a number of policies were either of high or medium relevance to one or more of the protected characteristics. The second stage of the process has taken these relevant policies and assessed the positive or negative impacts of them on the characteristics. This stage also involved recommending changes to remove the negative impact or increase the positive impact or ultimately if the policy needed to be removed. Overall a number of recommendations were made regarding the relevant policies and these have been considered alongside a number of other issues, and where the recommendations have not been adopted the reasons for this have been set out.

The Future of Broxtowe, Gedling and Nottingham City in the Context of Greater Nottingham

2.1 Key Influences on the Future of the Plan Area

2.1.1 This section includes a description of the plan area set within the wider context of Greater Nottingham, due to the strong inter-relationships between the different parts of Greater Nottingham and the high degree of alignment between all the Core Strategies covering the area. The Aligned Core Strategies of the three local authorities have taken into account relevant existing guidance, policies and strategies, and aim to help to deliver the aims and objectives of these policies and strategies.

2.1.2 ~~Government planning policy is set out in the~~ ~~The most relevant guidance, policies and strategies include the recently published~~ National Planning Policy Framework ~~which was published in March 2012~~ ~~and the East Midlands Regional Plan (which is the Regional Strategy).~~

2.1.3 The East Midlands Regional Plan (2009) includes ~~s~~ a Sub-Regional Strategy for the Three Cities area (which covers the Derby, Leicester and Nottingham areas). It provides ~~s~~ a strategic spatial development framework for the area. Although now abolished, the evidence that supported it remains relevant ~~The government has given clear indication that all the Regional Strategies throughout England are to be abolished. However, although the government is in the process of abolishing the East Midlands Plan, it remains part of the development plan until abolished, and the evidence supporting it will remain relevant.~~

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2.2 The Character of the Plan Area

2.2.1 The following section is a description of the character of the plan area, what the area looks like now, together with the key opportunities and constraints identified so far.

2.2.2 The three local authorities of Broxtowe, Gedling and Nottingham making up the plan area have a population of 528,700~~534,700~~⁴ (Greater Nottingham including the Hucknall part of Ashfield, Erewash and Rushcliffe, has a population of 784,100~~786,900~~). The plan area includes the City Centre, the built up parts of the three authorities and their surrounding rural areas.

⁴ Office for National Statistics 2011 Census, Crown Copyright ~~ONS 2012 mid-year estimates~~

2.2.3 It is centrally located within England, and lies close to Derby and Leicester with important and complementary economic linkages between the cities. Part of this relationship has been strengthened by the creation of the Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2) Local Enterprise Partnership. Greater Nottingham as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.

2.2.4 The area is influenced to the south by the town of Loughborough, to the east by Newark, which is also a designated Growth Point, to the west by Derby and to the north by Mansfield and Sutton in Ashfield.

2.2.5 The main built up area of Nottingham (including Long Eaton in Erewash and West Bridgford in Rushcliffe), has a population of about ~~559,700~~563,000⁵. There are two Sub Regional Centres within Greater Nottingham, Hucknall and Ilkeston, both important towns with their own identity and economic roles. Hucknall, with a population of ~~32,100~~34,400, is in Ashfield District, but will extend into Gedling Borough once the proposed Sustainable Urban Extensions are implemented. Ilkeston is wholly within Erewash Borough and has a population of ~~38,600~~38,400. The suburban centres of Arnold, Beeston, Bulwell, Carlton and Clifton all have an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed. Settlements within the Green Belt such as Calverton and Kimberley are similarly constrained.

Economy and Employment

2.2.6 Nottingham is a designated Core City (see gGlossary), recognised as a city of national importance, and an important driver of the wider economy. Its influence is reflected in it being 6th position in CACI 2011 national retail ranking. It is also a designated Science City (see glossary), in recognition of the vital importance of the two hospital campuses and two universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. Science City objectives will also be supported by the designation of the Boots Campus as an Enterprise Zone which includes the Boots Campus, MediPark, Beeston Business Park and Nottingham Science Park. There is a strong service sector presence including education, health, public administration and business services, however, manufacturing industry remains a significant part of the economy.

2.2.7 Economic activity and employment rates in the plan area are relatively low – ~~72~~74% of people of working-age are economically active and ~~65~~64% in employment (~~74~~73% and ~~68~~66% respectively for Greater Nottingham), compared with 76% and 70% nationally⁶. This is partly due to the large number of students, but there are also

⁵ [Office for National Statistics 2011 Census, Crown Copyright](#)~~ONS 2010 Population Estimates for Lower Layer Super Output Areas (experimental)~~

⁶ ONS Annual Population Survey, [July 2011 to June 2012](#)~~Oct 2010 to Sept 2011~~. Hucknall is excluded. People who are

challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated.

Culture

2.2.8 The area has an excellent and improving cultural offer, with nationally recognised facilities, such as the world class sporting venues, a range of theatres, Capital FM Arena, the ~~new~~ Nottingham Contemporary⁷ and ~~New~~ Art Exchange galleries, a network of public libraries, and the Broadway independent cinema and film centre. Tourism, focussed around Robin Hood, Byron and DH Lawrence, is also a central element of the cultural offer, which has an important role for towns such as Eastwood. There are a range of heritage assets which reflect the history of the plan area from the medieval period through to the industrialisation of the Victorian era. These have created a historic environment which has helped shape the area and contributed to the quality of life, local distinctiveness and sense of place. These assets include a wealth of Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Parks and Gardens along with other assets including those yet to be identified. Work is needed to protect, preserve and enhance them especially those which are deemed to be 'at risk'. There are a wealth of listed buildings, conservation areas, scheduled ancient monuments, and registered historic parks and gardens, which all contribute to its quality of life, local distinctiveness and sense of place. The area is also the home of several nationally important sports facilities, including the National Ice Centre and Notts County Football Ground, and with Trent Bridge Cricket Ground, the Nottingham Forest Football Ground, and the National Watersports Centre in Rushcliffe being readily accessible.

Population Trends

2.2.9 The population of the area rose by ~~42,500 43,500~~ (8.78-9%⁷), between 2001 and ~~2011 2010~~ (52,400 53,100 or 7.2% within Greater Nottingham) due to natural growth in the population, people living longer, international migration, and the growth in student numbers. If the proposed housing figures are delivered, it is estimated that it will have a population of 579,000⁸ in 2028, (863,000 for Greater Nottingham), an increase of around 9% (10% for Greater Nottingham). Because of the two universities, the area has a high proportion of its population aged 18 to 29 compared with England as a whole, and lower proportions in other age-groups. Children and people aged 45 to 69 are particularly 'under-represented'. Overall, an ageing population is projected, but not to the same extent as nationally. The percentage of the population who are aged 65

unemployed and looking for a job are counted as economically active, whereas the employment rate is those actually in employment, so it is likely that the current recession will be affecting the employment rate more than the economic activity rate. The national figures are for England.

⁷ ONS [2001 and 2011 Census, Crown Copyright Mid-Year Estimates](#).

⁸ District forecasts produced for Nottinghamshire County and Nottingham City Councils by Derbyshire County Council (March 2012). See the Councils' technical note '[Forecast of Population and Households for Nottinghamshire and Derbyshire Authorities Controlled to New Dwelling Figures](#) Population and Household Forecasts produced for the Greater Nottingham Aligned Core Strategies', June 2012, for details.

and over is projected to rise from 15% in 2010 to about 19% in 2028.

2.2.10 In terms of migration to and from other parts of the UK, Greater Nottingham experiences net out-migration of all age groups except those aged 16 to 24⁹. Much out-migration is short distance, leading to in-commuting from neighbouring areas. In particular, significant parts of Amber Valley and Newark & Sherwood are in the Nottingham Travel-to-Work Area (TTWA)¹⁰. At the same time, the western part of Erewash is in the Derby TTWA and Ravenshead and Newstead are in the Mansfield TTWA. The in-migration of 16 to 24 year olds is largely due to students attending the two Universities.

Connections

2.2.11 Being centrally located within the UK, the area has good connectivity to most of the country. There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south west, north east or Scotland. Compared to some other routes, however, journey times are uncompetitive and there is a lack of capacity on some services. More local services include the Robin Hood Line which extends from Nottingham north through Bulwell, and Hucknall, connecting the area to Mansfield and Worksop. [In January 2013 the Secretary of State for Transport announced that the preferred 'Y' route for High Speed Two rail network \(HS2\) will pass through the plan area with a hub station at Toton Sidings to serve the East Midlands. This will significantly reduce journey times from the plan area to other areas including London and several Core Cities, and will improve connections to stations in Europe via HS1. HS2 is expected to be operational by 2032, which although outside of the plan period will encourage investment and job creation in the plan area during the plan period, bringing significant benefits in terms of sustainable transport and economic development.](#)

2.2.12 The opening of the International Rail Terminal at St Pancras now allows connections to mainland Europe via High Speed One and the Channel Tunnel. Additionally an increasing number of international destinations are available by air from East Midlands Airport which can be accessed by the new railway station of East Midlands Parkway located close to the M1.

2.2.13 The area is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The A52 provides a trunk road connection to the east including to the A46 which itself connects from the M1 north of Leicester to the A1 at Newark. The A46 is currently being upgraded to a dual carriageway and scheduled to open in the summer of 2012. In April 2012 the Government gave final commitment to improvements to the A453 linking

⁹ ONS Internal Migration Estimates, mid-2009 to mid-2010. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.

¹⁰ As defined by the Office for National Statistics following the 2001 Census.

Nottingham with junction 24 of the M1. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).

2.2.14 The area now benefits from a high quality local public transport system. Use of high frequency bus services is growing year on year and there are over 10 million passengers a year using Line One of the Nottingham Express Transit system, and construction began on two further lines in 2012. A growing network of Link Bus services are being introduced where commercial services are not viable resulting in Nottingham having amongst the highest levels of public transport accessibility in the country. However, there are relatively few orbital routes, and cross river connectivity could also be improved. The Workplace Parking Levy in Nottingham City, which started operating in April 2012, provides a fund to further improve non-car modes of travel and encourage behavioural change.

2.2.15 Walking and cycling are important modes for short journeys. Programmes of primary pedestrian route improvements and upgrading of the local cycle network have been prioritised and are being implemented through the respective Nottingham and Nottinghamshire Local Transport Plans.

2.2.16 There is significant congestion during peak hours of demand, on main radial and orbital routes across the area. This creates instability in the highway network's operation and unreliable and extended journey times for all users including buses, private cars and freight which is damaging to both the economy and environment.

Housing Mix

2.2.17 Although the housing mix across the plan area as a whole broadly reflects the national picture, with 63% of properties being owner-occupied in 2001 and 14% with 7 or more rooms¹¹, there are areas where the market is dominated by a limited choice of house type, size and tenure. In particular, Nottingham City has a large proportion of smaller homes (37% having 4 rooms or fewer compared with 31% for the pPlan aArea as a whole), and more social rented accommodation (33% compared to 24% for the pPlan aArea as a whole). House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems¹².

2.2.18 Those areas which are dominated by a single type of house type, size or tenure would benefit from a rebalancing of their housing mix. Examples of such areas include neighbourhoods dominated by student housing, such as Lenton and some of the former council owned outer estates, which have a restricted range of house types and sizes, such as Clifton.

¹¹ 2001 Census. The comparable figures for England were 69% and 20%. Rooms includes kitchens but excludes bathrooms.

¹² CLG Housing Statistics.

2.2.19 The housing stock rose by about 16,800¹³ (7.8%) in the plan area (24,500 or 7.7% within Greater Nottingham) between April 2001 and March 2011. Reflecting the national trend for smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in Greater Nottingham in 2009/10 were flats and 65% had 1 or 2 bedrooms¹⁴.

Social Need

2.2.20 There are significant contrasts within the plan area, with the wealth of the City Centre, and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in the region, including parts of the inner city and outer estates. 45 of the 326 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2010 Index of Multiple Deprivation¹⁵, all of them in Nottingham City. Other SOAs in the worst 20% nationally are located in Eastwood, Arnold, Netherfield and Chilwell. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this is often exacerbated by poor access to services, including public transport.

Health

2.2.21 A similar geographical pattern is reflected in the health of the population, most graphically illustrated through average life expectancy. Broxtowe and Gedling have life expectancy above the national average. However, there are parts of the plan area, particularly Nottingham City where there are significant gaps in life expectancy between the most and least deprived communities, ranging in some cases up to ten years. Deprivation also means that, on average, life expectancy in Nottingham is three years less than in England (which is 78.2 years at birth). The causes of that lower life expectancy are due in the main to a higher than average prevalence of three diseases; cardiovascular heart disease, cancer and chronic obstructive pulmonary disease (lung disease). Lifestyle risk factors contribute to all of these. Smoking, low levels of exercise, obesity, high alcohol consumption and poor mental wellbeing also contribute to ill health. ~~; whereas for men in Nottingham it is 3 years less than the national figure (78.2 years at birth). Arboretum ward in Nottingham City has male life expectancy more than 8 years below the national average¹⁶. These lower life expectancy figures reflect factors~~

¹³ Council housing monitoring data. Includes purpose built student dwellings, in line with CLG definitions.

¹⁴ EMRA RSS Annual Monitoring Report 2009/10 Database. Hucknall is excluded.

¹⁵ CLG 2010 Indices of Deprivation. Super output areas are areas with similar populations devised for comparisons across the country. On average, they have a population of about 1,500.

¹⁶ Male life expectancy at birth 2007 to 2009 and 2005 to 2009, East Midland Public Health Observatory and the Department of Health.

~~such as the numbers of overweight and obese adults, and the numbers of deaths caused by circulatory diseases.~~

Green Infrastructure, Open Space and Landscape

2.2.22 Although it contains no nationally designated landscapes, the area's countryside and open spaces are an important part of its local distinctiveness. Evidence shows that investment in Green Infrastructure would have wide public benefits.

2.2.23 All the local authorities have produced or are working towards Open Space strategies, which highlight the qualitative and quantitative issues faced by different parts of the area.

2.2.24 There are a significant number of Sites of Special Scientific Interest, and other locally important sites, such as Sites of Importance for Nature Conservation, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals. An area to the north of the plan area has been identified as having the characteristics of a Special Protection Area (see glossary) for ~~W~~Woodlark and ~~n~~Nightjars. This area is under consideration for formal inclusion in the designation process.

2.2.25 The area has a wide range of habitats, ranging from river washlands to mixed woodland. A Local Biodiversity Action Plans covers the whole of the plan area, and identifies those plants and animals of conservation concern, and a lists priority habitats for protection and restoration. It also contains action plans for key species, such as water voles and bats, and for key habitats, such as lowland wet grassland.

Climate Change and Flooding

2.2.26 The Aligned Core Strategies have an important role to play in addressing climate change and its effects. Climate change is now widely recognised as the most significant issue for spatial planning, cutting across all land use sectors and affecting the area's environment, economy, and quality of life. There is a particular issue with flood risk in the area, especially along the Trent Valley, which passes through the heart of the built up area, but also related to other watercourses, as demonstrated by flooding at Lambley in 2007. Flooding from other sources including pluvial, groundwater, minewater and drainage infrastructure is a particular issue in parts of the plan area.

2.3 Spatial Vision

2.3.1 The spatial vision is what the plan area could look like if the aspirations of the Aligned Core Strategies are met. It is consistent with the visions of the Councils' Sustainable Community Strategies.

2.3.2 *In 2028, the combined area of Broxtowe, Gedling and Nottingham City is known*

regionally and nationally as an area with an exceptional quality of life. It has a buoyant economy, with a strong 'Science City' theme, underpinned by the high proportion of people employed in knowledge based jobs and supported by a high quality, high capacity digital infrastructure network. ~~It also but~~ ~~includes~~ a modern and competitive manufacturing sector. Nottingham itself is a successful 'Core City' and is on target to achieve its aim of being one of Europe's top cities for science, technology, innovation and creativity by 2030.

2.3.3 The area has experienced sustainable growth, with 30,550 new homes developed since 2011, many of which were once areas in need of regeneration but are now attractive locations. It continues to be the pre-eminent sporting centre in the region with an excellent range of cultural, artistic and sports facilities.

2.3.4 Much of this growth is sustainably accommodated within the ~~existing main~~ built up area of Nottingham which has assisted in reducing the need to travel, made the most of existing infrastructure and has driven the regeneration of parts of the urban area. The main built up area of Nottingham has been expanded, including successful neighbourhoods in their own right at Field Farm north of Stapleford, in the vicinity of the proposed HS2 station at Toton, at Teal Close, Netherfield and at the former Gedling Colliery site, and new development is creating successful communities, well integrated into the urban area, and with excellent connectivity to the wider city, especially the City Centre and other job opportunities. Some established residential areas have been remodelled, with a new housing and population mix, and are now popular neighbourhoods with both old and new residents. The disparities in the quality of life apparent in 2011 are being addressed, and fear of crime has been reduced, as a result, people are more willing to get involved in decisions which affect their lives.

2.3.5 The City Centre itself has expanded to the east and south, and the area around the Midland station in particular is an attractive gateway, and a major transport hub. The retail offer has been considerably enhanced by developments at both the Broadmarsh and Victoria centres, with an upgraded City Centre environment elsewhere. These developments are responsible for the city's improved position in the national retail rankings and have enhanced its role as the region's principal shopping and leisure destination. The town centres within the area have improved their vitality and viability in line with their place in the hierarchy and network of centres.

2.3.6 The Sustainable Urban Extensions in Gedling adjoining the Sub Regional Centre of Hucknall (which is in Ashfield District) are now successful neighbourhoods in their own right, but well integrated into Hucknall and have contributed to the town Hucknall's vibrant local economic and retail roles.

2.3.7 These new communities and neighbourhoods have been built to the highest design and environmental standards, being resilient to climate change, with low water usage, high levels of energy efficiency, and low or zero carbon energy forming part of their overall energy usage, including decentralised generation. Indeed phases constructed after 2016 are all carbon neutral.

2.3.8 In the more rural parts of the area, some identified settlements have developed to make the best of their accessibility to services, which have been sustained and enhanced, and their infrastructure capacity. Other towns and villages have experienced smaller levels of development in line with meeting local needs (especially affordable housing), supporting their communities, and maintaining their vitality, viability, and local distinctiveness. The rural economy has developed to be diverse and vibrant, although agriculture and food production remain important.

2.3.9 Connections to London and other regional **c**Cities, especially Derby and Leicester, are much improved, with rail line speed and capacity improvements, and the completion of major highway schemes. [A HS2 hub station to serve the East Midlands is nearing completion at Toton in Broxtowe. Associated infrastructure including convenient sustainable public transport access to link the station to the rest of Greater Nottingham is complete or planned. Development in the vicinity of the proposed HS2 station at Toton has maximised opportunities for the local community and the regional and national economy.](#) The public transport network continues to be world class, and includes new NET routes. Major improvements to the quality of the bus network, especially in the City Centre, and to other parts of the area, the rest of the County, and beyond have been made. Public transport patronage continues to grow, in part due to targeted and successful behavioural change measures. New cycling and walking links mean that neighbourhoods have much better sustainable networks, which link through to major employment areas and the city and town centres.

2.3.10 The area's unique built and natural environment has been improved through the sensitive and high quality design of new development, **whilst** the historic environment, both urban and rural is valued and protected **and where necessary has been enhanced**. The principle of the Green Belt remains and it continues to shape new development, especially with regard to its key purpose of preventing coalescence of Nottingham and Derby and their associated towns. Major new Green Infrastructure has enhanced the multifunctional open space provision and network of green corridors linking the built up areas to open countryside and has helped to address the impacts of that growth whilst also providing opportunities for healthy lifestyles. It has also contributed to a step change increase in the region's biodiversity whilst allowing it to cope with climate change. Landscape character is now a key influence on new development.

2.3.11 The area supports young people through education and training, with completed improvements to schools, **academies, further education establishments and universities and academies** now giving them a better start in life, and the ability to access education, training and high quality jobs.

2.4 Spatial Objectives

2.4.1 The Aligned Core Strategies spatial objectives seek to deliver this vision, and are also consistent and complementary with the various Councils' Sustainable Community

Strategies and national policies, particularly those on sustainable communities, as set out in national planning guidance.

- i. **Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.
- ii. **High quality new housing:** to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, providing for particular groups such as older people, and creating and supporting mixed and balanced communities.

New housing development within the built up areas of Nottingham will assist the regeneration at Boots within Nottingham City and Broxtowe Borough (including part of Severn Trent land), and at Stanton Tip and within the Waterside Regeneration Zone in Nottingham City. [Gedling Colliery/Chase Farm is identified as a strategic location for at least 600 houses with further work to be undertaken on agreeing the funding for the necessary highway infrastructure. If viability issues can be overcome, Gedling Colliery/Chase Farm will be similarly regenerated.](#) Some established residential areas such as parts of St Anns will be remodelled, with a new housing and population mix.

The [main](#) built up area of Nottingham will be expanded with a Sustainable Urban Extension at Field Farm, Stapleford, in Broxtowe [and at Teal Close, Netherfield in Gedling.](#)

Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane to the north east of Hucknall (which is in Ashfield District), will support the regeneration of this Sub Regional Centre.

In other parts of the plan area, the Key Settlements of Awsworth, Bestwood Village, Brinsley, Calverton, Eastwood, Kimberley (including Nuthall and Watnall) and Ravenshead will be developed to make the best of their accessibility to services and infrastructure capacity.

- iii. **Economic prosperity for all:** to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported, in

line with the aims of Science City, and enhancing the Core City role of the Nottingham conurbation. Supporting, developing and enhancing the City Centre by providing for new office, commercial, residential and other uses especially through the development of the Regeneration Zones and within the Sustainable Urban Extension of Top Wighay. Maximising the opportunities associated with the Enterprise Zone at Boots campus, Beeston Business Park, MediPark and Nottingham Science Park [and development in the vicinity of the proposed HS2 hub station at Toton](#). Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, encouraging rural enterprise, improving access to training opportunities, and supporting educational developments at all levels.

- iv. **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and other centres, through ~~providing for retail, employment, economic growth and retail development.~~ [The provision of innovative and efficient shopping, leisure, tourism and local services of a scale appropriate to the centres position in the hierarchy will be promoted in addition to](#) social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures. To facilitate the redevelopment of both the Broadmarsh and Victoria Shopping Centres within the City Centre and improvements to [the](#) vitality and viability of the town centres of Arnold and Beeston. Bulwell will see significant development and enhancement with its role changed from ~~d~~District ~~c~~Centre to a ~~t~~Town ~~c~~Centre. Other centres, such as Eastwood and Sherwood will continue to provide for more localised needs.
- v. **Regeneration:** to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, [at the former Gedling Colliery](#) and at the Enterprise Zone including the Boots site. To ensure that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.
- vi. **Protecting and enhancing the area's individual and historic character and local distinctiveness:** to preserve and enhance the distinctive natural and built heritage, by protecting and enhancing the historic environment, by promoting high quality locally distinct design, and by valuing the countryside for its productive qualities and ensuring its landscape character is maintained and enhanced. Strategic historic assets will be protected including Wollaton Park, Nottingham Castle and Newstead Abbey.
- vii. **Strong, safe and cohesive communities:** to create the conditions for

communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people to express their views (for instance on these Core Strategies), by designing out crime and by respecting and enhancing local distinctiveness.

- viii. **Health and well being:** to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities especially where required by new development and through the integration of health and service provision, and by improving access to cultural, sport and leisure and lifelong learning activities.
- ix. **Opportunities for all:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community ~~and~~ leisure and sport facilities, for instance through improving existing or providing new schools (eg at Top Wighay, north of Hucknall), academies, further education establishments and universities and ~~academies~~, and to meet the needs of older and disabled people, especially through providing appropriate housing opportunities.
- x. **Excellent transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel especially by private car, by encouraging convenient and reliable transport systems, through implementing behavioural change measures, and encouraging new working practices such as use of IT and home working. To aid the planned growth, strategic transport improvements will be completed, including the expansion of the NET including new routes to Chilwell and Clifton and major highway network improvements including the Nottingham Ring Road scheme and widening of A453. [Sustainable transport options linking the proposed HS2 hub station to the rest of Greater Nottingham will be explored including a NET extension.](#)
- xi. **Protecting and improving natural assets:** to improve and provide new Green Infrastructure, including open spaces, by enhancing and developing the network of multi functional green spaces, by improving access and environmental quality, and by ensuring an increase in biodiversity for instance through the development of the Sherwood Forest Regional Park and Trent River Park.
- xii. **Timely and viable infrastructure:** to make the best use of existing, and provide new and improved physical and social infrastructure, where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the investment plans of utility providers, Regional Funding Allocation and

the New Growth Point, and through developer contributions. The Councils intend to develop a Community Infrastructure Levies to support the delivery of new infrastructure.

2.5 Links to Sustainable Community Strategies

2.5.1 Sustainable Community Strategies (SCS) are key long-term planning documents for improving the quality of life and services in a local area. Each Council has prepared a Sustainable Community Strategy which has also been agreed by a Local Strategic Partnership.

2.5.2 The purpose of a Sustainable Community Strategy is to set the overall strategic direction and long-term vision for the economic, social and environmental wellbeing of a local area, typically 10 to 20 years, in a way that contributes to sustainable development. It tells the 'story of the place' - the distinctive vision and ambition of the area, backed by clear evidence and analysis. Given this, it is important that the Sustainable Community Strategies of the local authorities are fully reflected in the Aligned Core Strategies, which sets out how their spatial planning elements will be delivered.

2.5.3 The area's Local Strategic Partnerships are based on the various Councils' administrative areas, for instance the Broxtowe Local Strategic Partnership covers the Broxtowe Borough Council area, and the Gedling Local Strategic Partnership covers the Gedling Borough Council area. A Local Strategic Partnership is a body consisting of many key local stakeholders and service providers who have a responsibility to progress the quality of life at a local level, such as health representatives, or representatives of the police.

2.5.4 Councils need to have full regard to the vision outlined in the corresponding area's Sustainable Community Strategy when preparing ~~its~~their Core Strategies. Therefore, it is important to demonstrate how the two respective documents will complement one another.

2.5.5 A summary of each ~~of the~~ Council's Sustainable Community Strategy can be found within the relevant Council's element of the Local Distinctiveness section of this document.

2.5.6 Localised priorities for each area have been identified to enable the comparison of general themes to ensure they are consistent across the conurbation, and to identify themes which are specific to a single Local Strategic Partnership area. These are shown in Appendix D, which demonstrates where there is a general level of agreement with the topic-based issues in this document.

2.6 Links to Other Strategies

2.6.1 The Aligned Core Strategies have also taken into account the strategic plans of

various service providers within or affecting the plan area, and where relevant and these have been incorporated into the Infrastructure Delivery Plan.

2.7 Broxtowe Spatial Portrait/Local Distinctiveness

Spatial Issues

2.7.1 Broxtowe has a population of ~~10914,5800~~ ~~(mid-2011 estimate)~~ ~~census~~ and covers an area of some 31 square miles. It is characterised by a more urban south with the separate settlements of Attenborough, Chilwell, Beeston, Bramcote, Stapleford, Toton and part of Trowell together comprising over 60% of the borough's population and forming part of the western side of the built up area of Greater Nottingham.

2.7.2 The north is more rural with the largest settlements at Eastwood (population approximately 11,000) and Kimberley (population approximately 6,200). All of the rural parts of the borough are within the defined Nottingham–Derby green belt, which comprises 64.4% of the total borough area.

2.7.3 The borough has excellent access to the motorway network and good access to East Midlands Airport via junction 24 of the M1, together with excellent rail connections at Beeston and Attenborough stations and the close by stations of Nottingham and East Midlands Parkway. The M1 bisects the borough, with junction 26 within the borough at Nuthall, while junction 25 is just outside the borough with links to this and the City Centre via the A52.

2.7.4 The accessibility of the borough will be further improved with current construction of the Nottingham Express Transit (NET 2) tram route which will serve many of the most densely populated areas in the south of the borough and will include a park and ride site near the A52 at Toton. This will supplement the already regular and extensive bus services connecting the settlements in the south of the borough with Nottingham City Centre and there is also a high frequency bus service from Nottingham through Beeston to Derby. Transport links, including public transport, connecting the north with the south of the borough are less extensive.

[The preferred location for a HS2 hub station at Toton will significantly improve the accessibility of the Borough to London and several Core Cities both in Britain and in mainland Europe. It will make the area attractive to inward investment, will lead to significant job creation and will add to the sustainability of appropriate mixed use development in close proximity to the station. The details and mix of uses will be determined through the Borough's part 2 \(Allocations\) Local Plan.](#)

2.7.5 Key physical features of the borough are the Rivers Trent and Erewash, which form its southern and western boundaries respectively. The River Trent in particular forms a significant barrier to transport connections to the south, although the river itself is navigable and connected to Nottingham via the Beeston Canal ~~cut~~.

Built and Natural Environment Issues

2.7.6 At Attenborough alongside the River Trent, former wet gravel workings now provide an extensive nature reserve, which is also a Site of Special Scientific Interest (SSSI). There are also extensive areas of open space at Bramcote Park in Broxtowe, and Nottingham University campus and Wollaton Park, both within the City of Nottingham but within walking distance of many of the most populated areas in the south of the borough. Access to formal open space is more limited in the north of the borough, although there are important areas for recreation in the central parts of the borough around the former Nottingham Canal at Cossall, Strelley, at Colliers Wood, Moorgreen reservoir and extensive countryside to the north.

2.7.7 Historically and culturally there are strong links to the world famous writer DH Lawrence with a heritage centre and ~~visitor~~ museum in Eastwood (his birthplace) with much of his writing influenced by the coal mining heritage and landscape in the north of the borough which he referred to as 'the country of my heart'. The majority of Broxtowe is within the former Nottinghamshire coalfield, which influences the setting for a number of mature landscape areas concentrated in the central and northern parts of the borough and with easy access to the Derbyshire countryside and the Erewash valley.

2.7.8 Many of these former coalmining areas are subject to successful regeneration, with significant financial investment and landscape remediation. It remains a major priority of the Council to secure the successful redevelopment of the Boots site in Beeston, which will require close working with adjacent landowners and the City of Nottingham due to cross boundary issues.

2.7.9 In the borough there are 151 Listed Buildings (6 Grade I, 9 Grade II* and 136 Grade II), 6 Scheduled Monuments, 15 Conservation Areas, 10 SSSIs and 1430 other Sites of Importance to Nature Conservation (SINCs). However, some of these heritage assets are at risk, with 3 Listed Buildings, 1 Scheduled Ancient Monument and 4 Conservation Areas included on the national Heritage at Risk Register.~~144 listed buildings, 15 conservation areas, 7 ancient monuments, 10 SSSIs and 140 other Sites of Importance to Nature Conservation (SINCs).~~

Economic Issues

2.7.10 Beeston is the main town centre in the borough and is a major location for new investment and employment opportunities. Broxtowe has major ambitions to secure the redevelopment of Beeston Square, as expressed in the adopted Beeston Town Centre Plan Supplementary Planning Document, and the proposed tram route is a key part of this redevelopment which is expected to bring significant additional inward investment. Other town centres at Eastwood, Kimberley and Stapleford are smaller in scale but still perform an important role in underpinning the local economy.

2.7.11 Boots remains a major employer and Beeston Business Park provides a wide choice of employment buildings and land both with advantage of excellent rail links being close to the train station. The Boots campus has the further advantage of being declared an Enterprise Zone by the government in March 2011. In addition the Enterprise Zone designation was extended to Beeston Business Park in March 2012 and, being immediately adjacent to the train station, it is well placed to attract new enterprises.

2.7.12 Broxtowe is a relatively affluent borough being ranked 219 out of 326 English local authorities in the 2010 Index of Multiple Deprivation (with 1 being the most deprived). Unemployment in the Borough was 3.8% in October 2011, which is a significant rise from the previous year. However, rates vary significantly between wards with pockets of unemployment concentrated in more deprived areas, in particular the three wards of Eastwood South, Chilwell West and Stapleford North which also have higher proportions of unskilled workers. [The proposed strategic location for growth in the vicinity of the proposed HS2 station is partly in the ward of Chilwell West and is in relatively close proximity to Stapleford North. The significant economic development planned in the vicinity of the station is therefore well placed geographically to assist in addressing unemployment in these wards.](#) In education, skills and training two Local Super Output Areas (LSOAs) in the same ward (Eastwood South) rank in the top 10% most deprived nationally. There is therefore a need to focus resources on providing opportunities to develop further training to enable residents to access skilled employment, particularly given manufacturing decline in these areas.

Social / Community Issues

2.7.13 There is a strong history of manufacturing, pharmaceutical and communications businesses in the borough. Whilst the continuing decline of manufacturing has led to a need to re-skill the workforce, established businesses such as Boots and the excellent location of Beeston Business Park puts the borough in a strong position to attract new inward investment.

2.7.14 Average property prices in Broxtowe at just below £1540,000 (~~October-December 2012~~~~September 2011~~) show a ~~steep~~ drop of approximately £15,000 from the same time in 2010 and are lower than the county averages for both Derbyshire and Nottinghamshire. However this masks significant variation across the borough with average prices in the south being higher than the north and easy access to the city from areas in the south impacting strongly on house prices and rents. Housing affordability is a significant issue in the borough with a significant need for affordable housing identified in the 2009 Strategic Housing Market Assessment (445 dwellings per annum). There continues to be a high demand for family housing.

2.7.15 At the 2011 census ~~7.26~~8% of the borough's population was of ethnic origin with the largest BME groups being Indian and Chinese. The strong influences of the University of Nottingham, Nottingham Trent University and Castle College are attracting a student population to Beeston. These are key drivers attracting significant

student population to the borough, in particular high proportions of **South-East-Asian;international** students, as both the University of Nottingham and the Further Education College in Beeston have strong links with China and South East Asia.

Links to Sustainable Community Strategies (SCS)

2.7.16 The Broxtowe SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period 2010 – 2020.

2.7.17 Priorities within the SCS include:

- **Employment**
Broxtowe will be a thriving and vibrant place with access to services jobs and opportunities for all.
- **Community Safety**
Broxtowe will be a safe place, where crime is under control, people don't have to live in fear of it and there are fewer accidents on the road and at home.
- **Healthy Living**
Broxtowe will be a healthy place, where improving health enhances peoples' quality of life.
- **Children and Young People**
Broxtowe will be a place where children grow personally and socially outside of poverty, have aspirations and are respected for participating in the community.
- **Housing**
Broxtowe will be a place where everyone has access to a good quality affordable home, with access to excellent community facilities.
- **The Environment**
Broxtowe will be a clean and green place, an attractive area in which to live, work and play and where the environment is cared for and respected both today and for future generations to come.
- **Community Relations**
Broxtowe will be a place where everyone is treated fairly, a caring community where people feel they belong.

2.8 Gedling Spatial Portrait / Local Distinctiveness

Spatial Issues

2.8.1 Gedling Borough is a mix of urban and rural with around 80% of

~~443,200~~113,500¹⁷ residents living in the Greater Nottingham suburbs of Arnold and Carlton. The remaining residents live in a number of villages including Burton Joyce, Calverton and Ravenshead. Despite limited links to the strategic road network there are a number of major transport routes that run through the Borough such as the A60 to Mansfield, the A612 towards Southwell and the A614 which is the main northern route from Nottingham towards the A1. The Nottingham-Lincoln rail line also runs through the Borough stopping at Carlton and Burton Joyce. Routes into and out of Nottingham are well served while links between the different settlements and around the conurbation are poorer. Some of the rural settlements are relatively isolated and suffer from poor transport links.

2.8.2 In terms of geography the River Trent influences the southern parts of the Borough through flooding and also forms the boundary between Gedling and Rushcliffe. The landscape around the urban area is characterised by a number of ridgelines which help define the edge of Greater Nottingham.

Built and Natural Environment

2.8.3 Gedling Borough has a diverse range of natural habitats, which includes a number of valuable sites for nature conservation and biodiversity. There is one Site of Special Scientific Interest (SSSI) which is located near Linby as well as three Local Nature Reserves, eighty one Sites of Importance for Nature Conservation (SINCS Biological) and has several areas of fine landscape previously designated as Mature Landscape Areas. In addition, some areas of woodland to the north and west of the Borough have been identified as a prospective Special Protection Area (SPA). A decision on the extent of any possible SPA will be made ~~in-by spring 2013~~April 2014 ~~2012~~at the earliest.

2.8.4 A number of areas in Gedling Borough have a strong sense of heritage especially in the rural areas where six of the villages have Conservation Areas. Newstead Abbey Park, once home to Lord Byron, includes a number of heritage assets such as the Grade I Listed Abbey and Boundary Wall and is a major feature in the North of the Borough. There are 188 Listed Buildings in the Borough (6 Grade I, 15 Grade II* and 167 Grade II), 9 Scheduled Ancient-Monuments and 4 Registered Parks and Gardens. However some of these heritage assets are at risk, with 3 Listed Buildings (including Newstead Abbey) and 1 Scheduled Ancient-Monument included on the national Heritage at Risk register.

2.8.5 Gedling Village, Calverton, Bestwood Village and Newstead Village are areas of the Borough that retain the legacy of their coalmining past. The regeneration of these areas is ongoing and remains a priority for the Borough.

Economic Issues

¹⁷ Office for National Statistics mid-year population estimate 2010

2.8.6 As a regional economic hub, Nottingham City is the main work destination for the majority of residents with over half of those employed working there. While Gedling Borough is below the national average for the percentage of working age residents who are qualified to HND, Degree and Higher Degree level qualifications or equivalent, the main areas of occupation are in management, professional occupations and also administration. Employment within Gedling Borough tends to be towards the lower skilled end of the market and the Borough is popular with smaller, more locally focussed business due to lower costs.

2.8.7 Allocations for new employment land which have yet to be taken up have been made at Gedling Colliery and also at Top Wighay Farm which offers good access to the M1. Other key areas for employment include Colwick Industrial Estate in the south of the Borough along the A612.

2.8.8 There are a number of town, district and local centres around the Borough which offer good locations for retail and other services and businesses. Arnold Town Centre is the largest town centre in the Borough, ranked the highest centre in the hierarchy, and is the most important centre in the north-eastern part of the conurbation and is the focus for new investment in retail and other facilities.

Social / Community Issues

2.8.9 While the Borough is relatively wealthy there are a number of pockets of deprivation, notably Netherfield & Colwick, Killisick and Newstead Village. In terms of the housing stock there are areas which require some renewal and areas, especially in the rural part of the Borough, where affordability is a major issue. There are also a higher proportion of detached properties in the Borough than the national average.

2.8.10 Reflecting national trends the population of the Borough is ageing and this is especially clear in a number of villages including Ravenshead. Netherfield & Colwick are popular with young families perhaps reflecting the cheaper, smaller houses in this area. The ethnic minority population has increased from 5.2% in 2001 to an estimated 7.3% in 2009¹⁸.

Links to Sustainable Community Strategy

2.8.11 The Gedling Borough SCS has been prepared in partnership with public, private and voluntary sector groups and covers the period up to 2026.

2.8.12 Vision / Priorities in the SCS include:

- **A place of safe and strong communities**

¹⁸ Office for National Statistics estimate

A friendly place where people make a positive contribution to and feel part of their local community, respect and support each other and take responsibility for their own actions. Where they feel safe in their homes and on the streets at any time of the day and night.

- **A place where people are treated fairly and have the opportunity to get involved**

A place where everybody has an equal chance to realise their potential and enjoy the lifestyle they want. Where the needs of the villages and suburban neighbourhoods with regard to public transport, local jobs, access to services and housing are met. Where people can be confident that the organisations on which they rely for essential services will meet their needs and respond to their preferences when designing and delivering those services.

- **A place where we take care of our environment**

A place that achieves a balance between the natural and built environment and makes people feel good about their surroundings. A place with clean streets, well maintained open spaces and well managed countryside, where steps are taken to preserve the environment for present and future generations. A place where there is a variety of distinctive and attractive buildings that are of high quality and reflect the character of the local area.

- **A place where people can lead a healthy and active lifestyle**

A place where people have the opportunity to enjoy a healthy lifestyle. A place where people can be physically and socially active, have a good range of accessible health, recreational and leisure facilities and where there is a balanced mix of decent housing meeting the needs of the population.

- **A place that contributes to a vibrant and prosperous Greater Nottingham**

A place that attracts investment, to create a variety of convenient facilities for essential services and shopping, cultural and social activities and also to provide business opportunities and local jobs. A place where people of all ages can have access to good quality education and training in order to gain the skills which will give them the best possible employment prospects and to support the economy of Greater Nottingham.

2.9 Nottingham City Spatial Portrait / Local Distinctiveness

Spatial Issues

2.9.1 Nottingham City is one of the eight Core Cities in England. The City is a very compact and high-density urban area, with a population of ~~305,700~~^{306,700}¹⁹ and an area of only 7,461 hectares. Mainly due to its tight boundary, Nottingham has

¹⁹ [Office for National Statistics 2011 Census, Crown Copyright](#)~~Office for National Statistics Mid-Year Estimate of Population for 2010~~

developed at a higher density than many other towns and Cities, and has developed very strong links and relationships with numerous surrounding settlements and rural areas. Nottingham serves as a strategic centre, attracting people from a wide catchment well beyond its administrative area to access a variety of economic, transport, cultural, and health services and facilities. Many of the suburbs which form part of the built-up area are located in the surrounding Districts and Boroughs.

2.9.2 Nottingham is a leading City in the East Midlands, with its shopping facilities ranked as amongst the best in England, and it has a vibrant and growing leisure and cultural life. However, the City also has some of the worst areas of deprivation and under achievement in the Country. There are pockets of deprivation which tend to be focused in the inner City and outer estates.

2.9.3 The City is characterised by its urban core, including its attractive and successful City Centre which provides a wide range of retail, cultural and employment opportunities, as well as some residential development. This is surrounded by a mixture of residential areas and suburbs, including some historic and attractive areas such as The Park and Wollaton, as well as a number of large post-war estates originally built as council homes, including the Meadows, and Clifton.

2.9.4 Nottingham enjoys excellent access to the rail network with a main line Station close to the City Centre which provides direct and frequent services to London, as well as connectivity to other key centres including Birmingham, Derby, Leeds, Leicester and Manchester, and local rail services. Strategic road connectivity is also good, with access to Junctions 24 – 26 of the M1, as well as the A52, A46, and A1.

2.9.5 Within Nottingham itself there are excellent bus networks, as well as the Nottingham Express Transit (NET) tram. Public transport patronage within the City is very high compared to many English Cities²⁰, with 75.9 million passenger journeys by bus or tram in 2010/2011, including 9.8 million on the tram. The City has won recognition for its successful management of travel demand, and for reversing national trends by increasing public transport use even during periods of strong economic growth. The extension to NET will further improve access to and within the built-up area, including connectivity to Clifton and Beeston/Chilwell.

Built and Natural Environment Issues

2.9.6 The net housing increase achieved between April 2006 and March 2011 was 4,795 (i.e. an average of 959 per annum). Between 2000 and 2011, 92.6% of dwellings were built on Previously Developed Land²¹.

2.9.7 Nottingham has a large number of Listed Buildings (9 Grade I, 31 Grade II*, and over 700 Grade II), and 31 Conservation Areas. There are 8 Local Nature Reserves

²⁰ Local Public Transport Operators returns 2010/2011

²¹ Nottingham City Council Housing Monitoring

(LNR) totalling 140.1ha, [64 SINC](#)s and [3 SSSI](#)s in the City. There is a large variety of open spaces, and in 2011 there were 15 Green Flag awarded sites across the City. There are extensive areas of open space at Nottingham University campus and Wollaton Park, both within the City. Some open spaces are under-used or of lesser quality, often found within the large estates.

2.9.8 The River Trent, Nottingham Beeston Canal, River Leen and Fairham Brook are key elements of the Open Space Network, but the network overall is largely fragmented by development.

2.9.9 Historically and culturally there are strong links to Boots, Raleigh bicycles, Paul Smith and the legend of Robin Hood.

Economic Issues

2.9.10 The City performs a strategic function in economic terms, serving a labour market which extends far beyond its boundaries. More than 55% of all jobs in Greater Nottingham are within the Nottingham City boundary²². GVA (Gross Value Added) per head of population in the City is the highest of 8 Core Cities and one of the highest in the country²³. However, the tight boundaries referred to above do mean that much of the value added to the local economy is generated by commuters who live outside the City itself. Therefore, despite its strategic role, and a strong performance prior to the most recent recession in attracting job growth, the City ranks 20th most disadvantaged out of the 326 districts in England, and 24.8% of the population of the City live in the 10% most disadvantaged Super Output Areas (SOAs) in the country²⁴, compared with 1.0% for the rest of Greater Nottingham. However, Nottingham's position in the Indices of Deprivation is improving, suggesting past regional and ongoing local efforts to address structural and embedded economic challenges are having some impact.

2.9.11 Unemployment [in the city](#) was [13,595](#) ~~14,677~~ ([6.16](#) ~~6~~%) in [October](#) ~~March~~ 2012, a rate which [increased in the past two years but declined steadily since the beginning of 2012](#) ~~had increased sharply from the previous year~~. This compares poorly with [3.13](#) ~~3.6~~% for the rest of the [pPlan](#) [aArea](#) (Broxtowe & Gedling)²⁵. Between [July 2011 and June 2012](#) ~~October 2010 and September 2011~~ only [56.86](#) ~~60~~% of 16-64 year old people living in the City were in employment. This figure is affected by the number of students, but, even allowing for this, it is low compared to [73.17](#) ~~73.6~~% for the rest of the [pPlan](#) [aArea](#)²⁶. Addressing employment and skills issues remains a priority, particularly in better equipping the population in the more deprived areas of the City to benefit from the growth and opportunities. Established international businesses such as Experian, Capital One, and sectoral clusters such as BioCity ensure a competitive

²² Business Register and Employment Survey 2009, Office for National Statistics

²³ GVA estimates for [2009](#) ~~2008~~, Office for National Statistics

²⁴ 2010 Indices of Deprivation, Department of Communities and Local Government

²⁵ Office for National Statistics Claimant Counts [October 2012](#) ~~December 2011~~

²⁶ Annual Population Survey (July [2011](#) ~~2010~~ to June [2012](#) ~~2011~~), Office for National Statistics

and strong position in attracting new inward investment, as does the 'Science City' designation which recognises Nottingham's potential to see further high-value employment and economic growth, particularly associated with the Enterprise Zone at the Boots campus, MediPark and Nottingham Science Park.

2.9.12 Nottingham is the largest retail centre in the region and was recently ranked 6th in the list of national retail centres²⁷. As such it is a major location for new investment and ambitions exist to secure the redevelopment of both Broadmarsh and Victoria shopping centres to further strengthen and protect the City Centre's retail and economic role, and will represent significant additional inward investment to the City.

2.9.13 In addition to the City Centre, the Queens Medical Centre, City Hospital, [the Universities](#), Lenton Lane, Blenheim Industrial Estate, and NG2 business park to the west are major employment locations.

Social / Community Issues

2.9.14 There is a strong history of manufacturing, textiles and pharmaceuticals in the City, and with the decline in many traditional sectors, there is an ongoing and priority to re-skill and up-skill large sections of the local labour market to continue to address the stubborn pockets of deprivation. The supply of employment land and premises includes a large proportion of low quality space, as well as former industrial sites which offer potential for mixed-use regeneration and development. In addition, there remains significant demand for new, high quality family housing in the City to reduce the trend of young people and families moving out of the City. The 2001 census showed a low proportion of family homes within the City with only 29% of dwellings having 6 or more rooms in the City compared with 50% nationally. There is also a low proportion of owner-occupied housing (50%) compared with the rest of Greater Nottingham (79%)²⁸.

2.9.15 The City has a culturally and ethnically diverse population, with 25% of the population coming from Black and Minority ethnic groups (i.e. all ethnic groups except White British), this compares to 10% for the rest of Greater Nottingham²⁹. The strong influence of University of Nottingham and Nottingham Trent University are attracting a significant student population, including a large proportion of [foreign-international](#) students and post graduates.

Links to Sustainable Community Strategy (SCS)

2.9.16 Priorities within the SCS include:

- **Develop Nottingham's international standing for science and innovation,**

²⁷ Retail Footprint 2011, CACI Ltd

²⁸ 2001 Census Standard Table 51, Office for National Statistics

²⁹ Experimental Population Estimates by Ethnic Group for 2009, Office for National Statistics

sports and culture

Planning has a key role in developing Nottingham's international standing. Nottingham's science and innovation standing should be assisted through employment provision, economic development and links to Nottingham's Universities. The City's sports and culture standing will be developed through the protection of existing facilities and the provision of new facilities.

- **Transform Nottingham's neighbourhoods**

The planning system has a role to play in transforming Nottingham's neighbourhoods. It will help enhance the vitality and viability of town and local centres. It will help to secure the successful regeneration of many areas including Regeneration Zones, Boots Campus and Stanton Tip. It will achieve a mix and choice of housing. Planning will support local services and healthy lifestyles and green infrastructure.

- **Ensure that all children thrive and achieve**

The planning system has a role to play in ensuring that children have good and safe access to schools, clubs and outdoor play areas both formal and informal. The provision of safe and accessible walking and cycling routes has a key role. By planning for new housing development to support and enhance existing services and facilities such as youth groups, sports clubs, other leisure facilities and shops it will be possible for young people to play an active and positive part in their local community.

- **Tackle poverty and deprivation by getting more local people into good jobs**

The planning system is a key driver of economic growth. It can play a positive and proactive role in providing and facilitating the release of sufficient sites in sustainable and accessible locations to meet the needs of the economy such as new offices and retail, particularly in locations that will support sustainable transport and regeneration aims. It is also essential to ensure that members of the community have access to training and education facilities to develop skills to contribute to the changing economy and access newly created jobs. In this regard it is important to recognise the significance of Nottingham's Universities as key drivers of economic development and to facilitate their further sustainable growth.

- **Reduce crime, the fear of crime, substance misuse and anti-social behaviour**

Planning has a key role in ensuring that new developments are designed in such a way that discourages crime and anti social behaviour, at the same time as ensuring there are safe and convenient cycling and walking routes linking housing with employment, education, leisure and retail facilities that will be attractive for people to use. These principles are addressed in CABA's building for life standards.

- **Improve health and well-being**

Through careful planning it is possible to ensure that communities have the maximum opportunities to follow a healthy lifestyle. This would include new housing development in locations that have good links to high quality existing and new

areas of open space, shops and community facilities with opportunities to walk and cycle safely to these facilities on attractive well lit routes. For businesses it would be to ensure that staff are given the maximum opportunity to walk and cycle to work which could be partly addressed in travel plans, but will mainly relate to ensuring that new businesses are in accessible locations and provide adequate cycle parking facilities.

The Delivery Strategy

Section A: Sustainable Growth

This section sets out policies which are aimed at ensuring growth is delivered as sustainably as possible. The first policy is aimed at minimising climate change (in combination with other policies) and reducing its impact, so the area can play its part addressing this national and international priority. This policy also includes a proposed approach to flooding, as climate change may lead to an increased likelihood of flooding from the Trent and its tributaries and other sources.

The other policies set out where new growth should be directed, including naming locations for major new development and listing the Sustainable Urban Extensions which have been identified to meet housing requirements. The principle of the Green Belt is important in shaping the future growth of Greater Nottingham and guidance is given on its future review in the plan area. Planning for changes in the future economy is as important as planning for new housing growth, and the two need to be considered together. Our **c**City and **t**Town **c**Centres are important in this regard, and also need to be sustainable and attractive hubs to the communities they serve. There are a number of regeneration challenges throughout the area which need to be addressed if best use is to be made of brownfield land, so it can be bought back into productive use, and some neighbourhoods need interventions to help them achieve their potential to become neighbourhoods of choice.

The core policies for a sustainable growth are:

A Presumption in Favour of Sustainable Development

- 1 Climate Change
- 2 The Spatial Strategy
- 3 The Green Belt
- 4 Employment Provision and Economic Development
- 5 Nottingham City Centre
- 6 The Role of Town and Local Centres
- 7 Regeneration

Policy A: Presumption in Favour of Sustainable Development

1. A positive approach will be taken when considering development proposals reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework. The relevant Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
2. Planning applications that accord with the policies in the Local Plan³⁰ (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.
3. Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether:
 - a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole;
 - or
 - b) specific policies in that Framework indicate that development should be restricted.

Justification text

3A.1.1 The Government's National Planning Policy Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.

3A.1.2 In line with Government policy advice, the Councils have adopted a positive approach in seeking to meet the objectively assessed development needs of the area. The policies in the Aligned Core Strategies provide a clear framework to guide development that creates positive, sustainable economic growth, therefore following the presumption in favour of sustainable development, enabling proposals that accord with the plan objectives to be approved without delay. This policy is therefore at the heart of decision-taking when assessing planning applications.

3A.1.3 There may be instances where the plan is silent or in future years, policies become out of date. To enable the Councils to continue to take a sustainably positive approach to decision making, applicants will need to assist by submitting

³⁰ The Local Plan includes the Aligned Core Strategies and the Council's individual part 2 Local Plans.

evidence to demonstrate how the benefits of a proposal outweighs any adverse impacts. In this way economic, social and environmental responsibilities can continue to be met without compromising the ability of future generations to meet their own needs and well-being.

Policy 1: Climate Change

1. All development proposals will be expected to ~~deliver high levels of sustainability in order to~~ mitigate against and adapt to climate change, ~~and to contribute to comply with~~ national and ~~contribute to~~ local targets on reducing carbon emissions and energy use ~~unless it can be demonstrated that compliance with the policy is not viable or feasible. The onus will be on developers to robustly justify why full compliance with policy requirements is not viable or feasible.~~

Sustainable Design and Adaptation

2. Development, including refurbishment where it requires planning permission, will be expected to ~~demonstrate take account of~~ the following:
 - a) how it makes effective use of sustainably sourced resources and materials, minimises waste, and water use. For residential development, planned water use should be no more than 105 litres per person per day;
 - b) how it is located, laid out, sited and designed to withstand the long and short term impacts of climate change, particularly the effect of rising temperatures, sustained periods of high temperatures and periods of intense rain and storms;
 - c) that the building form and its construction allows for adaptation to future changes in climate; and
 - d) that the building form and its construction permits further reduction in the building's carbon footprint, where feasible and viable.

Reducing Carbon Dioxide Emissions

3. Development should demonstrate how carbon dioxide emissions have been minimised in accordance with the following energy hierarchy:
 - a) Using less energy through energy efficient building design and construction, including thermal insulation, passive ventilation and cooling;
 - b) Utilising energy efficient supplies – including connecting to available heat and power networks; and
 - c) Maximising use of renewable and low carbon energy generation systems
4. Further guidance on how development should contribute to reducing ~~c~~Carbon ~~d~~Dioxide emissions will be set out in Development Plan Documents, where appropriate.

Decentralised Energy Generation

5. The extension of existing or development of new decentralised renewable

and low-carbon energy schemes appropriate for the plan area will be promoted and encouraged, including biomass power generation, combined heat and power, and micro generation systems. In line with the energy hierarchy, adjacent new developments will be expected to utilise such energy wherever it is feasible and viable to do so.

Flood Risk and Sustainable Drainage

6. Development ~~will be supported proposals which adopts the precautionary principle,~~ that avoids areas of current and future flood risk ~~and,~~ which ~~individually or cumulatively~~ does not increase the risk of flooding elsewhere and where possible reduces flood risk, ~~adopting the precautionary principle,~~ ~~will be supported.~~
7. Where no reasonable site within Flood Zone 1 is available, allocations in Flood Zone 2 and Flood Zone 3 will be considered on a sequential basis.
8. Where it is necessary to apply the Exception Test ~~within the urban areas,~~ the following factors will be taken into account when considering if development has wider sustainability benefits to the community that outweigh flood risk:
 - a) there are exceptional and sustainable circumstances for locating the development within such areas, including the necessary re-use of brownfield sites; and
 - b) the risk can be fully mitigated by engineering and design measures.
9. Where appropriate, further guidance on the application of the sequential and ~~E~~exception ~~T~~test will be set out in Local Development Documents.
10. All new development should incorporate measures to reduce surface water run-off ~~whilst managing surface water drainage in a sustainable manner,~~ and ~~the implementation of Sustainable Urban Drainage Systems should be incorporated~~ into all new development ~~will be sought~~ unless it can be demonstrated that such measures are not viable or technically feasible.

Justification

[3.1.1new](#) The Councils will look to mitigate against and adapt to climate change and its effects through a variety of means including the policy outlined above. Policies 2 (The Spatial Strategy) and 14 (Managing Travel Demand) look to ensure that development is sustainably located to reduce the need to travel and where journeys are necessary that public transport, cycling and walking options are built into development from the start. Policies 16 (The Green Infrastructure Network) and 17 (Biodiversity) provide for a network of multifunctional green spaces and the protection of habitats and species. The Councils will also look to other methods beyond the planning system including addressing the impacts of their own activities (such as ensuring that vehicle emissions

[are reduced\) and helping the community mitigate their own impact on climate \(such as supporting schemes which help insulate older homes\). Further guidance can be found in Policies 10 \(Design and Enhancing Local Identity\) and 11 \(The Historic Environment\) on designing mitigation and adaptation measures in sensitive environments. The part 2 Local Plans may also provide further guidance on these issues."](#)

3.1.1 This policy does not address all aspects of climate change. Further guidance can be found at Policy 10 (Design & Enhancing Local Identity) **and** Policy 11 (The Historic Environment), which include considerations which need to be taken into account when designing mitigation and adaptation measures in sensitive environments, Policy 14 (Managing Travel Demand) which seeks to reduce the need to travel and encourage modal shift, and Policy 16 (Green Infrastructure, Parks and Open Space) which emphasises the role of the green and natural environment in mitigating and adapting to climate change.

3.1.2 Tackling climate change is major challenge. It is a global problem requiring local action. Major changes in attitude and practices are required if we are to make changes to the earth's climate and reverse the effects of global warming. National objectives to address climate change will not be achieved without substantial efforts to reduce energy consumption and increase energy produced from naturally occurring, renewable sources.

3.1.3 The UK Government is actively seeking to reduce greenhouse gas emissions and has set targets in the Climate Change Act 2008 to reduce carbon dioxide (CO₂) emissions by 80% below current levels by 2050. More recent publications, including the supplement to PPS1 on Climate Change and Building a Greener Future: Towards Zero Carbon Development pave the way for the delivery of more resource-efficient buildings in general and zero carbon homes by 2016. The National Planning Policy Framework reemphasises the approach, stating the Government's objective is that planning should fully support the transition to a low carbon economy in a changing climate.

3.1.4 All three Councils have signed the Nottingham Declaration on climate change which is a public statement of intent to work with the local community and businesses to respond to the challenges of climate change. This includes cutting gas emissions such as CO₂ and preparing for the changes climate change will bring.

3.1.5 The Local Development Framework needs to ensure the use and development of land will help slow down the rate of climate change and be resilient its effects. In this respect the Aligned Core Strategies' task is to:

- reduce consumption of natural and non-renewable resources
- reduce dependence on non-renewable energy sources and promote renewable energy use and development
- reduce pollution to levels that do not damage natural systems
- help improve air quality

- effectively manage and reduce the impacts of flood risk across the area

Sustainable Design and Adaptation

3.1.6 Simple measures, such as the design, siting and orientation of development, appropriate sourcing of materials (for instance, where there is a choice, using materials with a lower 'carbon footprint'), and minimising waste, both during construction and in use, can improve the sustainability of development at little or no cost. Energy Statements can be an effective way of demonstrating how development contributes to both mitigating the causes of climate change and adapting to its effects, and their use will be encouraged. Similarly Site Waste Management Plans, where required should draw on best practice, and development should promote waste minimisation and recycling. [There is evidence that climatic change will effect health globally and alter the patterns of morbidity and mortality in the UK.](#) Some groups, such as the very young, the elderly and those with disabilities, may feel the effects of climate change more than others. Buildings which will serve these groups should be designed to take account of this

3.1.7 A large part of the potential to reduce CO₂ emissions lies in the existing stock of buildings, both residential and commercial. Whilst tackling this source of emissions lies largely outside of the planning system, where refurbishment requires planning permission, the opportunity to address climate change issues should not be lost. However, development of or affecting [historic-heritage](#) assets, which include measures to address climate change will need sensitive treatment to ensure the impact will not cause material harm to the asset or its setting, unless this harm is outweighed by the proposal's wider social, economic and environmental benefits.

3.1.8 The Greater Nottingham and Ashfield Outline Water Cycle Study (2010) highlights that the area is one of moderate 'water stress' (ie scarcity) in terms of water supply. It is therefore important that new development makes as efficient use of water as possible, and the Water Cycle Study recommends that new residential development adopts the water usage standards of level 3 of the Code for Sustainable Homes as a minimum, ie not more than 105 litres per person per day.

Reducing Carbon Dioxide Emissions

3.1.9 The Government has made clear its commitment to ensuring that all new homes built from 2016, and all other development by 2019, should be 'zero carbon' ([see glossary](#)). The 'energy hierarchy' is a recognised approach to reducing the CO₂ emissions from new development. Firstly, long term reductions are normally most effectively made through ensuring the building itself is as energy efficient as possible, and by ensuring that the building's systems use energy as efficiently as possible, thus reducing its energy demands over its lifetime. Secondly, once the building's energy demands have been minimised, supplying energy efficiently (encouraging the use of local networks such as combined heat and power). Thirdly, sourcing the building's remaining energy requirements from renewable carbon sources can contribute to

further CO₂ savings, whilst also contributing to national and local targets for renewable and low-carbon generation. (The City Council currently negotiates a proportion of energy usage in major development to be from renewable and low-carbon sources, known as the 'Merton Rule'). Implementing the energy hierarchy can also be important in meeting wider policy goals, such as reducing fuel poverty.

3.1.10 Considerations such as site characteristics, the nature of development, availability of local networks and viability can all influence the most cost effective approaches to addressing CO₂ emissions through the energy hierarchy, so its implementation is likely to vary. In addition, approaches to adapting to climate change and mitigating its effects are changing rapidly, as are technologies available to reduce carbon emissions and generate renewable and low-carbon energy. For instance, the introduction of 'allowable solutions' where as part of ensuring new development is 'zero carbon', CO₂ emissions savings are secured off site rather than as part of the development, will require local approaches. Further guidance, in the form of Supplementary Planning Documents or Development Plan Documents will be prepared as necessary.

Decentralised Energy Generation

3.1.11 Supporting renewable and low-carbon decentralised energy schemes is an important component of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings than achievable through the development of new low carbon buildings. These types of energy generation are already an important component of energy use in Nottingham, with the energy from waste facility at Eastcroft providing both electricity and heat to parts of the City Centre and St Anns. The area is also home to small scale hydro and wind energy generation. Where viable and feasible, new development can support and make better use of these existing facilities by connecting to them as part of the approach to the energy hierarchy. There is considered to be considerable scope for further development of such facilities, especially in the use of biomass energy generation, and their development will be supported wherever appropriate.

Flood Risk and Sustainable Drainage

3.1.12 Flood risk is a significant issue in Nottingham, which is likely to be exacerbated by unpredictable weather associated with climate change. Development proposals that avoid areas of current and future flood risk and which do not increase flooding elsewhere, adopting the precautionary principle to development proposals will therefore be supported.

3.1.13 The plan area contains significant areas of brownfield land in urgent need of regeneration, but which may also be at risk of flooding. The Exception Test, as set out in the National Planning Policy Framework, applies to development in these locations, if lower risk alternatives are not available. Regeneration of this land can bring significant sustainability benefits to the wider community, in terms both of reducing the

need to travel and reducing the need for greenfield development, and will therefore be an important consideration in applying the Exception Test locally.

3.1.14 Some parts of the urban area are also prone to flooding from surface water runoff, including steep sided sites where it is particularly important to manage surface water run off to reduce flood risk to others. A Surface Water Flooding Management Plan is in preparation for the Nottingham City area. Reducing runoff can be helpful in reducing the risk of flooding from this source, and the Councils will seek the implementation of Sustainable Drainage Systems into all new development, unless it can be demonstrated that such measures are not viable or technically feasible. For development on brownfield sites, new developments should aim to reduce the rate of runoff from the sites. As a minimum, for development on greenfield sites, the aim should be to reduce surface water or maintain runoff where possible or maintain runoff levels compared to those present prior to development.

Monitoring Arrangements

Targets	Indicators	Delivery
To reduce per capita CO ₂ emissions and increase renewable power generation	Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	<ul style="list-style-type: none"> Local Development Documents Part 2 Local Plans Development Management decisions
Zero planning permissions contrary to Environment Agency advice on flooding	Number of permissions in flood risk areas implemented against Environment Agency advice	
Increase the number of Sustainable Urban Drainage Systems (Su U DS)	Number of developments incorporating Su U DS	

Policy 2: The Spatial Strategy

1. Sustainable development in the plan area will be achieved through a strategy of urban concentration with regeneration. Most development will therefore be located in or adjoining the **main** built up area of Nottingham, with development adjacent to the Sub Regional centre of Hucknall aimed at regeneration and supporting its role. Key Settlements where significant growth is planned are identified.
2. The settlement hierarchy to accommodate this growth is defined on the Key Diagram and consists of:
 - a) the main built up area of Nottingham;
 - b) adjacent to the Sub Regional Centre of Hucknall; and
 - c) Key Settlements identified for growth:
 - i) Awsworth, Brinsley, Eastwood (including parts of Giltbrook and Newthorpe) and Kimberley (including parts of Nuthall and Watnall), in Broxtowe;
 - ii) Bestwood Village, Calverton and Ravenshead, in Gedling.
 - d) In other settlements (not shown on the Key Diagram) development will be for local needs only.
3. A minimum of 30,550 new homes (2011 to 2028) will be provided for, **phased-and** distributed as follows:

	2011 to 2028	2011 to 2013	2013 to 2018	2018 to 2023	2023 to 2028
Broxtowe Borough Council	6,150	<u>250200</u>	<u>1,6001,800</u>	<u>2,2502,150</u>	<u>2,0502,000</u>
Gedling Borough Council	7,250	500	<u>2,0002,200</u>	<u>2,8502,400</u>	<u>2,1504,900</u>
Nottingham City Council	17,150	<u>1,050950</u>	<u>4,4004,500</u>	<u>5,9505,900</u>	<u>5,8505,700</u>
Total	30,550	<u>1,6504,800</u>	<u>8,4008,400</u>	<u>11,00010,500</u>	<u>9,65010,000</u>

All years are financial years, April to March. Numbers rounded to the nearest 50.

- a) approximately 23,64024,995 homes in or adjoining the **mainexisting main** built up area of Nottingham, in the following distribution:

Broxtowe Borough Council	<u>3,6003,800</u>
Gedling Borough Council	<u>2,8404,045</u>

To include:

- i) Severn Trent and Boots site*, in Broxtowe (550 homes);
- ii) A Sustainable Urban Extension at Field Farm, north of Stapleford[#], in Broxtowe (450 homes);
- iii) A strategic location for growth on land east and west of Toton Lane including Toton Sidings in the vicinity of the proposed HS2 station at Toton, in Broxtowe. This will include a minimum of 500 homes with the appropriate mix of this and other development to be recommended by the Broxtowe HS2 working group and determined in the site specific Broxtowe part 2 Allocations Local Plan."
- ~~iii)iv) Teal Close[#], in Gedling (830 homes);~~
- v) Gedling Colliery/Chase Farm* in Gedling subject to funding of Gedling Access Road (at least 600 homes);
- ~~iv)vi) Remainder of Boots Site*, in Nottingham City, (up to 600 homes);~~
- vi) Stanton Tip, Hempshill Vale*, in Nottingham City (500 homes); and
- vii) Waterside Regeneration Zone*, in Nottingham City (3,000 homes).

In addition,

- ~~i) Gedling Colliery/Chase Farm in Gedling is identified as an area of future housing development.~~

- b) approximately ~~1,600~~1,300 homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District), comprising of Sustainable Urban Extensions at:

- i) North of Papplewick Lane[#], (~~up to 600~~300 homes)
- ii) Top Wighay Farm[#], (1,000 homes).

- c) approximately ~~5,400~~3,995 homes elsewhere, including in or adjoining the Key Settlements of:

In Broxtowe

- i) Awsworth (up to 350 homes)
- ii) Brinsley (up to ~~200~~150 homes)
- iii) Eastwood (up to ~~1,400~~1,250 homes)
- iv) Kimberley (up to 600 homes)

In Gedling

- i) Bestwood Village (up to ~~500~~260 homes ~~through new allocations, 79 homes on existing commitments~~)
- ii) Calverton (up to ~~1,300~~1,055 homes ~~through new allocations, 218 homes on existing commitments~~)
- iii) Ravenshead (up to 330 homes ~~through new allocations, 116 homes on existing commitments~~).

d) In Gedling up to 260 homes will be provided in other villages not specifically identified above, solely to meet local needs.

4. Significant new employment development will take place in the following areas:

a) Boots** & Severn Trent site, in Broxtowe;

b) Land in the vicinity of the proposed HS2 station at Toton in Broxtowe;

~~b)c)~~ Top Wighay Farm# in Gedling;

d) Teal Close# in Gedling

e) Gedling Colliery/Chase Farm* in Gedling;

~~e)f)~~ Boots** site, in Nottingham City;

~~e)g)~~ Southside* Regeneration Zone, in Nottingham City;

~~e)h)~~ Eastside Regeneration Zone*, in Nottingham City;

~~f)i)~~ Eastcroft area of the Waterside Regeneration Zone*, in Nottingham City;
and

~~In addition,~~

~~h) Gedling Colliery/Chase Farm (if development commences in the plan period), in Gedling.~~

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5. Retail, health, social, leisure and cultural development will be located in ~~or on~~ ~~the edge of~~ the City Centre, as set out in Policy 5, and the Town Centres of Arnold and Beeston. The District Centre of Bulwell will be developed to become a ~~t~~Town ~~c~~Centre. New retail development of an appropriate scale will be developed at the Waterside Regeneration Zone, Teal Close and at Gedling Colliery/Chase Farm ~~if development commences in the plan period~~. Further detail is set out at Policy 6.

6. Major new transport infrastructure will be provided to encourage sustainable alternatives to using the private car, address the impacts of growth, and/or meet the objectives of the Local Transport Plans as follows:

a) existing planned transport schemes which are essential to the delivery of the Core Strategy and with committed funding are:

Public Transport

- i) Nottingham Express Transit Phase 2 (extensions to Clifton and Chilwell); and
- ii) Nottingham Midland Station Hub.

Highway Improvements

- ~~ii)~~ Nottingham Ring Road improvement scheme; and
- ~~iv)~~ A453 Widening – from M1 to A52 (T) Clifton.

- b) Other schemes with no committed funding but which remain are also important to the delivery of the Core Strategy include:

Public Transport

- i) Nottingham to Lincoln rail improvements.

Highway Improvements

- ~~ii) Gedling Access Road~~

- ~~iii) A52 Junction Improvements (in Rushcliffe Borough between A6200 Derby Road and Bingham);~~

- c) National and local schemes which will have significant economic and sustainable transport benefits to the plan area if implemented ~~Local and national schemes which will impact on the plan area if implemented~~ include:

- i) High Speed Rail 2 (HS2)

- ii) HS2 hub station at Toton to serve the East Midlands

- iii) Extension to NET to serve the new HS2 hub station

- iv) Reopening of Ilkeston Station (in Erewash);

- v) Access to the Rolls Royce site (in Ashfield District) from the A611;

- ~~iii) A52 Improvements (in Rushcliffe Borough);~~

- iv) Midland Main Line Speed Improvements and Electrification; and

- vii) High Speed Rail 2

- vi) Hucknall Town Centre Improvement Scheme (Ashfield District).

Further new transport infrastructure will be provided in line with the hierarchy of provision set out in Policy 14, with the aim of reducing the need to travel, especially by the private car.

7. Strategic Green Infrastructure will be provided or enhanced in conjunction with the locations for major residential development identified above, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, the Greenwood Community Forest, and Urban Fringe areas. Further detail is set out at Policy 16.

- ~~7-8.~~ The implementation of this policy will be kept under review. Its effectiveness will be measured through the Key Monitoring Indicators set out in the table at paragraph 3.20.1, and, if required, remedial action will be taken as specified in this table.

Note: Strategic Sites marked # have the status of 'strategic allocations' and are available for housing and other development where specified from the date of adoption of the Core Strategies expected to begin to deliver housing within the first five years of adoption, whilst those marked * have the status of 'strategic locations' and will be allocated through part 2 Local Plans are expected to deliver housing after five years from adoption.

Key Settlements are also ‘strategic locations’ and will deliver housing throughout the plan period. Boots/Severn Trent and the Regeneration Zones are ‘strategic locations’ for housing purposes, but are capable of delivering economic development in the first 5 years from adoption, based on the existing infrastructure of the sites. The Boots site is anticipated to accommodate 1,150 homes in line with the ACS. However, due to the ongoing masterplanning work the distribution of these homes between Broxtowe Borough and Nottingham City may change. This will not effect the housing provision figures for those two Councils.

Justification

Spatial Strategy

3.2.1 The spatial strategy flows from the spatial portrait, the vision, and the spatial objectives set out earlier in the document. It is aspirational but realistic, and has been positively prepared to meet the objectively assessed development and infrastructure requirements of the area as set out in the evidence base, and provides a framework and context for the other policies of the plan. The main proposals are shown on the Key Diagram which can be found at the end of this document.

3.2.2 A spatial strategy of urban concentration with regeneration is considered to be the most appropriate strategy for the area. This is because it makes the most of existing infrastructure, and because of the significant regeneration challenges faced by parts of the plan area, especially in the main built up area of Nottingham itself, where many of the brownfield development opportunities lie, and in the Sub Regional Centre of Hucknall which abuts the plan area. The strategy also performed well in the Sustainability Appraisal process. This strategy was originally proposed through the East Midlands Regional Plan, although the approach taken in this plan takes account of the difficulties experienced in delivering some sites on which the Regional Plan relied, and the specific development needs and potential of other parts of the plan area.

3.2.3 The settlement hierarchy set out in part 2 of the policy reflects the role and size of the urban areas, with Nottingham and its built up area being of national and regional importance in terms of its size and economy, and the Sub Regional Centre of Hucknall (in Ashfield District), which is relatively large and has its own distinct identity and economic role. The Key Settlements have been locally defined, based on their role, function and planning policy considerations, particularly implications for the most important areas of Green Belt, especially those directly between Derby and Nottingham. The scale of development envisaged within or adjoining these Key Settlements varies, depending on a range of factors. These include local regeneration needs, the level of growth capable of being accommodated in or adjoining the main built up area of Nottingham or adjacent to Hucknall, and available sustainable development opportunities.

3.2.4 The concentration of development in or adjoining the main built up area of Nottingham applies across the area, rather than to individual Council areas, so the proportion of growth in or adjoining the main built up area varies between the Councils.

3.2.5 In line with the strategy, outside of those Key Settlements listed in part 3(~~cd~~) of the Policy, development will be of a scale appropriate to meeting local needs, to be defined in ~~Development Plan Documents~~[part 2 Local Plans](#).

Housing Provision

3.2.6 The housing provision between 2011 and 2028 for the three council areas is 30,550. This level of housing provision is based on the Councils' objectively assessed evidence (see the Housing Background Paper, 2012, and the Household Projections Background Paper, 2012) and meets the needs of the existing population, whilst allowing for continuing in-migration to ~~the area~~[Greater Nottingham](#), albeit at a lower level than that experienced in the past. It also allows for a significant contribution towards affordable housing needs, and is sufficient to assist the considerable regeneration challenges present. ~~Housing provision varies across the plan period~~ [It is phased](#) on the basis of likely delivery timescales, taking into account infrastructure delivery and a recovering housing market. In addition, the housing provision level proposed ~~takes account of what~~ is considered to be deliverable over the plan period, and is accommodated on a mix of sites offering early housing delivery and sites which will require a longer lead in time.

3.2.6a [New government Household Projections based on the 2011 Census are expected to be published in 2014, and by this time economic circumstances may have stabilised somewhat. Should the new objective assessment of housing needs which takes these projections as its starting point indicate that the Councils' assumptions underpinning housing provision are no longer appropriate, the Core Strategies will be reviewed, commencing in 2018 \(three years from adoption of the Aligned Core Strategies\).](#)

3.2.7 [Plan preparation began when the East Midlands Regional Plan was in place. This required the plan area to provide a minimum of 34,800 new homes between 2006 and 2026, as part of a Greater Nottingham minimum housing provision figure of 60,600. The figure in Policy 2 of 30,550 new homes for 2011 to 2028 is consistent with an updating of that Regional Plan figure, but the evidence underlying housing provision for the plan area has been fully reviewed. The review has included full consideration of the DCLG 2008-based household projections and other demographic and local socio-economic data. The housing provision equates to that in the East Midlands Regional Plan, which required the plan area to provide a minimum of 34,800 new homes between 2006 and 2026, as part of a Greater Nottingham minimum housing provision figure of 60,600. The Regional Plan figures have therefore been used as the basis of extending the plan period to 2028, by adding two years of provision to the 2026 figures and subtracting the completions between](#)

2006 and 2011, to give the housing provision figure of 30,550 for 2011 to 2028 as illustrated in table 2.1.

Table 2.1 Housing Provision Figures

	Regional Plan provision 2006-2026	Regional Plan provision 2006-2028	Completions 2006-2011	ACS Provision 2011-2028	Rounded ACS Provision 2011-2028
Broxtowe	6,800	7,480	1,328	6,152	6,150
Gedling	8,000	8,800	1,562	7,238	7,250
Nottingham City	20,000	22,000	4,861	17,139	17,150
Total	34,800	38,280	7,751	30,529	30,550

Totals may not sum due to rounding. Completions are not figures, with demolitions subtracted (this particularly affects the City Council's figures).

3.2.8 In terms of deliverability, the housing provision figure is considered to be extremely challenging, and the housing trajectories in Appendix C show that a significant uplift in completions will be required if the total housing provision is to be achieved. However, the number is considered to be the appropriate level of housing provision to plan for, given the factors set out above, and, given an early return to good market conditions, it should be achievable. Indeed the area has, in three out of the past ten years, achieved completion rates that would deliver the total. Some of the housing provision included above is already allocated in adopted Local Plans or has planning permission.

3.2.8a Factors including the current economic downturn, the lead in time required to bring forward development on strategic sites, and in some cases the requirement for infrastructure to be in place prior to development, mean there are valid planning reasons why the delivery of housing is expected to be lower in the early part of the plan period. (See Greater Nottingham Housing Market and Economic Prospects report, GL Hearn, 2012 and the Infrastructure Delivery Plan). Failure to take account of these market signals and delivery factors by planning for housing development at a constant rate across the plan period would lead to the release of additional Green Belt or greenfield land early in the plan period. Given that this additional land would need to be outside of existing settlement limits in the Green Belt and / or urban land of high environmental value, this approach would conflict with the strategy of urban concentration with regeneration, and core planning principles³¹ that underpin sustainable development, the consequences of which could be:

- [Failure to protect the Green Belt through the release of more land than required;](#)
- [Failure to recognise the intrinsic character and beauty of the countryside;](#)
- [Failure to encourage the reuse of existing resources, including the conversion of existing buildings;](#)
- [Unnecessary harm to the natural environment and other land of higher environmental value;](#)
- [Unnecessary impact on standards of amenity;](#)
- [Failure to make effective use of land that has been previously developed; and](#)
- [Failure to manage patterns of growth to make the fullest possible use of public transport, walking and cycling](#)

[3.2.8b](#) [Housing delivery will build up after the early part of the plan period as a result of the return to more normal market conditions and the commencement and build out of the strategic sites. This is reflected in the table included at Policy 2.3. The figures in the table are not upper limits to development, they represent the anticipated rate of housing completions, and will be used by the Councils to determine the level of their 5 year supply of deliverable housing sites. \(Each Council's anticipated housing completions for all the years over the plan period are set out in the 'Plan – Annual Housing Target' row of the housing trajectories in Appendix C\)³². It is recognised that a more even level of housing delivery across the plan period would be preferable in terms of matching supply against identified need, therefore the Councils will do their utmost to speed up delivery of housing on strategic and other allocated sites. However, the approach adopted in the Core Strategy is realistic and sustainable, in that it minimises harm to core planning principles and represents a significant boost to the supply of housing by planning for the full objectively assessed needs for housing to be met across the plan period.](#)

[3.2.9](#) [In line with sustainability principles, most of the main urban area development will be met within the ~~existing-main~~ built up area of Nottingham, and sites at Boots \(Broxtowe and Nottingham City\), Stanton Tip \(Nottingham City\), and the Waterside Regeneration Zone are planned to deliver 4,650 homes. However, there is insufficient capacity to deliver all the required homes within the main urban area, so approximately 450 new homes will be provided at a Sustainable Urban Extension at Field Farm in Broxtowe Borough, \[and development in the vicinity of the proposed HS2 station at Toton to accommodate at least 500 homes. In Gedling Borough there will be a Sustainable Urban Extension at Teal Close, Netherfield for 830 homes based on allocations and safeguarded land from the existing Replacement Local Plan. Subject to funding for the Gedling Access Road, there will also be development on the Gedling\]\(#\)](#)

³¹ [See paragraph 17 of the NPPF.](#)

³² [The 5 year land supply will be calculated as follows: the anticipated housing delivery can be found by using the 'Plan – Annual Housing Target' for the appropriate period. Any shortfall \(or overprovision\) is taken into account by adding \(or subtracting\) proportionately from each remaining year of the trajectory. The relevant supply in each year making up the 5 year period is then added together. A 5% buffer or 20% can then be added to give the 5 year plus 5% or 20% housing figure for which each Council is required to ensure sufficient specific deliverable sites are identified. An example of the calculation is contained in the Housing Background Paper Addendum, 2013.](#)

[Colliery/Chase Farm site of at least 600 homes. Further homes and employment land here is possible although the upper limit is uncertain at present.](#) Outside the plan area, Rushcliffe is proposing a Sustainable Urban Extension south of Clifton.

3.2.10 The Sub Regional Centre of Hucknall (which is in Ashfield District) is also an appropriate location for growth. In Gedling development adjoining Hucknall will include Sustainable Urban Extensions at Top Wighay Farm and North of Papplewick Lane, whilst Ashfield District Council is also proposing a ~~Sustainable Urban Extension strategic site~~ on brownfield land to the south of Hucknall.

3.2.11 The locations of Sustainable Urban Extensions have been selected based on evidence and the findings of the sustainability appraisal, and informed by previous consultations. These new developments will be exemplar in terms of their design, and will incorporate measures to adapt to and mitigate the effects of climate change, and reduce its causes (see Policy 1).

3.2.12 The sites named in part 3 (a) to (b) of Policy 2 are considered to be strategic sites. Where they are expected to begin to deliver housing within the first five years of the adoption of the Aligned Core Strategies, they are 'strategic allocations', and are shown on each Council's Proposal Map (see Appendix A). More detail in terms of breakdown of uses, transport and infrastructure (including Green Infrastructure) measures, and facilities required to support the development is set out in the Infrastructure Delivery Plan which accompanies the Aligned Core Strategies, and is summarised in Appendix B. Where housing delivery is expected to begin beyond this period, they are 'strategic locations', shown indicatively on the Key Diagram, and their precise boundaries will be shown in site specific Development Plan Documents. In these cases, infrastructure requirements and funding are shown indicatively in the infrastructure Delivery Plan. Some brownfield broad locations already support significant employment uses, and are expected to deliver further employment development earlier than 5 years after adoption, on the basis of existing infrastructure.

3.2.13 Several of the strategic sites have previously been included as allocations in adopted Local Plans, and are rolled forward. These ~~include are~~ Top Wighay Farm (where the allocation has been expanded to include part of land that was previously safeguarded), [Teal Close \(Gedling\) \(where the allocations have been reconfigured and safeguarded land included\)](#), Gedling Colliery/Chase Farm (Gedling), and the Eastside, Southside and Waterside Regeneration Zones (Nottingham City). In addition, North of Papplewick Lane (Gedling) was previously designated as safeguarded land (see glossary).

3.2.14 Development elsewhere in plan area will be concentrated in the Key Settlements identified for growth and listed in policy 2 at 3(c), and are considered to be strategic locations. The sites for development in these settlements will be determined through site specific Development Plan Documents, and informed by the Sustainable Locations of Growth Study, 2010 and by Strategic Housing Land Availability Assessments.

3.2.15 In the case of Calverton and Ravenshead in Gedling, which are close to the Sherwood Forest prospective Special Protection Area (see paragraph 3.17.3), the location of development will also have regard to the findings of the Habitats Regulations Assessment screening record. This recommended that unless more detailed analysis indicates otherwise, a precautionary approach should be adopted, and development north of the B6386 north of Calverton, and at Ravenshead, west of the A60 and north of Ricket Lane, should be precluded. A supplementary Habitats Regulation Assessment Screening Record was also commissioned to assess potential development sites in Gedling and it concluded that any development proposal coming forward in the vicinity of the B6383 north of Calverton would need to include an appropriate mitigation package that meets the requirements of the measures outlined in the supplementary Habitats Regulation Assessment screening record. A mitigation strategy would aim to prevent significant effects brought about by additional recreational pressure and disturbance as a result of the development on the nearby sensitive habitats. The principles are outlined on the Infrastructure Delivery Plan and the site proforma for Calverton village in Appendix A.

3.2.16 In addition, Natural England have recommended that if a SPA is formally proposed then the mitigation strategy may need to be reviewed to ensure that it is fit for purpose.

3.2.17 In Gedling other settlements not named in Policy 2 have only been allocated small scale development to meet local needs. Local need will be defined in ~~the site a~~ specific ~~Development Plan Document~~[part 2 Local Plan](#), and may include exception sites, small scale infill, and rounding off of settlement boundaries. In Broxtowe, there are a limited number of settlements not named in Policy 2 (Babbington, [Cossall](#), Trowell and Strelley), these are relatively small and will only be considered for limited infill and therefore no specific development provision is considered appropriate.

3.2.18 Due to some locally distinct factors within each of the council areas, the detailed implementation of the broad spatial strategy has some variations across the plan area. These are set out below.

Broxtowe Borough

3.2.19 The majority of Broxtowe's housing provision is to be provided within or adjoining the main built up area of ~~Greater~~ Nottingham. This is fully in accordance with the strategy of urban concentration with regeneration and ~~-, while this distribution will include new housing in the north of Broxtowe, it~~ will focus housing delivery in or adjacent to the main built up areas in the south of Broxtowe. This will include delivery of housing together with employment [uses with the overall quantum and distribution of development subject to confirmation of land required for access and other arrangements associated with the proposed HS2 station and development](#) on the Boots/ Severn Trent site which will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Areas in the urban south of

Broxtowe benefit from being in the strongest housing sub market, having the most comprehensive public transport links particularly to Nottingham and being in the greatest area of affordable housing need. [The proposed HS2 station at Toton will add significantly to the transport and economic sustainability of this area for new development.](#) This strategy therefore performs best in terms of deliverability, sustainability, maximising opportunities for economic development, job creation and contributing to local housing needs. [This strategy also ensures that the opportunity for future development in the proposed Strategic Location for Growth on land in the vicinity of the proposed HS2 station assists with, and in no way compromises, the delivery of the station.](#)

3.2.20 However, the housing numbers and distribution also reflect a strong desire to see a broad mix of housing provided within the Broxtowe's boundaries to ensure sustainable settlements are able to expand to meet their growing needs at the same time as protecting the most strategically significant parts of the Green Belt, especially large open areas between Nottingham and Derby. Whilst the housing market has stalled in weaker housing sub markets such as Eastwood in recent economic times, there is no reason to suppose that further housing will not be provided here. Historic delivery has been good, housing need is high, and the area is supported by good access to local services, with Eastwood being the largest settlement with the widest ranges of services in Broxtowe outside of the [Greater Nottingham urban area main built up area of Nottingham](#) with a need to provide new local employment opportunities here.

3.2.21 The employment strategy will continue to protect and provide [viable well-located employment sites and premises land that continues](#) to meet [the needs of modern business needs](#) in addition to the new jobs to be provided on the Enterprise Zone at the Boots campus [and land in the vicinity of the proposed HS2 station at Toton.](#) Although not a strategic site, the existing employment offer will also be enhanced at Beeston Business Park as a result of it being part of the Enterprise Zone. Many sites in Broxtowe have accessibility advantages being close to the M1 which make such sites attractive to the market. In terms of employment, Nottingham City has helped to provide much of the job needs of Broxtowe residents and the strategy will continue to support this relationship.

3.2.22 Broxtowe is preparing a site specific Development Plan Document setting out its approach to meeting the housing figures and economic aspirations set out in the Aligned Core Strategies. The [Council](#) has resolved that where possible these will be prepared in the form of [Neighbourhood Plans](#).

Gedling Borough

3.2.23 The Borough remains committed to the long term policy of urban concentration and regeneration. Development will be focussed in sustainable locations (urban edge and sustainable villages which are accessible to the City Centre) in order to support the role of the Nottingham City as a regional centre and contribute to ensuring that the development needs of the Greater Nottingham area are deliverable. As much housing as is feasible has been located within and adjoining the Nottingham urban area.

Sustainable urban extensions have also been identified at Hucknall in recognition of its Sub Regional Centre status, as well as Bestwood Village, Calverton and Ravenshead being identified as key settlements for sustainable growth.

3.2.24 The development strategy for Gedling will support the development of key regeneration sites. The locations are considered to be highly accessible to the City Centre and town centres and should assist in town centre regeneration. The redevelopment of Gedling Colliery/Chase Farm is a [regeneration priority for Gedling Borough Council but it is acknowledged that there are challenging delivery issues for this former colliery site. If the delivery issues, which are largely related to the funding of the Gedling Access Road, cannot be resolved by 2021 a review of the part 2 Local Plan will be required.](#) ~~key strategic site on the urban edge of Nottingham and is identified as a broad location for future development. The current economic difficulties mean that comprehensive development is not considered achievable in the short term but the site remains available and suitable.~~

3.2.25 The employment strategy will continue to protect and provide [well-located employment sites and premises and that continues](#) to meet [the needs of modern business needs](#) with the protected employment sites in Gedling being well placed to receive any relocating firms moving as the result of the strategy for the Regeneration Zones in Nottingham City. Evidence also suggests that employment sites in Gedling have ~~also~~ traditionally played an important role in meeting the particular needs of smaller firms. In terms of employment, Nottingham City has helped to provide much of the job needs of Gedling residents and the strategy will continue to support this relationship.

3.2.26 The Borough is preparing a site specific Development Plan Document setting out its approach to meeting the housing figures and economic aspirations set out in the Aligned Core Strategies.

Nottingham City

3.2.27 Due to its constrained boundaries, all development within Nottingham City is to be provided within or (to a very limited extent) adjoining the main built up area. The approach is strongly focused on economic development in the City Centre and the Regeneration Zones, and on key sites such as the Enterprise Zone which includes the Strategic Site at the Boots campus and existing employment sites at MediPark and Nottingham Science Park. Housing provision is sufficient to deliver the Council's regeneration ambitions, building on a past track record of good delivery on brownfield sites, but also reflecting other key Nottingham City priorities, particularly increasing the level of family housing provided in new development, to ensure the maintenance of balanced communities, and to allow choice to residents who would otherwise have to leave the City to meet their housing needs.

3.2.28 Early provision of housing will be through existing deliverable sites, whilst the strategic locations at the Waterside Regeneration Zone and Stanton Tip will take

longer to deliver their full potential, so house building here is not expected early in the plan period. The delivery of housing on the Boots site will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone. Although the City Centre housing market has stalled due to recent economic circumstances, there is no reason to suppose that further housing will not be provided here, as the market currently experiences relatively low vacancy rates, and it is supported by a large number of students. Purpose built student accommodation is also an important part of the mix, and further provision is planned.

3.2.29 The City Council is preparing a site specific Development Plan Document setting out its approach to meeting the housing figures, economic aspirations and environmental principles set out in the Aligned Core Strategies.

Other Spatial Priorities

3.2.30 Sections four to seven of Policy 2 are included to give a more complete picture of the spatial strategy across the plan area, but are supported by more detailed policies elsewhere in the plan.

3.2.31 This economic strategy complements the approach to housing provision, based around the short term aims of supporting economic recovery, and in the medium term supporting the ongoing transition to a knowledge based economy. New employment is needed not only to ~~complement~~ complement the population growth brought about by the level of housing provision, but also to provide a range of employment opportunities to existing residents, as unemployment and low economic activity is a significant issue in some parts of the plan area. Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, to provide for the growth in the working age population, a reduction in unemployment, and an increase in economic activity. Although hard to predict, around 27,900 of these jobs could be in the plan area. The provision of high skilled, knowledge based jobs will be particularly important in recognising Nottingham's Core City and Science City status and will be a significant component of the regeneration of the Boots Campus (see Policy 7).

3.2.32 Nottingham City Centre is currently the main location for office jobs, and its importance in this regard will be strengthened with new office development, especially in the Regeneration Zones. New employment within large residential development at Top Wighay Farm will help to meet sustainability objectives in reducing the need to travel, and will also provide new opportunities for existing residents.

3.2.33 The retail hierarchy has been recognised and endorsed through various studies. However, some further provision will be needed to support major new development. Where this is proposed, the level of provision will be set out in ~~Area Action Plans~~, Supplementary Planning Documents, Masterplans or within other DPDs ~~part 2 Local Plans~~. The role of ~~the~~ City Centre ~~will be~~ is expected to be supported and enhanced in line with its regional status, as set out in policy 5, and in particular through improvements and development at the Broadmarsh and Victoria Centres. Bulwell is

currently identified as a **d**istrict **c**entre. However, it has in the past been recognised as a **t**own **c**entre, and new development of retail and health facilities, together with environmental improvements, will enable it to move up the hierarchy again. Other centres which require support, either to respond to nearby growth or because they are underperforming, will also be prioritised.

3.2.34 Transport is a major contributor to climate change, and congestion has adverse economic impacts, as well as being detrimental to air quality. Upgrading existing infrastructure and providing new infrastructure will therefore be aimed at reducing the need to travel, especially by private car, however, it is recognised in rural areas there may be limited alternatives available. There will be a strong focus on changing people's² travel behaviour (see Policy 13) and improving opportunities for journeys to be made by public transport. Major improvements to highway capacity for private cars will be a last resort.

3.2.35 New and enhanced strategic Green Infrastructure is required to mitigate effects of growth and make good existing deficiencies. Wherever possible, it should be multifunctional, for instance, in providing adequate open spaces for recreation, assisting in providing for more biodiversity and in managing flood risk, or providing opportunities for growing local food.

3.2.36 During the preparation of the Aligned Core Strategies, it has become clear that some sites will take longer to deliver than originally proposed, for example Gedling Colliery/Chase Farm in Gedling. In this case Gedling Council is proposing alternative locations at their Key Settlements for Growth to allow for the delivery of the housing figures proposed through the Aligned Core Strategies. Gedling Colliery/Chase Farm is now identified for future housing development, potentially beyond the plan period, and therefore it has no specific housing provision figure associated with it. Nevertheless, every effort will be made to redress viability issues with the aim of allowing development to commence earlier and it could be a contingency site if development elsewhere is not ~~be~~ delivered as planned.

3.2.37 Where other sites identified in the policy for housing or mixed use development do not prove to be capable of delivery within the envisaged timescales (for reasons other than poor housing market conditions), the councils will look to make up the resulting shortfall of homes on other sites identified through Strategic Housing Land Availability Assessments relevant to their area. Where this is not possible, the Borough Councils will look to other Sustainable Urban Extensions identified in the Assessment of Sustainable Urban Extensions Study. If required, the Aligned Core Strategies will be reviewed.

Monitoring Arrangements

Housing monitoring only – other spatial strategy elements dealt with under separate policies

Targets	Indicators	Delivery
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<p>Delivery of housing numbers within Policy 2</p>	<ul style="list-style-type: none"> • Net additional homes • Council supply of ready to develop housing sites • Planning permissions of Strategic allocations • Preparation of Development Plan Documents <u>part 2 Local Plans</u> to meet <u>objectives of the</u> Aligned Core Strategies 	<ul style="list-style-type: none"> • Site specific Development Plan Documents <u>allocations in part 2 Local Plans</u> • Development Management decisions • Timely review of SHLAA to manage sufficient housing supply
<p>5 year (with additional buffer of 5% <u>or 20%</u>) supply of deliverable housing sites</p>		

Policy 3: The Green Belt

1. The principle of the Nottingham Derby Green Belt will be retained. The inner boundary of the Green Belt has been recast to accommodate the allocated Sustainable Urban Extension at Field Farm, as shown on the Proposals Map. ~~Part 2 Local Plans Development Plan Documents~~ will review Green Belt boundaries to meet the other development land requirements of the Aligned Core Strategies, in particular in respect of the strategic locations and the Key Settlements named in Policy 2.
2. In reviewing Green Belt boundaries to deliver the distribution of development in Policy 2, part 2 Local Plans will use a sequential approach to guide site selection as follows:
 - a) Firstly, land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.
 - b) Secondly, other land not within the Green Belt (safeguarded land)
 - c) Thirdly, Green Belt land adjacent to the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.
3. ~~In reviewing Green Belt boundaries, in undertaking any review of Green Belt boundaries, consideration will be given to whether there are any non-Green Belt sites that are equally, or more, sustainably located. If there are no suitable non-Green Belt sites, regard will be had to:~~
 - a) the statutory purposes of the Green Belt, in particular the need to maintain the openness and prevent coalescence between Nottingham, Derby and the other surrounding settlements;
 - b) establishing a permanent boundary which allows for development in line with the settlement hierarchy and / or to meet local needs;
 - c) the appropriateness of defining safeguarded land to allow for longer term development needs; and
 - d) retaining or creating defensible boundaries.

Justification

3.3.1 The Nottingham-Derby Green Belt is a long established and successful planning policy tool and is very tightly drawn around the built up areas. Non-Green Belt opportunities to expand the area's settlements are extremely limited and therefore exceptional circumstances require the boundaries of the Green Belt to be reviewed in order to meet the development requirements of the Aligned Core Strategies and site specific Development Plan Documents.

3.3.2 When reviewing Green Belt boundaries, the original purposes of Green Belt as set out in the National Planning Policy Framework will be an important consideration, in

particular, the need to prevent coalescence and maintain openness. Nottinghamshire and Derbyshire County Councils undertook a review of the Green Belt in 2006, and this provides some guidance as to [the](#) relative importance of different Green Belt purposes around the whole of Greater Nottingham. It highlighted that the area between Nottingham and Derby is overall the most sensitive area of Green Belt, in relation to the purposes of Green Belt set out in government policy, and was taken into consideration in the preparation of the Appraisal of Sustainable Urban Extensions Study, Tribal, 2008, and the Sustainable Locations for Growth Study, Tribal, 2010

3.3.3 ~~This study~~[These studies](#) therefore informed the reasoning for the Aligned Core Strategies allocating ~~or indicating locations for~~ Sustainable Urban Extensions, and the development decisions for key settlements identified for growth. For the Sustainable Urban Extension at Field Farm, the revised Green Belt boundary is shown on the [Proposals Policies](#) Map. For the [edge of the main built up area](#) strategic locations, and for Key Settlements identified for growth named in Policy 2, the principle of Green Belt boundary reviews is accepted. The detailed boundaries will be defined through [Development Plan Documents part 2 Local Plans](#). ~~Other amendments to Green Belt boundaries are likely to be minor revisions responding to local circumstances. Some Green Belt releases may also be needed at the other villages to meet local growth needs and there may also be some minor amendments to the Green Belt as a consequence or for additional defensible boundary reasons. Both of these will also be through part 2 Local Plans.~~

3.3.3a [When choosing land to meet the objectively assessed development needs of the area the sequential approach set out in Policy 3.2 will be used to promote a sustainable pattern of development in line with the advice in paragraph 84 of the NPPF. The sequential approach does not constitute a phasing policy for the delivery of sites but informs the selection of sites through part 2 Local Plans in a way that will deliver the distribution and strategy set out in Policy 2: The Spatial Strategy.](#)

3.3.3b [In Broxtowe Borough the Green Belt will be amended to allow for the long term construction of the proposed HS2 station at Toton and a mixed use development in the vicinity of it including access arrangements to the station, a NET extension and mixed use economic and housing development which will include a minimum of 500 homes, 18,000 square metres of new employment development and enhancements to provide significant green infrastructure. Amendments to the Green Belt will be undertaken as part of the Broxtowe Allocations part 2 Local Plan."](#)

3.3.4 In Gedling Borough, some areas of land are excluded from the Green Belt (as safeguarded land) to allow for long term (ie beyond the Core Strategy period) development needs. Areas of safeguarded land will remain, and elsewhere consideration will be given as to the appropriateness of excluding other land from the Green Belt as part of boundary review to allow for longer term development needs, as advised by government policy. This can aid the 'permanence' of the Green Belt, and prevent the need for further early review of its boundaries.

3.3.5 The Green Belt ‘washes’ over many villages within the Aligned Core Strategies area. Whilst new building is inappropriate in the Green Belt where settlements are ‘washed’ over, infilling can be accommodated within a defined infill boundary of the village. These ‘infill’ boundaries identify the area within which there is an opportunity for such development without detrimental impact upon the openness of the Green Belt and are therefore tightly drawn around the villages where small gaps for infill may be found. Infill boundaries, where considered appropriate, will be defined through Development Plan Documents.

3.3.5a The Councils will set out their policies on development in the Green Belt in their Development Plan Documents part 2 Local Plans.

Monitoring Arrangements

Targets	Indicators	Delivery
Green Belt release in line with the needs set out in the Aligned Core Strategies	Production of Development Plan Documents <u>part 2 Local Plans</u>	<ul style="list-style-type: none"> Preparation of site-specific Development Plan Documents <u>allocations within part 2 Local Plans</u> Development Management decisions
	Location and area of land removed from Green Belt	

Policy 4: Employment Provision and Economic Development

1. The economy of the area will be strengthened and diversified with new floorspace being provided across all employment sectors to meet restructuring, modernisation and inward investment needs with a particular emphasis on supporting Core and Science City objectives. This will be achieved by:
 - a) providing a range of suitable sites for new employment that are attractive to the market especially in terms of accessibility, environmental quality and size, particularly where it will assist regeneration. Wherever feasible, rail accessibility for storage and distribution uses should be utilised;
 - b) placing a particular emphasis on office development (use classes B1(a & b)) as part of providing for a science and knowledge-based economy. A minimum of ~~309,800~~310,000 sq m of new office and research development (2011 – 2028) will be provided in the following spatial distribution:

Broxtowe	34,000 sq m
Gedling	22,800 <u>23,000</u> sq m
Nottingham	253,000 sq m

The level of development of office floorspace will be kept under review. If it likely appears that the provision of undeveloped floorspace will falls below the equivalent of a 5 year supply across the plan area as a whole, Development Plan Documents will be prepared to ensure a minimum provision equating to ~~five~~5 years supply is available until 2028.

- c) promoting Nottingham City Centre as the primary location for new offices along with the Southside and Eastside Regeneration Zones, and the Eastcroft area of the Waterside Regeneration Zone; in addition promoting office development of a lesser scale in the town centres of Arnold, Beeston and Bulwell.
- d) joint working between the Councils to ensure that a sufficient supply of land is maintained in Development Plan Documents to provide a range and choice of sites up to 2028 for new and relocating industrial and warehouse uses (in use classes B1(c), B2 and B8). As a minimum, 37 hectares (2011-2028) will be identified, in the following distribution:

Broxtowe	15 hectares
Gedling	10 hectares
Nottingham	12 hectares

- e) promoting significant new economic development as part of Sustainable Urban Extensions s at Top Wighay Farm (Gedling), Teal Close (Gedling),

Gedling Colliery/Chase Farm (Gedling), land in the vicinity of the proposed HS2 station at Toton (Broxtowe) at the Boots site (Broxtowe and Nottingham City) which is part of a designated Enterprise Zone. Development of a lesser scale will be promoted within major development schemes to ensure a sustainable mix of uses, as set out in Development Plan Documents part 2 Local Plans;

- f) encouraging economic development associated with the further expansion of the universities, other higher education establishments and the hospital campuses for their own purposes, together with economic development associated with them, (including their expansion) and allocating land specifically to meet the needs of high technology users;
- g) encouraging economic development of an appropriate scale to diversify and support the rural economy;
- h) appropriately managing existing employment sites and allocations to cater for the full range of employment uses by:
 - i) ensuring the allocations most attractive to the employment market remain available for employment uses;
 - ii) retaining good quality existing employment sites (including strategic employment areas) that are an important source of jobs, and sites that support less-skilled jobs in and near deprived areas, or have the potential to provide start up or grow-on space; and
 - iii) considering the release of sites that do not meet criteria (i) and (ii); and
- i) working with partners and using planning obligations to provide appropriate employment and training opportunities to assist residents in accessing new jobs.

Justification

3.4.1 New employment development is vital to the growth of the area's economy, which supports a working population of 311,000³³ (363,000 for the Greater Nottingham). Over the plan period, an increase of approximately 37,000 jobs in Greater Nottingham is anticipated, of which around 27,900 are expected to be in the plan area³⁴. These new jobs are required not only to support increased numbers of workers, but to facilitate the shift from manufacturing sectors, where employment is expected to fall, to a more knowledge based economy. Nottingham's role as a Science City is an

³³ Source: ~~2009~~ Business Register and Employment Survey 2009, not including agriculture, or self employed in Hucknall.

³⁴ See paragraphs 36 to 43 and 75 of the Greater Nottingham Employment Background Paper (June 2012) for the derivation of the Greater Nottingham and plan area future jobs figures.

important part of facilitating this process. The area also experiences significant problems of unemployment and low economic activity amongst its population when compared to the national average, together with a relatively low skill base. Addressing these issues by providing employment and training opportunities is a key priority. More jobs may also facilitate less out-commuting from the area, providing sustainability benefits.

3.4.2 Whilst planning can most directly influence office, industrial and warehousing jobs (B use classes), it is important to recognise that jobs created outside traditional employment uses of offices, manufacturing and warehousing will assist in sustaining a strong and flexible economy, as they account for around half of all jobs. When making planning decisions, regard will be given to all uses which generate employment, such as retail, health, education and civic/science-based institutions. Encouragement, where appropriate, will also be given to uses (such as crèches or day nurseries) that support or do not conflict with the main use of an employment site. Where appropriate, specific provision for these other forms of employment will be made in site specific Development Plan Documents.

3.4.3 Local Enterprise Partnerships (LEPs) have now replaced and assumed responsibility for some roles previously held by Regional Development Agencies (RDAs). Locally, the formation of the Derby, Derbyshire, Nottingham, Nottinghamshire (D2N2) LEP was endorsed by the Coalition Government in October 2010. Comprising public and private interests, it will become a key driver of sustainable local economic growth across the LEP area. Its vision is to make the LEP area one of the strongest and most resilient in the UK, and its strategic priorities are identified as skills, innovation, finance, and infrastructure, with priority economic areas of transport equipment manufacturing, medical/bioscience, food and drink manufacturing, construction, the visitor economy and low carbon goods and services.

3.4.4 In promoting sustainable and coordinated economic growth across local authority areas, it will be important for the Councils to work collaboratively with the LEP to enable the delivery of strategic planning priorities and the Aligned Core Strategies will have an important role to play in promoting economic development.

3.4.5 Whilst the Coalition Government has announced legislative changes which will remove the statutory requirement to produce Local Economic Assessments (LEA), both Nottinghamshire and Derbyshire County Councils continue to work on developing a robust base of evidence to assess the economic conditions within their areas.

3.4.6 To help promote and strengthen the role played by local economies serving communities around the conurbation, a range of suitable sites for new office-based development, and to a lesser extent industry and warehousing, will need to be provided across the area. This can include sites in adjoining local authority areas, for example the Rolls Royce site in the Hucknall part of Ashfield District, which will serve the employment needs of the conurbation as a whole. It is important that these sites are attractive to the commercial market in terms of good accessibility, environmental

quality and with some being large in size. The locations listed in Policy 4 display such attributes and therefore should be a focus for the creation of employment-generating development of various scales. Equally, it is likely that some existing businesses may need to relocate for reasons which include the long-term suitability of their premises, desire to expand or in order to diversify the nature of their operations, or to allow for regeneration and redevelopment. To meet these needs, new sites are required which can help meet regeneration needs and also contribute to the creation of a greener, more sustainable economy through the construction of environmentally-friendly premises. When allocating land, Development Plan Documents should have regard to meeting particular economic needs, for instance those arising from the [proposed HS2 hub station at Toton and East Midlands Airport. Development in the vicinity of the proposed HS2 station at Toton will include a minimum provision of 18,000 square metres of B class employment floor space. There is evidence that this employment element of development in this location will prove more attractive to the market in the later years of the Core Strategy period and quite possibly beyond 2028 when the station is operational. It is necessary to ensure that the land is available within the proposed strategic location as part of a comprehensive mixed-use development. The precise details of the allocation will be recommended by the HS2 Working Group and determined in the Broxtowe Allocations part 2 Local Plan.](#)

3.4.7 The Employment Land study (Nottingham City Region Employment Land Study (2007 and updated in 2009) considered office jobs and industrial and warehousing jobs separately. The Employment Background Paper (2012) has been prepared showing how the findings of the study have been taken into account.

Office Development

3.4.8 The Employment Land study predicts how many jobs will be created in the office sector, and then uses a jobs to floorspace multiplier to calculate a level of floorspace required to support those jobs. The study focuses on the period between 2006 and 2016 (longer term projections being considered less reliable). The Employment Provision Background Paper explains how provision for 2016 to 2028 has been accounted for.

3.4.9 As office floorspace has been developed at a slower rate than envisaged by the study between 2006 and 2011, there has been a 'shortfall' in provision of around 70,000 square metres across Greater Nottingham. This has been added to the floorspace total, which has then been distributed to Council areas taking account of anticipated supply to give the figures in Policy 4 (b). The inherent uncertainty of long term employment projections means the figures in the policy should be treated as indicative minimums.

3.4.10 The Employment Land study also recommends the use of a 'frictional margin' or a stock of developable sites/premises to ensure a range and choice of sites are always available. The study recommends a 'frictional margin' of between 2 and 5 years of recent take up. Because the provision figures proposed are significantly above the

frictional margin, this additional amount of floorspace will only be required towards the end of the plan period, and if the rate of office development, or loss of office floorspace, proceeds faster than that envisaged by the plan. Given the uncertainty acknowledged by the Employment Land study of longer term projections, it is proposed that office development be closely monitored, and if it appears likely that the additional 'frictional margin' is required, then the Greater Nottingham Councils (including Erewash and Rushcliffe) will work together to ensure adequate provision.

3.4.11 Based on publicly available information, a jobs to floorspace requirement of 15 square metres per full-time equivalent (FTE) post has been used to generate the floorspace figures in the policy. However, as development occurs, job/floorspace ratios will be kept under review, and floorspace requirements will be interpreted in the light of any new evidence, should it prove necessary.

3.4.12 Many office jobs will be accommodated within existing buildings and current supply, including sites identified in Policy 4. However, new sites required to accommodate office development will be set out in site specific Development Plan Documents.

3.4.13 The primary focus for new office and commercial development should be within Nottingham City Centre, and more specifically the Regeneration Zones located around its periphery. This recognises the City Centre's regional importance, and its role as the main driver of the Greater Nottingham economy. Development here will make effective use of existing facilities, services and the high level of accessibility to surrounding parts of the conurbation and beyond.

3.4.14 The plan's town centres are also important employment locations, both for their service and retail functions. The development of new office floorspace can enhance their wider economic roles. They benefit from relatively high levels of accessibility, especially by public transport, and by the presence of supporting services. New office floorspace will help to meet localised needs around the conurbation in sustainable locations. However, new office floorspace provided should not be of a scale which could undermine the role of the City Centre in meeting demand or the development of strategically important employment opportunities on the sites identified within Policy 4.

Industrial and Warehousing Development

3.4.15 The Employment Land study highlights a decline in manufacturing and warehousing employment up to 2016 and this decline is expected to continue beyond this date. It also identifies an oversupply of sites for these sectors. Despite the anticipated overall net reduction in jobs and floorspace, the study encourages the identification of an appropriate supply of land to support opportunities for modernisation, relocation and expansion, and to allow a margin for the smooth operation of the market for such sites. To achieve this, Councils will work together to maintain an identified supply of land across the plan period to 2028 for manufacturing and warehousing uses, and identify suitable sites within Development Plan

Documents.

3.4.16 In the same way as for office provision, the Employment Provision Background Paper (2012) also shows how the findings of the Employment Land study have been taken into account in deriving industrial and warehousing provision. Due to the ongoing decline and therefore reduced demand for sites and premises in the industrial and warehousing sector, some loss of land and premises from this use to other uses is acceptable, however land lost beyond this acceptable level, for other uses (including offices), should be made up. For Greater Nottingham as a whole, this equates to approximately 47 hectares of employment land for new industrial and warehousing use.

3.4.17 The Employment Land study also recommends the use of a 'frictional margin' for industrial and warehousing land across Greater Nottingham, of around 5 years take up, equating to approximately 33.5 hectares. Due to the area of land that needs to be made up in policy terms to account for planned losses of industry and warehousing being relatively modest, and not significantly greater than the 'frictional margin', for industrial and warehousing land the margin has been added in to the total Greater Nottingham requirement, which has then been distributed to Council areas taking account of available supply.

3.4.18 Because existing allocations and planning permissions exceed the foreseen need for industrial and warehousing land, the policy seeks to ensure a reasonable supply of land of good quality remains available for this use, however, it also encourages allocating new land where this will be attractive to the market.

3.4.19 The Employment Land study recommends that some employment sites should be considered for release to other uses, as they no longer serve the needs of modern businesses. It is therefore vital that viable employment sites that are an important source of jobs and cater for a range of numerous businesses and enterprises should be protected as they remain an important economic driver for the area, and when located in and near deprived areas, can help to provide less-skilled jobs. However, some employment land is no longer viable in its current use, and should be released for redevelopment. Based on policy recommendations from the Employment Land Study, Local Development Documents part 2 Local Plans will protect existing employment lands and premises which existing employment land and premises will be protected which:

- Safeguards well-located land that continues to meet the needs of modern businesses, (for instance by having good access to the transport network and labour markets, and being premises capable of economic reuse) especially larger sites that may be considered strategically important ~~sites~~.
- Safeguards 'locally valuable' sites that are required to meet identified regeneration aims.

3.4.20 The Councils will work with partners to remove development constraints on existing employment sites which are well located.

3.4.21 To fully reflect Nottingham's status as a Science City, the Aligned Core Strategies encourage economic development which strengthens the plan area's role as an exemplar of international science and technology. ~~Site specific Development Plan Documents~~Part 2 Local Plans part 2 Local Plans will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area's hospitals and universities, which are vital part of the area's economy in their own right, employing thousands of staff. Establishing growth opportunities for high technology companies to locate or expand will help the conurbation to diversify its economy in line with the initial priorities of the D2N2 LEP and will provide employment opportunities for graduates of the area's Universities, thus retaining them for the benefit of the area's economy. It will also ~~and~~ maximise the potential of the designated Enterprise Zone at the Boots Campus (which is a Strategic Site) and the existing employment sites at Beeston Business Park, MediPark and Nottingham Science Park. The Enterprise Zone will benefit from reduced business rates and the availability of super-fast (or high-speed) broadband to attract the creation of new businesses and jobs needed within the LEP area to help drive sustainable economic growth.

3.4.22 The Aligned Core Strategies will also support opportunities to help ~~reskill to re-skilling~~ of the workforce, and with access to local job opportunities. Some parts of the areas experience significant levels of unemployment, low economic activity and low levels of skills, and these problems are particularly acute in Nottingham City (see paragraphs 2.2.7, 2.9.10 and 2.9.11). Employment and training opportunities, provided as part of new development, can enable the local population to take advantage of opportunities created by new development, and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector across the conurbation. There is strong evidence that increasing employment and prosperity across the social gradient will also contribute to improving health and wellbeing and reducing inequalities.

3.4.23 The rural areas make a significant contribution and play an important role in the local economy. The continued importance of agriculture (~~including food production~~) and other countryside-related activities contribute to its diversity. Development which helps to strengthen or assists with the diversification of the rural economy and which provides a source of local employment opportunities will be supported. The National Planning Policy Framework provides guidance on how best to support sustainable economic growth in rural areas and to encourage the rural economy to diversify.

3.4.24 To meet an identified sub regional need for strategic distribution uses, a Strategic Distribution Site Assessment study has reviewed development opportunities within the Nottingham, Derby and Leicester area of the East Midlands. This study (undertaken by AECOM) was published in May 2010 and recommended three sites based on their suitability against a range of ~~-criterion~~criteria. None of the sites are located within the plan area (the nearest being to the north of East Midlands Airport in Leicestershire). Therefore no strategic distribution site is proposed in the Aligned Core Strategies. However, when allocating sites in ~~subsequent Development Plan~~

[Documents part 2 Local Plans](#) or determining planning applications for storage and distribution uses, the criteria set out in Policy 4 will be relevant.

Monitoring Arrangements

Targets	Indicators	Delivery
Strengthen and diversify the economy and create 27,900 new jobs	Overall number of jobs in the plan area	<ul style="list-style-type: none"> • Aligned Core Strategies • Employment land related Development Plan Documents allocations in part 2 Local Plans • Development Management decisions
Develop 309,800 310,000 sq m of office space	Net addition in new office floorspace	
Maintain a minimum amount of industrial and warehouse supply of 33.537 hectares	<ul style="list-style-type: none"> • Available supply of industrial & warehouse land • Net change in supply of industrial & warehouse land 	
Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares)	Net addition in new industrial and warehouse development	
Improve skill levels of the working age population	% of the working age population with NVQ level 2 or above	
Delivery of strategic sites within Aligned Core Strategies	Planning permissions	

Policy 5: Nottingham City Centre

1. The City Centre will be promoted as the region's principal shopping, leisure and cultural destination. The role of the City Centre will be enhanced in the future by adopting the following strategy:
 - a) Maintaining a prosperous, compact and accessible retail centre by:
 - i) significantly increasing the retail and leisure floorspace of the City Centre, to promote and strengthen current north-south and east-west shopping patterns and permeability through the mixed-use redevelopment and expansion of the Broadmarsh and the Victoria Centres;
 - ii) safeguarding the Primary Shopping frontages as the focus for City Centre retail development [to reinforce the north-south and east-west shopping patterns and connect the main retail destinations in the City;](#)
 - iii) ensuring that other new retail development is well integrated and closely linked with the Primary Shopping frontages in terms of proximity, continuity of function and ease of access; and
 - iv) ensuring that the Primary Shopping frontages remain predominantly in retail and shopping use (Use Class A1).
 - b) Developing an economically prosperous City Centre through the development of offices and businesses and supporting related uses such as new hotels (particularly addressing the lack of high quality hotels), exhibition and conference venues.
 - c) Creating an inclusive and safe City Centre by:
 - i) making the City Centre more attractive to pedestrians, cyclists and public transport users;
 - ii) encouraging uses that make key night time pedestrian routes safer and well used;
 - iii) supporting leisure development and cultural facilities that appeal to the full range of the conurbation's population, especially families and young people; and
 - iv) having regard to crime and disorder issues through managing the scale, concentration and regulation of pubs, bars, nightclubs, and other licensed premises, hot food takeaways and taxi ranks.
 - d) Making the City Centre the focus of public transport and sustainable transport modes by:
 - i) providing for the delivery of NET Phase two and any future NET proposals;
 - ii) improving Nottingham Midland Rail Station and its integration with the City Centre;
 - iii) [promoting providing](#) replacement City Centre bus stations and

- improving other bus interchange facilities;
 - iv) increasing bus stop capacity and regulating quality, access and timings;
 - v) looking at the redistribution of through traffic movements to the east and south of the city and re-prioritising access for public transport;
 - vi) optimising parking supply and pricing to support the viability and vitality of the City Centre;
 - vii) improving cycling access and permeability throughout the City Centre; and
 - viii) rolling out Real Time Information for all City Centre bus services.
- e) Creating a network and hierarchy of safe pedestrian routes and good quality civic spaces to connect all parts of the City Centre by linking key historic and cultural assets, facilities and venues and reducing the severance effects of the current road network and urban form, especially between the City Centre and surrounding communities.
- f) Supporting City Centre living initiatives, where suitable living conditions can be secured by:
- i) having regard to residential amenity when considering development in relation to the night-time economy and considering a restraint on uses and opening hours to reduce the risk of noise and other disturbance;
 - ii) diversifying the profile and mix of City Centre housing, including student housing where appropriate; and
 - iii) enabling the provision of facilities such as schools and health centres that would encourage more diversity in housing provision.

g) Preserving and enhancing the rich historic, cultural and high quality built environment, recognising the positive contribution it makes to local character and distinctiveness and utilising its potential to attract visitors and tourists, supported by the development of appropriate facilities, events, markets and attractions.

~~g) Exploiting the rich historic, cultural and high quality built environment to attract visitors and tourists, supported by the development of appropriate facilities, and promoting events, markets and attractions.~~

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Justification

3.5.1 Significant change is planned to the City Centre over the Core Strategy period, with improvements and development at the Broadmarsh Centre and the Victoria Centre. Development at the Broadmarsh Centre will be with large scale retail development at the Broadmarsh Centre complemented by a new Midland Rail Station/NET interchange and other development in the Southside Regeneration Zone (see Policy 7) improving this important 'gateway' to the City Centre. ~~This development in the south of the City Centre will be balanced by redevelopment of the Victoria Centre~~

~~in the north, to help maintain the strong north-south retail patterns.~~ In addition to this, further large scale office, housing and other complementary uses are planned for the periphery of the City Centre in the Eastside and Waterside Regeneration Zones, effectively extending the functional boundaries of the City Centre.

3.5.2 The City Centre is the most accessible and sustainable location for main town centre uses and performs a central role in the conurbation's economy and wider regeneration objectives. Consolidation and further improvement of the City Centre is absolutely critical to the future success of the conurbation. Nottingham City Centre's recent drop in CACI's 2010 retail rankings from 5th to 6th (although this position was maintained in 2011) suggests relative under performance compared to other major retail centres, and is in part a result of recent development in the competing centres of Derby and Leicester. In accordance with the National Planning Policy Framework, policies are therefore required which will support and sustain Nottingham's position, allow it to compete effectively with other centres, and enable further investment in the City Centre. It will therefore be important to encourage and retain retail development within and adjacent to the Primary Shopping Frontages which reinforces retail vitality and promotes competition between retailers and enhances consumer choice. At the same time, regeneration schemes within or adjacent to the City Centre will also be promoted, some of which will include local retail provision to complement the core retail function of the City Centre.

3.5.3 The Greater Nottingham Retail Study [Partial Update 2013](#) indicates that during the Core Strategy period there will be sufficient increased spending capacity across the City Centre's catchment area to support significant new comparison shopping floorspace. [The study includes a number of scenarios for examining the future capacity of the City Centre. The City Council's preferred scenario assumes city centre development will help to increase the city's market share of expenditure. Based on this scenario capacity will exist for around 35,500 square metres \(net\) of comparison retail floorspace by 2021 rising to around 47,000 square metres by 2026. The redevelopment of the Victoria and Broadmarsh Centres will account for most of this increase in market share and will absorb capacity to 2021 rising to around 47,000 square metres by 2026. However, as the study was not a full update \(it used the results of a Household Survey undertaken in 2009\), it recommends that retail capacity projections will need to be updated and monitored, and any changes will need to inform the City Council's part 2 Local Plan. The study treats the Broadmarsh centre redevelopment as a commitment, and indicates additional capacity over and above this for 30,200 square metres at 2021, rising to 58,400 square metres at 2026](#)

3.5.4 [Development proposals at the Broadmarsh and Victoria Centres, and the reoccupation of vacant floorspace, are key priorities for City Centre retailing.](#) Current proposals for the Victoria Centre redevelopment indicate proposed comparison floorspace of [around 30,000 square metres.](#) [These proposals, together with the redevelopment of the Broadmarsh Centre Both schemes](#) will also deliver further convenience shopping and leisure opportunities. [If fully implemented, the two](#)

development schemes will accommodate growth in comparison retailing expenditure over a significant part of the plan period. Given the fact that the Retail Study was only partially updated, and its long term projections are therefore less reliable, further major retail development will only be appropriate if evidence demonstrates the additional shopping floorspace growth can be accommodated. Assuming that both the Broadmarsh and Victoria Centres are developed as currently envisaged, and trading fully by 2017, based on the Greater Nottingham Retail Study there will be limited capacity for further major comparison retail development prior to 2021³⁵. Once both schemes are committed, the focus of retail development will therefore be on the refurbishment, rationalisation and consolidation of the wider City Centre retail offer.

3.5.5 Protecting and enhancing the City Centre's retail and leisure functions is the best defence against the potential impact of ~~out-of-town-out of centre~~ shopping or leisure developments, and their attendant threats to the City Centre's vitality and viability. The National Planning Policy Framework continues to see ~~in centre City Centre~~ and ~~then~~ edge of centre developments as being preferable, and the evidence suggests no need to identify or plan for additional ~~out of centre comparison retail out-of-town~~ development.

3.5.6 In addition to retailing, the City Centre is the key location of offices in the plan area, and Policies 4 and 7 will be important in delivering the scale of business and economic growth envisaged, and promoting areas of new office-led development. In order to support the City Centre's ongoing role in this regard, the development of related uses such as conference centres, exhibition space and hotels will be required. Indeed, the lack of high quality hotels has been identified as a significant omission in the City Centre's 'offer'

3.5.7 In addition to the measures needed to support the improved retail offer, the focus on transport accessibility, connectivity within the centre, the creation of a high quality environment and improvements to safety will also be essential strategy components. In some parts of the City Centre there are existing issues of public order, noise and disturbance associated with both concentrations of licensed premises and with large, high occupancy venues. Planning can play a role in controlling or reducing the impact of licensed premises, in partnership with other licensing regimes and management strategies, and where this is the case, Local Development Documents will be prepared.

3.5.8 The City Centre is the most accessible part of the conurbation, and maintaining that accessibility will be essential to the ongoing vitality and viability of the City Centre, however, this should be part of a wider accessibility strategy including orbital and cross City movements. Bus and NET accessibility is particularly important in this regard, and a Statutory Bus Quality Partnership has been established covering the City Centre, regulating the quality, quantity and timing of bus movements. Improvements are also planned to the Midland Rail Station, which will accommodate a new interchange with

³⁵ A retail assessment submitted with the Victoria Centre planning application identifies sufficient expenditure to support both schemes by 2019.

the NET, and create a good quality 'gateway' to the City Centre. However, the location, quality and quantity of car parking is also key to supporting the vitality and viability of the City Centre, and optimising its use, balancing the needs of shoppers and long stay users, will continue to be important.

3.5.9 There is evidence that the housing market for the City Centre has slowed but it is anticipated that this will improve again as the economic cycle progresses. The quantum of new housing required overall means that a significant contribution will still be required from higher density schemes in and around the City Centre (which will include purpose built student accommodation in appropriate locations). However, it will be essential to see a greater mix of types, sizes and tenures than has been delivered previously, and this issue is addressed in Policy 8.

3.5.10 Nottingham's historic, cultural and high quality built environment is a unique asset for the conurbation, which makes a positive contribution to the local character and distinctiveness of the City Centre, and has the potential to ~~which could~~ make a more significant contribution to the economic well being of the conurbation. The roles played by key historic and cultural assets such as the Old Market Square and the Lace Market are explicitly recognised, and will be enhanced wherever possible in bringing forward new City Centre development and regeneration. Similarly, it is increasingly recognised that successful city centres will need to capitalise on their wider roles as leisure destinations in order to support their key functions, and the promotion of specialist markets, attractions and events, or promoting specific 'quarters' defined by character, function or available development opportunities, will be important in this regard.

Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of major projects outlined in Aligned Core Strategies	<ul style="list-style-type: none"> • Net new office floorspace in the City Centre • Net new homes in the City Centre • Planning permissions • Authority Monitoring Report 	<ul style="list-style-type: none"> • Development Plan Documents Nottingham City's part 2 Local Plan • Development Management decisions
Maintain health of Primary Shopping Frontage	<ul style="list-style-type: none"> • New retail floorspace created • Vacancy rates • Proportion of A1 uses within Primary Shopping Frontage 	

Policy 6: Role of Town and Local Centres

1. The following network and hierarchy of centres will be promoted:

a) City Centre:

Nottingham City Centre

b) Town Centres:

Arnold, Beeston and Bulwell,

c) District Centres:

Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Stapleford, and Sherwood.

d) Local Centres:

Broxtowe

No designated Local Centres

Gedling

Burton Joyce, Calverton, Carlton Hill, [Gedling Colliery/Chase Farm](#), Gedling Village, Mapperley Plains, Netherfield and Ravenshead

Nottingham City

Alfreton Road, Aspley Lane, Beckhampton Road, Bracebridge Drive, Bramcote Lane, Bridgeway Centre, Carrington, Mansfield Road, Nuthall Road, Robin Hood Chase, Sneinton Dale and Strelley Road.

e) Centres of Neighbourhood Importance:

Where appropriate, these will be defined in subsequent site [allocations in part 2 Local Plans](#)~~specific Development Plan Documents~~.

2. [The boundaries of centres, primary shopping areas and the identification of sites for main town centre uses to meet identified need will be defined in part 2 Local Plans](#). ~~The boundaries of centres and the identification of sites for main town centre uses to meet identified need will be defined in site specific Development Plan Documents~~. Development on identified sites should be appropriate in scale and nature to the role and function of that centre and of the area it serves.

3. ~~A n~~**New Centres** of Neighbourhood Importance ~~which to~~ serve ~~the~~ new sustainable community ~~ies~~ at the Waterside Regeneration Zone (Nottingham City) and a ~~Local Centre at~~ [Gedling Colliery/Chase Farm \(Gedling\)](#), ~~if development commences in the plan period~~, will be required. New retail development at these locations will be expected to consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres.

4. [Other major residential-led development may require retail development of an](#)

appropriate scale and these will be addressed in [part 2 Local Plans](#) subsequent Development Plan Documents.

5. 5. The following centres are considered to be in need of enhancement or to be underperforming. Local Development Documents or informal planning guidance will be used to enhance their vitality and viability:

- a) Arnold;
- b) Bulwell (will be enhanced from a ~~d~~District to a ~~t~~Town ~~c~~Centre);
- c) Carlton Hill (will be enhanced to become a Local Centre);
- d) Clifton;
- e) Eastwood;
- f) Netherfield;
- g) Robin Hood Chase;
- h) Stapleford
- i) Strelley Road; and
- j) The Bridgeway Centre.

A similar approach will be followed for other centres which are in need of enhancement or display signs of underperformance.

6. The vitality and viability of all centres will be maintained and enhanced, including widening the range of uses (whilst maintaining a strong retail character), environmental enhancements and improvements to access, which should all take account of equality issues. The primary focus for office-based development will be within the City Centre, with development of a lesser scale promoted in the ~~t~~Town ~~c~~Centres.

7. ~~n Main town centre uses should be located in centres. Development should be appropriate in scale and nature to the role and function of the centre. If no suitable sites are available in centres then edge-of-centre locations should be used, and only if there are no suitable sites will out of centre sites be considered. Proposals for edge of centre and out of centre sites should satisfy the sequential test and show how the development will not have a severe adverse impact on any centre. Part 2 Local Plans will set thresholds where impact assessments will be required for main town centre development in edge of and out of centre locations. Development of retail and leisure uses in out-of and edge-of-centre locations will need to demonstrate suitability through a sequential site approach and also provide a robust assessment of impact on nearby centres. Subsequent Development Plan Documents will determine the need to set thresholds for the scale of main town centre development in edge-of and out-of centre locations.~~

Justification

3.6.1 The area is served by a diverse range of distinctive town, district and local

centres, of all which serve important roles in meeting the various needs of its many neighbourhoods. Such needs typically include good accessibility to shops, and the presence of key services and employment opportunities, with all being influential factors in ensuring the continued viability and vitality of a centre. The network and hierarchy of centres are shown below on Map 3.12 (which includes for completeness ~~T~~own and ~~L~~ocal ~~c~~Centres throughout Greater Nottingham). Note: Hucknall is defined as a Major District Centre in the Ashfield Local Plan, for the purposes of this policy, a Major District Centre is comparable to a ~~T~~own ~~c~~Centre within the hierarchy.

3.6.2 It is also important that all centres continue to act as a focus for community life where residents can live, socialise and help to strengthen social cohesion. To maintain this, it is vital to preserve, and where needed, add to the diverse range of (predominantly) retail facilities, which can include markets, already present within them. This is essential in ensuring the continued vibrancy and prosperity of centres, particularly in challenging and ever-changing economic circumstances. This approach is reaffirmed by the National Planning Policy Framework, which requires local authorities to apply a sequential test to accommodating new main town centre uses, requiring proposals to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered~~develop a sequential approach towards accommodating new retail and town centre development within, or adjoining its centres.~~ This will help to ensure that appropriately-sized and type of development make a positive contribution to the role and function of any centre where a scheme is proposed.

3.6.3 The National Planning Policy Framework also requires Councils to demonstrate through Development Plan Documents how they can meet identified needs for main town centre uses. In achieving this, Councils will be guided by evidence from their Retail Needs Studies. These provide detailed data on the level of need for comparison and convenience floorspace both within identified centres and also across local authority areas as a whole and will be regularly reviewed to inform future planning decisions. This evidence in conjunction with a clear definition of primary and secondary frontages, will be used to assist the defining of the extent of town centres, primary shopping areas and the identification of sites for main town centre uses to meet identified need.

3.6.4 The retail hierarchy and network has been developed using evidence from the shopping studies. The existence of the hierarchy will help to guide new development to appropriately sized centres across the conurbation and ensure that future growth is adequately balanced across the plan area and Greater Nottingham as a whole. The hierarchy is influenced both by the scale and status of existing centres, and is flexible in allowing centres to grow sustainably where recognised retail needs are demonstrated.

3.6.5 Patterns of retail activity will inevitably evolve over the plan period. Large new communities, mainly on identified urban extension sites, are proposed, and, to meet their needs, the designation of suitably sized centres, or the enhancement of existing centres, may be necessary to ensure access to a mix of facilities based on local need. New or enhanced centres should fit within the hierarchy, and reduce the current number of unsustainable journeys connected to retail activity. New centres should not

have a detrimental impact on other existing centres recognised through the hierarchy.

3.6.6 Town ~~c~~Centres have the potential to play a more significant role within the local economy. Offices can play a role in creating diverse ~~town~~ centres, and with a strong network of linked centres around the area, opportunities of an appropriate scale to add to existing or provide new sources of local employment should be encouraged wherever possible.

3.6.7 It is acknowledged that some centres are not performing to their potential. It will therefore be necessary to keep the health of centres under constant review, and identify those which may be in decline where future changes will need to be carefully managed. In addition to those centres specifically mentioned in the policy, the retail studies highlight Hyson Green, Sherwood, ~~Stapleford~~, and Mapperley Plains as centres which are generally performing less well. These centres will be kept under review, and baseline data for social, environmental and economic factors relating to them will be used as a way of making decisions regarding their role and function.

3.6.8 Indicators which point towards underperforming centres include high vacancy rates, poor built environments and a narrow retail offer, all of which influence how people make choices on where they wish to visit. Where centres display some of these indicators, policy interventions through informal planning guidance may be needed to improve economic performance

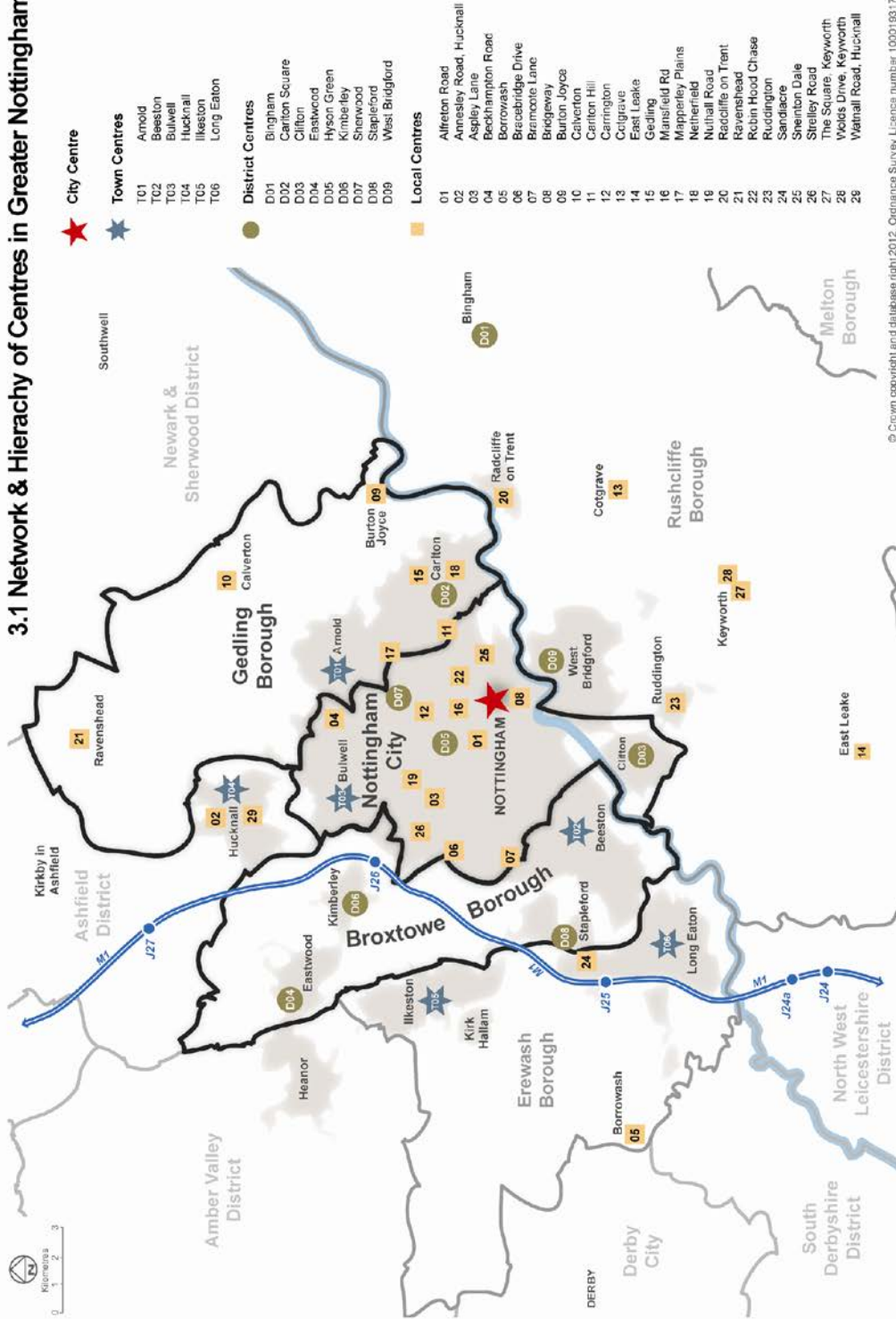
3.6.9 The impact of out-of-centre or edge of centre retail development (which includes proposals to vary conditions on existing facilities to widen the range of goods sold) remains a threat to the continued vitality and viability of existing centres, and could affect their economic performance. Promoting the hierarchy of centres will help to achieve and redress balance across retail growth and focus new activity on existing named centres, rather than compromise viability and vitality by supporting unsustainable out-of-centre proposals that do not encourage sustainable methods of travel. Proposals for out-of-centre or edge-of-centre retail development and town centre uses will therefore be required to ~~strongly~~ demonstrate both a sequential approach to ~~its~~ their location and how ~~it~~ they will not have ~~an~~ a significant adverse unacceptable impact on the vitality and viability of nearby centres, or on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposals ~~undermine regenerative activities within them.~~

Monitoring Arrangements

Targets	Indicators	Delivery
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<p>Maintain or improve the vitality and viability of the centres within the plan area</p>	<ul style="list-style-type: none"> • Planning permissions for retail and other town centre use development. • Assessed retail need (from Needs Study) • Centre Health checks • Amount of new B1 office floorspace created in town centres. • Amount of retail floorspace approved outside of defined centres. 	<ul style="list-style-type: none"> • Site-specific Development Plan Documents <u>Part 2 Local Plans</u> • Area Action Plans • Masterplans • Development Management Decisions
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3.1 Network & Hierarchy of Centres in Greater Nottingham



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Policy 7: Regeneration

1. Regeneration will be focused in the following locations and sites:

- a) Eastside Regeneration Zone will be a focus for major residential and employment led mixed use regeneration and redevelopment across a number of key sites, supported by complementary hotel, conference centre and retail development, sports and leisure, education, and new public open space. The improvement of east – west links and better connections with the existing central core will be required;
- b) Southside Regeneration Zone will be developed as a mixed use business district, with a predominance of offices, supported by residential development, new hotels and complementary retail and leisure activity across a number of key sites. Improvements to Nottingham Midland Station will include a better public transport interchange with additional NET lines, and improved operational and passenger capacity. Direct access to a future High Speed Rail network will be safeguarded. Development will enable enhanced links to be created between the City Centre and adjoining Meadows community/Trent Bridge and provide an upgraded public realm;
- c) Waterside Regeneration Zone will be the location of new mixed use neighbourhoods at Trent Basin and Meadow Lane, with appropriate local supporting facilities, and strong links to surrounding communities and the riverside. A new business quarter in the vicinity of the Eastcrot Depot will be explored, linked to an upgraded canalside public realm. Improved Green Infrastructure connections, including a continuous footpath and cycleway along the north bank of the River Trent, pedestrian and cycle access across the river, to the City Centre and to surrounding communities will be required. Development will facilitate enhanced east – west transport links (including public transport), and the completion of a link road from Trent Lane to Racecourse Road;
- d) The Boots Campus and adjacent Severn Trent land will be developed to take full advantage of currently underused and surplus land to create a sustainable and vibrant mixed use environment, comprising of additional high quality employment facilities and new homes, established within a landscaped campus setting. The Boots Campus itself has been designated as part of an Enterprise Zone;
- e) Gedling Colliery/Chase Farm offers the opportunity for the redevelopment and reuse of brownfield land to create a new sustainable neighbourhood, ~~if development commences in the plan period~~. It will be designed to engender a safe and strong community and to create a place of distinction, and will require the construction of the Gedling Access Road;

- f) **Stanton Tip, Hemphill Vale provides a significant reclamation opportunity in Nottingham City to provide new family housing, employment, local community uses and additional and enhanced Green Infrastructure. Development here will lead to the creation of a new community which connects with and provides for existing adjacent neighbourhoods, and will safeguard the nature conservation and biodiversity value of the site; and**
- g) **Local initiatives will be supported in other areas of recognised regeneration need. Major new development proposed in close proximity to these areas should be designed and implemented to assist in addressing those regeneration needs.**

2. **Details regarding the specific sites and the mix of uses and scale of development on sites within the general locations referred to above will be identified within ~~Local Development Documents~~ part 2 Local Plans, or adopted Masterplans.**

Justification

3.7.1 Regeneration, alongside urban concentration, is a key part of the plan's strategy. This means reusing land that has been previously developed (brownfield land), and identifying priority areas for economic regeneration (see Policy 4). The area faces significant regeneration challenges which will require the redevelopment of derelict or underused sites around the edge of the City Centre and elsewhere, revitalisation of water front locations, tackling problems from the area's industrial legacy, and the transformation of specific housing areas. The delivery of regeneration and development in the areas listed in the policy is considered to be complementary to development of other strategic sites, and both are required to ensure delivery of housing and economic development over the plan period. Where remediation of sites is proposed practical sustainable remediation technologies should be incorporated where applicable.

3.7.2 Achieving high quality urban renaissance is complex and demanding. It requires a clear and consistent policy framework to give a degree of long term security to developers and their partners that allows them to make investment decisions with confidence and to plan on the broadest and most comprehensive footing.

3.7.3 Within the regeneration areas identified above and shown on Map 3.2, development schemes will be comprehensive and coordinated, and follow the principles of sustainable development. Existing planning guidance exists for the Eastside, Waterside and Southside Regeneration Zones, and they are defined in saved Local Plan policies. Their extent, and the nature of mix of uses proposed for them, are being reviewed as part of the preparation of ~~a site specific Development Plan Document~~ the part 2 Local Plan for the City. Given the economic circumstances

prevailing in the short term, this is likely to involve an approach emphasising ~~on~~ the development of key sites, and ~~on~~ capitalising on their locational advantages, ~~not only~~ with regard not only to the proximity of the City Centre, but also to the ease of access to renewable energy networks.

3.7.4 ~~As the combined sites of the Boots Campus (in both Broxtowe and Nottingham City) and adjacent Severn Trent land (solely within Broxtowe) cross the administrative boundary therefore. The Boots Campus and adjacent Severn Trent land is in both Broxtowe Borough and Nottingham City, so~~ a partnership approach to ~~its~~ development is being pursued. The site is part of a designated Enterprise Zone, and it is intended to introduce a simplified approach to planning to maximise the economic benefits of Enterprise Zone designation.

3.7.5 For the other locations, Local Development Documents will provide further detail where necessary, including the promotion of:

- Economic growth through the delivery of high quality employment proposals suitable for the needs of modern business
- High quality, mixed residential neighbourhoods with access to a range of local facilities, which are integrated with and complement both existing adjacent communities and facilities
- Open spaces to meet the needs of the communities
- Mixed uses which allow the potential for work, rest and play
- Improved accessibility and connectivity to minimise the need for travel and facilitate opportunities for walking, cycling and public transport initiatives, including by the exploitation of the riverside and water corridor
- The protection and enhancement of Historic and Cultural assets
- The protection, enhancement and creation of natural habitats to increase ecological value, including new and existing biodiversity interests
- Training and employment schemes to maximise the opportunity for local job recruitment
- Relocation of existing businesses where appropriate
- Where relevant, addressing issues in relation to equalities matters and health and wellbeing.

3.7.6 Successful regeneration also requires a partnership approach, involving all the agencies with a relevant interest in the area. The Councils will therefore work with agencies such as the Homes and Communities Agency, Derby Derbyshire Nottingham and Nottinghamshire Local Enterprise Partnership, Nottingham Regeneration Ltd, other Councils where relevant, transport and infrastructure providers, landowners and developers, together with local groups and residents, to ensure the best regeneration outcomes. Given fragmented ownership, sometimes unrealistic expectations of value, and the costs and uncertainties of preparing previously developed land for development, together with access and other infrastructure issues, a pro active approach to land assembly may be required in some instances, including the use of Compulsory Purchase powers. An Infrastructure Delivery Plan, based around

objective assessments of infrastructure capacity, funding sources and timescales for delivery sits alongside the Aligned Core Strategies, and provides further detail regarding expectations related to the timing and phasing of development.

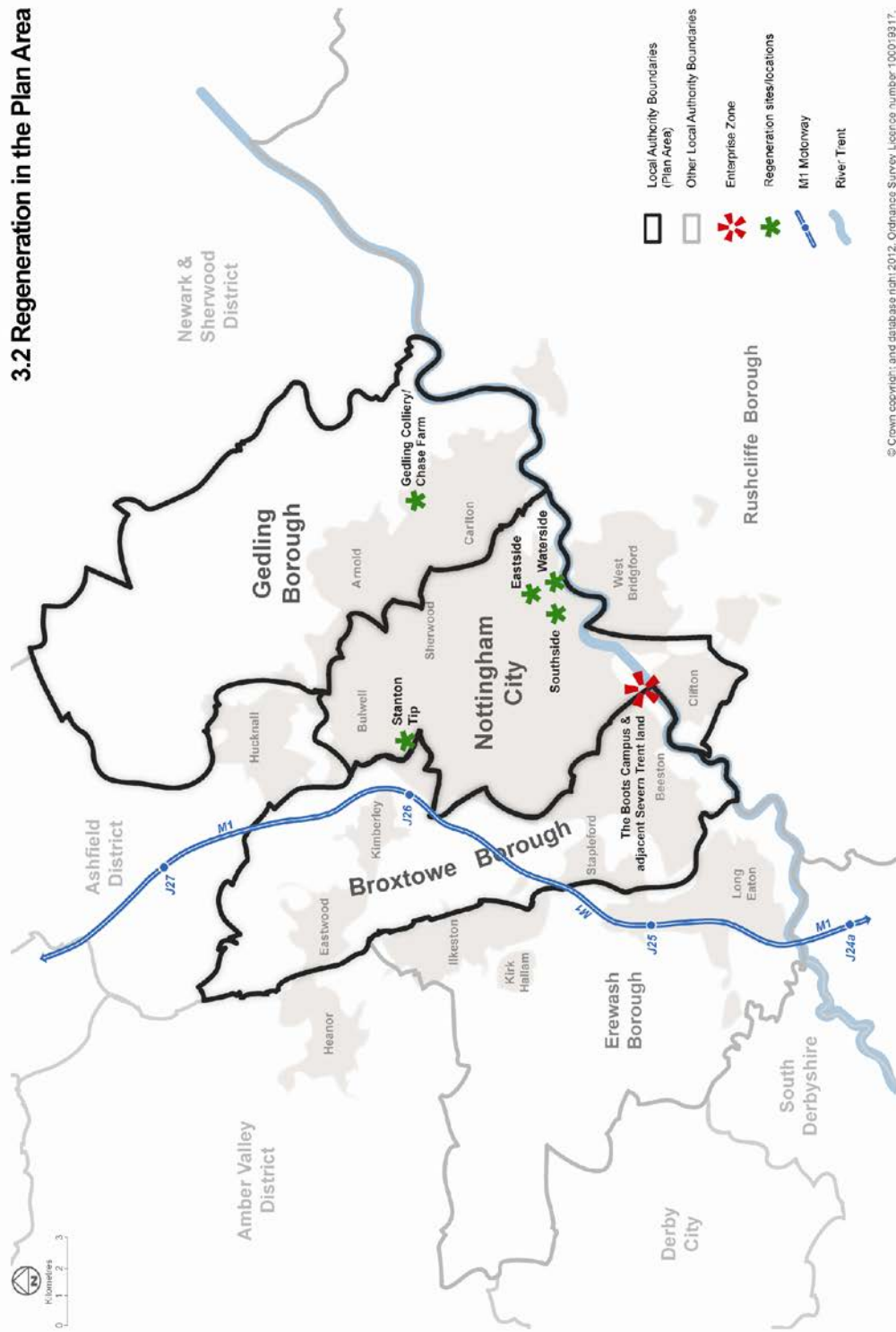
3.7.7 Major new development, for instance at Sustainable Urban Extensions, can assist in meeting the regeneration aims of nearby communities, by ensuring wider regeneration needs are taken into account in planning for the development. This can include physical interventions, for instance, to support existing facilities, but also assisting in tackling wider issues, such as through ensuring affordable housing in new development being accessible to existing residents. This approach will be especially important where the development is in a different Council area to the regeneration need for instance, at the proposed Sustainable Urban Extension south of Clifton in Rushcliffe Borough.

3.7.8 In addition to the regeneration priorities identified above further areas may be identified for regeneration over the plan period, particularly in the Nottingham City area, where a number of Strategic Regeneration Frameworks and ‘Neighbourhood Plans’ (predating the Neighbourhood Plans included in the Localism Bill) have been prepared to assist in building up the evidence for future local development documents or other regeneration activities. Elsewhere, for example at some Key Settlements, development will also assist regeneration aims. Where necessary, proposals for these areas will be set out in Local Development Documents, depending on the scale and nature of intervention and the range of issues affecting particular sites.

Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of major schemes promoted in policy	<ul style="list-style-type: none"> Progress towards an allocation in a site-specific Allocations, Development Plan Document part 2 <u>Local Plans</u> or Supplementary Planning Document Completion of site or certain elements of it (eg sqm of offices developed) 	<ul style="list-style-type: none"> Site specific allocations <u>Development Plan Document in part 2</u> <u>Local Plans</u> Supplementary Planning Documents

3.2 Regeneration in the Plan Area



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Section B: Places for people

The plan area has a unique and special character which needs to be protected, conserved and enhanced. The housing mix needs to be managed to ensure new homes are the right ones to maintain and develop mixed communities, with the right amount of affordable housing in the right places. New development needs to be well designed, and historic assets and their settings need to be protected and enhanced. To ensure that both existing and new communities are places where people will choose to live they need a range of facilities and services located in the right places so all residents can access them easily. Promoting transport modes apart from the private car is important in tackling climate change, pollution and congestion, and given that many routes are already at or close to capacity in peak times, managing travel demand must form a key part of the approach to transport planning.

The core policies for places for people are:

- 8 Housing Size, Mix and Choice
- 9 Gypsies, Travellers and Travelling Showpeople
- 10 Design and Enhancing Local Identity
- 11 The Historic Environment
- 12 Local Services and Healthy Lifestyles
- 13 Culture, Sport and Tourism
- 14 Managing Travel Demand
- 15 Transport Infrastructure Priorities

Policy 8: Housing Size, Mix and Choice

General Approach

1. Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create [sustainable, inclusive and mixed](#) ~~mixed and balanced~~ communities. All residential developments should contain adequate internal living space, and a proportion of homes should be capable of being adapted to suit the lifetime of its occupants, as defined by other Local Development Documents.
2. Within Nottingham City there should be an emphasis on providing family housing, including larger family housing, to meet Sustainable Community Strategy and Housing Strategy objectives. Within the City Centre there should be an emphasis **one** flats of two or more bedrooms to diversify the existing mix, together with innovative family housing on the City Centre fringes. Elsewhere in the plan area there should be a broader mix of housing.
3. Throughout the plan area, consideration should be given to the needs and demands of the elderly as part of overall housing mix, in particular in areas where there is a significant degree of under occupation and an ageing population.
4. The appropriate mix of house size, type, tenure and density within housing development will be informed by:
 - a) evidence contained within Strategic Housing Market Assessments and other research into particular housing requirements;
 - b) the Councils' Sustainable Community Strategies and Housing Strategies;
 - c) local demographic context and trends;
 - d) local evidence of housing need and demand;
 - e) the need to redress the housing mix within areas of concentration of student households [and Houses in Multiple Occupation](#);
 - f) area character, site specific issues and design considerations; and
 - g) the existing or proposed accessibility of a location by walking, cycling and public transport.

Approach to Affordable Housing

5. Affordable housing will be required in new residential developments on appropriate sites. The following percentage targets will be sought through negotiation:
 - a) Broxtowe Borough: 30%
 - b) Gedling Borough: 10%, 20% or 30% depending on location
 - c) Nottingham City: 20%

6. Any locational variation in affordable housing requirements, and the mix and threshold for affordable housing will be set out in a separate Local Development Document by each Council, determined by:
 - a) evidence of housing need, including where appropriate housing tenure, property type and size;
 - b) the existing tenure mix in the local area;
 - c) the ability to deliver affordable housing alongside other requirements, taking into account broad assessments of viability. Where the findings of local assessments are disputed on a particular site, a financial appraisal of the proposal will be expected in order to determine an appropriate level of affordable housing; and
 - d) the availability of subsidy on a development to deliver affordable housing within weaker housing submarkets.
7. In the case of larger ~~phased~~ developments the level of affordable housing will be considered on a site by site basis taking into account localised information and set out in Local Development Documents. The type of affordable housing provision will be assessed throughout the lifetime of that development to ensure the development is responsive to updated evidence of need.

Approach to Rural Affordable Housing

8. Where there is robust evidence of local need, rural exception sites or sites allocated purely for affordable housing may be permitted within or adjacent to rural settlements.
9. In allocating rural affordable housing, priority will be given to people that have a connection to that settlement who are unable to afford market housing.

Justification

Housing mix

3.8.1 It is important that the right mix of housing is developed across the plan area over the forthcoming years. Both nationally and locally, average household sizes have decreased significantly whilst the general population has risen. The reduction of the average size of households has led to the under occupation of properties, especially within more affluent suburbs of Nottingham, and within rural areas. In addition, improving the quality of housing conditions and design can have substantial impacts on improving health inequalities.

3.8.2 The Strategic Housing Market Assessment (2007) provides a high level

assessment of the likely profile of future household needs by authority. This assessment highlights that the biggest growth is likely to be amongst smaller households, and a significant increase in single person households. The increase in smaller households is largely down to a number of factors. The biggest factor, particularly within suburban and rural areas, is down to an aging population. Other factors leading to an increase in smaller households include increases in younger people remaining single and family breakdowns.

3.8.3 Whilst households are projected to continue to get smaller, and the population will on average be getting older, a significant amount of existing family housing will not become available for new households as elderly residents often choose to remain within existing houses for a variety of reasons. 2001 census data shows that both the suburbs of the city and the more rural parts have high degrees of under-occupation within the existing dwelling stock. It is therefore important that new developments provide a range of types of housing, including housing likely to be attractive to older persons.

~~3.8.4 Emerging older persons research indicates that a majority of the elderly population interviewed would wish to remain in housing that they currently occupy for as long as possible. Respondents to surveys have also indicated that if they had to move to properties in the future their aspirations would include 2 bedroom bungalows or purpose built 'retirement villages'.~~

3.8.5 The City Council area has a lower percentage of family housing than the other authorities within Greater Nottingham. In 2001, 29% of dwellings had 6 or more rooms (equivalent to a larger 3 bedroom dwelling), compared with 39% in Greater Nottingham and 40% in England. The situation is similar for larger family housing (7 or more rooms, equivalent to a 4 bedroom house) – Nottingham City 6%, Greater Nottingham 9% and England 9%. This contributes to the loss of families, particularly to other parts of Greater Nottingham. Every year, in net terms, the City loses about 700 children aged under 16 through out migration to the other Greater Nottingham districts (Source: National Health Service Central Register data, Office for National Statistics).

3.8.6 Whilst the trend is for an increase in smaller households, one of the objectives of Nottingham's Sustainable Community Strategy (September 2009) is that a 'greater balance will be achieved in the city's housing market with an increased choice of good quality housing meeting the needs of a diverse population and enabling the city to retain more of its aspiring residents'. In order to achieve this, there is a headline target, by 2020, to increase family housing to at least 33% of all housing stock outside of the City Centre (Baseline: 2001 Census: 29%, target revised September 2011). In order to do this, there is also a shorter term target to increase the percentage of new dwellings built outside of the City Centre which have 3 or more bedrooms to 60% by 2013/14 (2008/09: 47%).

3.8.7 The City Council's Housing Strategy 2008-2011 says that "the provision of more homes suitable and attractive to families is a key priority" and that "the imbalance is

particularly acute in larger homes of 4 or more bedrooms and the provision of these larger homes is a particular priority¹.

3.8.8 The number of full-time students attending universities in the area has increased considerably in recent years. The process of change brought about by increased numbers of students households and Houses in Multiple Occupation (HMOs) living in private rented households has altered the residential profile of some neighbourhoods dramatically, and has led to unsustainable communities and associated amenity issues, communities becoming unbalanced. This problem is most acute within Nottingham City, and in order to help address some of the problems related to increased concentrations of students living within neighbourhoods this, the City Council has adopted its Building Balanced Communities Supplementary Planning Document, which provides further guidance on the provision of student housing. It has also introduced an Article 4 Direction that will mean from 11 March 2012 planning permission will be required requires planning permission to be obtained before converting a family house (C3 Dwellinghouse) to a House in Multiple Occupation with between 3 and 6 unrelated occupiers sharing facilities basic amenities (C4 HMO), thereby enabling it to better manage the future growth and distribution of C4 HMOs across the City. The policy approach to considering planning applications for student accommodation, C4 HMOs and larger 'sui generis' HMOs with 7 or more occupiers sharing basic amenities these changes of use will be set out in its site specific Development Plan Document part 2 Local Plan.

3.8.9 A further key strand of creating and maintaining sustainable, inclusive and mixed communities is the encouragement of purpose built student accommodation in appropriate areas. Such developments can provide a choice of high quality accommodation for students and also assist in enabling existing HMOs to be occupied by other households, thus reducing concentrations of student households. Suitable locations are identified in the City Council's part 2 Local Plan.

Affordable Housing

3.8.9 Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Government guidance indicates that 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. Affordable housing need should be met on-site, unless off-site provision or a financial contribution of broadly equivalent value can be robustly justified.

3.8.10 It is acknowledged that the requirements for affordable housing will not always be viable. Where this is the case, lower proportions can be justified through clear evidence set out in viability assessments which should include all potential contributions from grant funding sources.

3.8.11 In order to meet identified need, it is important for the Aligned Core Strategies to

plan for the delivery of affordable housing. The Strategic Housing Market Assessment; Affordable Housing Needs update 2009 identifies the level of need for each authority based upon current and future projections and the development targets. [A further Affordable Needs update was undertaken in 2012. -outlined in the East Midlands Regional Plan.](#) The need levels are estimated to be as follows:

Authority	Potential level of net affordable housing need per annum (2009 update)	Potential level of net affordable housing need per annum (2012 update)
Broxtowe	445	535
Gedling	396	301
Nottingham	289	444

Source: Nottingham Core Strategic Housing Market Assessment Needs Update 2009 [and 2012](#)
 NB: The table above contains potential levels of affordable housing need and does not take into account viability considerations and other policy factors.

[3.8.11a](#) The 2012 update found increased levels of need in the Housing Market Area (albeit that need had declined in Gedling). This is largely due to the housing market conditions prevailing at the time, in particular the lack of availability of mortgage finance meaning it is more difficult for households to access the housing market (house prices themselves are lower in real terms than in 2009, and interest rates on mortgages are also at historically low levels). As economic conditions and access to credit improve, affordability will also improve towards the level identified in the 2009 needs update. This demonstrates the volatility of affordable housing need, and highlights uncertainties associated with projecting annual need assessed at one point in time over the plan period. For this reason, the Councils consider the monitoring of need should be undertaken on the basis of the Affordable Housing Needs update 2009, because these figures reflect a period of more buoyant housing market conditions, rather than the 2012 information. Affordable housing need will be monitored and kept under review, and a full review of the Strategic Housing Market Assessment will be undertaken after the production of government Household Projections based on the results of the 2011 Census, which are expected to be published in 2014.

[3.8.12](#) The [2009](#) Nottingham Core Strategic Housing Market Area Assessment findings equate to an affordable housing provision for the three Councils of 19,210, representing approximately 63% of the total housing provision of 30,550 for the plan area. Evidence clearly indicates that achieving this level of provision through the planning system is unviable, and the varying percentages sought by the Councils have regard to viability evidence.

[3.8.13](#) Strategic viability assessments have been carried out for all of the authorities looking at each authority as a whole, and individual submarkets within them. The general conclusions of these studies are similar in that there is a wide ranging picture of viability across the plan area and within individual authorities themselves. [Given](#)

The wide disparities between submarkets, studies have recommended the possibility of having split targets for some authorities. They also recommend that new development of a significant scale, such as Sustainable Urban Extensions, should be considered on an individual basis as they are likely to have more specific infrastructure requirements, and are capable of forming their own housing submarkets and therefore may not be constrained in viability terms by being in or adjacent to weaker submarkets.

3.8.14 Given the complex picture across the area in relation to affordable housing viability, the detailed approach to affordable housing varies considerably between the Councils. Currently, the Councils' saved policies and Local Development Documents provide for a range of percentages of affordable housing on appropriate sites and Gedling Borough seeks varying percentages in different parts of their area. There are also different thresholds and sliding scales determining the mix of affordable housing required, and the provision of financial contributions, where appropriate.

3.8.15 Due to the complex picture of viability across the area, and the range of approaches which are tailored to local circumstances, the detailed approach and mechanisms to assist the delivery of affordable housing will be outlined in Local Development Documents.

3.8.16 The Strategic Housing Market Assessment Needs Update identifies potential net need for affordable housing across submarkets in both urban and rural areas. In smaller settlements across the area where growth is not proposed, there may still be a local need for affordable housing that is justified by a robust local assessment. It is therefore considered appropriate to make provision within the Aligned Core Strategies for rural exception development, or provision to allow for the allocation of sites purely for affordable housing within smaller rural villages where affordable housing can remain affordable in perpetuity. Other Development Plan Documents or Neighbourhood Plans will give consideration as to whether there is a case to allow for small amount of market housing in villages where this will facilitate the provision of significant additional affordable housing to meet local needs.

3.8.17 Section 17 of the Housing Act 1996 sets out how to enable affordable housing to remain affordable for present and future generations. The majority of rural settlements within the area that have a population of around 3,000 or below will qualify for developments of local needs housing under this policy.

Monitoring Arrangements

Target	Indicator	Delivery
Maintain an appropriate mix of house type, size and tenure	Completions by dwelling, type, size and tenure	<ul style="list-style-type: none"> • Aligned Core Strategies • Local Development

<p>Provision of affordable housing (6,725 for monitoring purposes — made up of 1845 in Broxtowe, 1450 in Gedling and 3430 in Nottingham City)</p>	<p>Affordable housing completions by: Social Rent, Intermediate Rent, Intermediate Housing, Affordable rent</p>	<p>DocumentsPart 2 Local Plans</p> <ul style="list-style-type: none"> • Development management decisions
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Policy 9: Gypsies, Travellers and Travelling Showpeople

1. Sufficient sites for ~~permanent~~ Gypsy and Traveller, and Travelling Showpeople accommodation will be identified in line with a robust evidence base. The allocation of sites will be made in ~~other Development Plan Documents~~ part 2 Local Plans in accordance with this evidence base.
2. ~~As part of creating sustainable and mixed communities, where there is an identified need provision should be made within settlements or as part of Sustainable Urban Extensions.~~
3. ~~Where an identified need cannot be met within main settlements or through Sustainable Urban Extensions,~~ the following criteria will be used to identify suitable Gypsy and Traveller and Travelling Showpeople sites and associated facilities. The criteria will also be used in the case of speculative proposals. Planning permission will be granted for the development of land as a Gypsy and Traveller caravan or Travelling Showpeople site where all of the following criteria are satisfied:
 - a) the site ~~and its proposed use should not conflict with other policies relating to issues such as Green Belt, flood risk, contamination, landscape character, protection of the natural, built and historical environment or agricultural land quality~~ is not located in the Green Belt except in very special circumstances;
 - b) the site should be located within ~~(or a~~ reasonable travelling distance of) a settlement which offers local services and community facilities, including a primary school;
 - c) ~~the site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;~~
 - d) ~~b) the site should be served, or be capable of being served, by adequate mains water and sewerage connections;~~ and
 - e) ~~c) the site should enable development and subsequent use which would not have any unacceptable adverse impact on the amenities of the site's occupiers and occupiers of nearby properties or the appearance or character of the area in which it would be situated.~~
4. ~~In the countryside, any planning permission granted will restrict the construction of permanent built structures to small amenity blocks associated with each pitch and to small buildings for appropriate associated business use.~~
5. Existing permanent provision will also be safeguarded from alternative development.

Justification

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3.9.1 Planning Policy for Traveller Sites, which was published in March 2012, sets out the Government's planning policy for traveller sites and should be read in conjunction with the National Planning Policy Framework. This document requires Councils to prepare assessments of need. These should be based on robust evidence of local need and authorities should set targets (for pitches and plots) based on this evidence.

3.9.2 The Nottinghamshire Gypsy and Traveller Accommodation Assessment sets out permanent pitch requirements for each local authority within Nottinghamshire between 2007 and 2011. It also states there is a requirement for a transient site somewhere within Nottinghamshire. The pitch requirements, taking into account recent planning permissions, are identified below. All the councils are now reviewing and updating this evidence in order to identify the requirement for new Gypsies, Travellers and Travelling Showpeople accommodation over future years.

Local Authority	Pitch Requirement
Broxtowe	2
Gedling	4
Nottingham	0

3.9.3 It is still however considered that a general policy approach in providing for Gypsies, Travellers and Travelling Showpeople should be included within the Aligned Core Strategies in order to provide guidance on where such provision should generally be steered. Where appropriate, the allocation of sites will be made in other Development Plan Documents in light of any revised evidence base.

3.9.4 In seeking to allocate traveller sites, appropriate local consultation will be undertaken to ensure, as far as is possible, that the views and needs of both settled and traveller communities are taken into account.

Monitoring Arrangements

Target	Indicator	Delivery
Meet the needs of gypsies, travellers and travelling showpeople	Number of traveller plots/pitches allocated and granted planning permission and then implemented	<ul style="list-style-type: none"> • Development Plan Documents Part 2 Local Plans • Development Management decisions

Policy 10: Design and Enhancing Local Identity

1. All new development should be designed to:
 - a) make a positive contribution to the public realm and sense of place;
 - b) create an attractive, safe, inclusive and healthy environment;
 - c) reinforce valued local characteristics;
 - d) be adaptable to meet changing needs of occupiers evolving demands and the effects of climate change; and
 - e) reflect the need to reduce the dominance of motor vehicles.
2. Development will be assessed in terms of its treatment of the following elements:
 - a) structure, texture and grain, including street patterns, plot sizes, orientation and positioning of buildings and the layout of spaces;
 - b) permeability and legibility to provide for clear and easy movement through and within new development areas;
 - c) density and mix;
 - d) massing, scale and proportion;
 - e) materials, architectural style and detailing;
 - f) impact on the amenity of nearby residents or occupiers;
 - g) the ground conditions of the site, including that arising from land instability or contamination, together with the mitigation/remediation proposed or required;
 - g)h) incorporation of features to reduce opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promotion of safer living environments;
 - h)i) the potential impact on important views and vistas, including of townscape, landscape, and other individual landmarks, and the potential to create new views; and
 - i)j) setting of heritage assets.
3. All development proposals, and in particular proposals of 10 or more homes, will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making, as set out in Local Development Documents.
4. Development must have regard to the local context including valued landscape/ townscape characteristics, and be designed in a way that conserves locally and nationally important heritage assets and preserves or enhances their settings.
5. Outside of settlements, new development should protect, conserve or where appropriate, enhance landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment.

Justification

3.10.1 All new developments should aspire to the highest standards of design, including construction methods and materials, and these issues should be integrated into the development process at an early stage, along with consideration of community safety, residential amenity and sustainable access.

3.10.2 Many of the plan's urban areas include locally distinct and important features, including historic street patterns such as those found in the City Centre, the use of local materials such as Bulwell stone, villages with local vernacular style, and historic residential areas. New design will be expected to relate positively to these and other important local features which can include religious or cultural character.

3.10.3 Local evidence will be used to inform and guide decisions, including urban characterisation and landscape characterisation studies where appropriate, and further design guidance may be included in other Local Development Documents. This more detailed guidance will assist in the implementation of this policy, especially for large or sensitive sites, and address particular design issues, or provide more detail, such as defining important views.

3.10.4 Although now considered to be greenfield sites, gardens can provide sustainable locations for new homes, and reduce the need to develop land within the Green Belt ~~and~~ or the countryside. However, it can also change the characteristics of areas, and may damage biodiversity. In accordance with this policy and the NPPF, subsequent Local Development Documents part 2 Local Plans may seek to restrict development to avoid areas of special character and to protect the amenity value of private gardens.

3.10.5 It is important that new housing development is of high quality, in order to enhance or create a distinctive sense of place, where people will be proud of their neighbourhood. 'Building for Life' is an established and recognised methodology for assessing the design of new housing and neighbourhoods, and all new housing development will be expected to perform well against it, or any successor standards. However it is recognised that it can be difficult to achieve these standards on smaller schemes therefore the policy offers some flexibility to deal with this. Further guidance on design standards for individual Council areas will be included in Local Development Documents.

3.10.6 In addition to reinforcing local identity and urban design characteristics, good design can also play a key role in providing sustainable development. Over the plan period, national Building Regulations are expected to require regular improvements in the environmental performance and efficiency of new buildings, and Policy 1 sets out how new development should contribute to mitigating and adapting to Climate Change. There are some good local examples of development which performs to high design and sustainability standards, such as the Green Street residential development in the Meadows, and similarly high quality exemplar developments will be sought throughout

the plan area.

3.10.7 At a wider, site or neighbourhood scale, independent assessments of the sustainability and environmental performance of proposals, such as the Building Research Establishment's 'Green Print' methodology, will also be encouraged to help inform decisions about the potential for high levels of sustainability.

3.10.8 New developments must also be accessible to all and meet the needs of a diverse population. The Manual for Streets is the preferred approach which sets out guidance for residential street design and aims to ensure streets are places that people want to spend time in, rather than just transport corridors. The quality of buildings and spaces has a strong influence on the quality of people's lives, and attractive, imaginative, and well designed environments can help reduce crime, the fear of crime, and discourage antisocial behaviour. Examples can include ensuring natural surveillance of access routes from living areas of dwellings and having a mix of house types to make it more likely that some of the homes will be occupied throughout the day.

3.10.9 The area has some distinctive and locally valued landscapes, such as the 'River Meadowlands' in the Trent valley, and the 'Dumble Farmlands' in Gedling. New development should have regard for the landscape in which it is located, for example the important ridge lines surrounding parts of the main built up area of Nottingham.

3.10.10 Development should protect, conserve or, where appropriate, enhance landscape character, in line with the relevant Landscape Character Assessments. Particular regard will be had to the objective of protecting open countryside and historic landscapes, locating or siting development sensitively within the landscape, the likely impact of the scale of the development, the appropriateness of materials and detailed design, and the objective of preserving or enhancing biodiversity value.

Monitoring Arrangements

Target	Indicator	Delivery
Improve the standards of design	Indicators to be set locally by each Council	<ul style="list-style-type: none"> • Development Plan- DocumentsPart 2 Local Plans • Supplementary Planning Documents • Development Management decisions

Policy 11: The Historic Environment

1. Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.
2. Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be conserved and, where possible, enhanced, with further detail set out in other Local Development Documents. Elements of particular importance include:
 - a) the industrial and commercial heritage such as the textile and coalmining heritage and the various canals;
 - b) the literary heritage associated with DH Lawrence, Lord Byron and Alan Sillitoe;
 - c) Registered Parks and Gardens and important historic landscape features such as Sherwood Forest, ~~other~~ ancient or mature woodland and ridge and furrow field patterns;
 - d) historic features within Nottingham City Centre such as the medieval street patterns, the networks of caves under the City Centre, the Park Estate and Lace Market; and
 - e) prominent Listed Buildings and Scheduled Monuments with a wider visual and economic benefit such as Nottingham Castle, Wollaton Hall, Newstead Abbey, Bennerley Viaduct and buildings D6 and D10 on the Boots Campus.
3. A variety of approaches will be used to assist in the protection and enjoyment of the historic environment including:
 - a) the use of appraisals and management plans of existing and potential Conservation Areas;
 - b) considering the use of Article 4 directions;
 - c) working with partners, owners and developers to identify ways to positively manage and make better use of historic assets;
 - d) considering improvements to the public realm and the setting of heritage assets within it;
 - e) ensuring that information about the significance of the historic environment is publicly available;
 - f) ~~w~~ where there is a loss in whole or in part to the significance of an identified historic asset then evidence should be recorded of its importance; and
 - g) _____ considering the need for the preparation of local evidence or plans.
4. Particular attention will be given to heritage assets at risk of harm or loss of significance, or where a number of heritage assets have significance as a

group or give context to a wider area.

Justification

3.11.1 Heritage assets are buildings, monuments, sites or landscapes of historic, archaeological, architectural or artistic interest, whether designated or not, that have a degree of 'significance'. Designated heritage assets include Listed Buildings, Conservation Areas, World Heritage Sites, Registered Historic Parks and Gardens and Scheduled Ancient Monuments. The term heritage assets also cover those assets that have not been designated and afforded protection by separate legislation. The significance of these 'un-designated assets' is a material consideration in determining planning applications as identified in the National Planning Policy Framework.

3.11.2 The National Planning Policy Framework defines significance as 'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

3.11.3 Policy 11 has identified a number of specific elements of the historic environment of the area that are considered to be particularly important ~~to the plan area as a whole to the plan area as a whole~~. There ~~will~~ may also be many more elements that are particularly important and a number of elements which are of more localised value. These will be identified in Local Development Documents or work undertaken by individual authorities.

3.11.4 When considering applications which impact on the historic environment or heritage assets and their settings, the Local Authorities will look to ensure they are conserved in accordance with their value and that the ability of the development to enhance that value is explored and taken where possible. When considering sites of potential archaeological importance, including those as identified oin the Historic Environment Record for the area, the Local Authority will, where appropriate, request a prospective developer to arrange for an archaeological assessment or field evaluation before any decision on a planning application is taken. This will apply to sites currently identified and to any new sites subsequently identified.

3.11.5 In looking to protect and enhance the historic environment and heritage assets there is the opportunity to help deliver on other objectives, such as economic development and tourism. The care of our historic environment has to be carefully balanced with current economic and social needs. Carefully managed change can help preserve the significance of the heritage asset and also deliver viable uses consistent with conservation objectives.

3.11.6 This could include bringing an historic listed building back into use which has a benefit of reducing the overall amount of natural resources used, assisting regeneration and preserving or enhancing the character of the area in which the

building sites.

3.11.7 Conservation and sustainable economic growth are complementary objectives and should not generally be in conflict with one another. Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions that will encourage inward investment – environmental quality is a key factor in many commercial decisions. The historic environment is of particular importance for sustainable tourism and leisure. Provided that this is a sufficiently realistic and imaginative approach to **the** maintenance of historic assets and their change of use, economic prosperity can be secured for the continued vitality of these assets.

3.11.8 The preparation of local evidence and plans offers the scope to identify heritage assets of local value and also develop management plans to conserve and enhance assets. The production of local lists of heritage assets will be considered as will the production of detailed master plans for specific areas. For example, the successful redevelopment of part of the Lace Market in Nottingham City to create a walkway and square to meet the needs of the new occupants and visitors has helped reinforce character and improve the public realm. This work was guided by a detailed master plan which helped ensure that the objectives were met. Other local evidence could include the development of criteria for the identification of ‘non-designated’ heritage assets or the use of urban characterisation studies.

3.11.9 Conservation Area Appraisals offer an opportunity to identify ways in which significance can be reinforced and strengthened such as by the removal of elements within the built environment which have a negative impact on surrounding heritage assets. This approach may also identify changes to the public realm outside of Conservation Areas which may help reveal assets better or improve their setting. In certain areas the use of Article 4 directions to remove permitted development rights may be appropriate and local communities will be consulted on any proposals. In a small number of cases the loss of a heritage asset may be unavoidable. In these cases steps should be taken to ensure that the assets are appropriately recorded before they are damaged or destroyed~~In these rare cases steps should be taken to ensure that the asset is fully recorded prior to it being lost.~~

Monitoring Arrangements

Target	Indicator	Delivery
Decrease number of heritage assets at risk	% and number of h Heritage a Assets at risk on national register	<ul style="list-style-type: none"> Development Management Decisions

Increase the number of Conservation Area Appraisals	Number of Conservation Area Appraisals	<ul style="list-style-type: none">• Conservation Area Appraisals
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Policy 12: Local Services and Healthy Lifestyles

1. **New, extended or improved community facilities will be supported where they meet a local need. In particular, where there is an evidenced need, new or improved community facilities should be provided to support major new residential development (especially in Sustainable Urban Extensions) or in renewal areas. Where appropriate, contributions will be sought to improve existing community facilities provision where the scale of residential development does not merit developers providing community facilities provision directly.**
2. **Community facilities should:**
 - a) **be located within the City Centre, ~~T~~own ~~C~~entre or other centres, wherever appropriate; or**
 - b) **be in locations accessible by a range of sustainable transport modes suitable to the scale and function of the facility; and**
 - c) **where possible, be located alongside or shared with other local community facilities.**
3. **Where new community facilities (especially health and education) are intended to serve areas covered by more than one provider, agencies should work together to ensure service integration and efficient use of resources.**

Justification

3.12.1 The delivery of healthy sustainable communities is a key priority in all the Council's Sustainable Community Strategies and it is recognised that community facilities play an important part in people's lives and contribute to quality of life and sense of place. This policy will encourage proposals where they will increase the range or quality of community facilities across the plan area.

3.12.2 If community facilities are to serve the entire community they need to be accessible, hence the need for them to be located near to public transport and also be accessible by walking and cycling. Encouraging access by more sustainable means can also have health benefits. For community facilities that are intended to serve a wide catchment area the most appropriate location would be in the City, town or local centre as these are the places that are accessible to the widest number of people and present the opportunity for linked trips. However, this may not always be possible, especially in the rural areas, and the specific circumstances of and need for facilities should be taken into account. This will include considering the need for services and facilities to serve specific sections of the population where there is a ~~spatial element to their location in the conurbation~~ demand for these services.

3.12.3 The importance of a healthy life for all and a reduction in health inequalities is recognised and it is the intention to work with partners to ensure that no-one is

disadvantaged in accessing health care facilities. Local authorities and primary care trusts (Clinical Commissioning Groups after April 2013) have a duty to carry out a joint strategic needs assessment of health and wellbeing in their area. This helps them to understand the needs of the whole community, so that they can work together to put in place services that meet these needs. It is proposed to support and work with the NHS and health organisations to ensure the development of health facilities where needed in new development areas. Work with primary care providers will ensure a fair distribution of primary care facilities across the area and where appropriate these will be included in [subsequent Local Development Documents part 2 Local Plans](#).

3.12.4 Combined facilities either within the same building or alongside each other offers a way for community facilities to be viable in a location where they may not have been previously. This principle has been adopted by health providers and other agencies in several locations, through Joint Service Centres, which bring together a range of health services, with other community services, such as those provided by a Council, in one building. Joint Service Centres have recently been completed at Bulwell and Robin Hood Chase.

3.12.5 To protect community facilities it is necessary to put in place a mechanism to control alternative uses to ensure that ~~its~~ their continued use as a community facilities is fully explored. It is expected that the evidence submitted regarding the need for the facility would be appropriate to the scale and type and accessibility of the facility and address other alternative facilities in the locality that could meet any shortfall in provision.

3.12.6 Development can add extra pressure onto demand for existing community facilities or lead to the need for entirely new community facilities. This is especially true in relation to the Sustainable Urban Extensions, which will form new communities. The impact on or the need to provide new community facilities should be examined when allocating sites or considering planning applications. Stakeholders and service providers should be consulted.

3.12.7 One of the key objectives of the Aligned Core Strategies is improving the health and well-being of residents. By prioritising new or improved health centres, leisure centres and other facilities that encourage healthy behaviour for residents of all ages through the Aligned Core Strategies, local authorities will work with partners to achieve a reduction in health inequalities.

3.12.8 For the purposes of this policy, community facilities includes schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious instruction and church halls, health centres, GP practices, community pharmacies, GP surgeries, dentists, community centres or halls, libraries, leisure centres and emergency services.

Monitoring Arrangements

Target	Indicator	Delivery
Improve accessibility from residential development to key community facilities and services	% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	<ul style="list-style-type: none"> • Local Development Documents <u>Part 2 Local Plans</u> • Development Management decisions
Improvements in health	Life expectancy	

Policy 13: Culture, Tourism and Sport

1. Further provision of culture, tourism and sporting facilities will be supported with details set out in [Development Plan Documents part 2 Local Plans](#) as appropriate, in line with the following approach:
 - a) major new cultural and tourism facilities of national or regional importance will be located in or adjoining Nottingham City Centre;
 - b) new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, or ~~improving~~ existing facilities [will be improved](#);
 - c) major new sporting facilities of national or regional importance will be encouraged, especially where this complements the strengths of existing facilities located in the south east of the main built up area of Nottingham; and
 - d) where appropriate, existing cultural, tourism and sporting facilities will be protected and their further development will be supported.

Justification

3.13.1 The area has significant strengths with regard to both culture and sport, having a critical mass of attractions and facilities which is an important part of the tourism and visitor 'offer'. These facilities are also important in the ongoing economic development of the area, both directly and through their contribution to the area's quality of life. As such, existing facilities will be protected and enhanced where there is a continuing viable need for them, and where they are affected by development, suitable alternative provision will be sought. There are currently no plans for major new facilities in the area, and this policy is therefore aimed at responding to any proposals which may come forward over the plan period [for instance, the City Council is seeking funding opportunities to develop a new Central Library in the City Centre.](#)

3.13.2 The City Centre is particularly well served by cultural facilities and is the premier tourist destination, with 'Nottingham Contemporary' art gallery and the Galleries of Justice being just two examples, while the south east of the Nottingham conurbation is home to Trent Bridge Cricket Ground, the Nottingham Forest and Notts County Football Grounds, and the National Watersports Centre at Holme Pierrepont. Both these locations could benefit greatly from further development, which will assist in meeting the aim of making Nottingham a top European destination for sport and culture (sport is an important theme in Nottingham City's Sustainable Community Strategy).

3.13.3 In addition there may be opportunities to complement this existing range of sporting facilities in the south east of the main built up area, by redeveloping, re-provisioning existing facilities, or providing new sporting facilities. This would enhance the sporting reputation of the area, and make best use of existing transport and supporting infrastructure whilst also contributing to improving health and wellbeing.

3.13.4 An important part of the cultural, tourism and sporting offer is more evenly spread across the area, for instance the Lakeside Arts Centre at the Nottingham University, the [New](#) Art Exchange in Hyson Green, and the International Tennis Centre at Highfields. Tourism is also important more widely, centred around Robin Hood, Byron and DH Lawrence, and has an important role for towns such as Eastwood and Hucknall. Similarly, the proposed Sherwood Forest Regional Park has the potential to increase visitor numbers, and there will be opportunities to expand and enhance existing facilities, both here and elsewhere, as well as encouraging new provision. This will be particularly encouraged where a critical mass of facilities can be created, for instance further enhancing the facilities within Nottingham City Centre. When considering new development, account will be taken of [the population and/or catchment](#) to be served by facilities.

3.13.5 The role of community level culture and sporting facilities is vitally important in creating sustainable and healthy neighbourhoods. In addition, facilities for faith groups provide important cultural facilities at a local level. However, these can require sensitive development when they serve wider purposes, especially if large numbers of visitors are anticipated. In some instances, it may be that new religious and cultural facilities need to be located outside of local centres in order to serve the catchment for the proposed facilities where this local need is shown not to be adequately addressed within a local centre. In addition, proposals in and around existing religious facilities needs to be dealt with sensitively. Where relevant, such issues will be picked up in [subsequent Development Plan Documents part 2 Local Plans](#), or dealt with in Development Management decisions.

Monitoring Arrangements

Target	Indicator	Delivery
Increase in provision of major sporting facilities	Number of major sporting facilities developed	Development Management decisions

Policy 14: Managing Travel Demand

1. The need to travel, especially by private car, will be reduced by securing new developments of appropriate scale in the most accessible locations following the Spatial Strategy in Policy 2, in combination with the delivery of sustainable transport networks to serve these developments.
2. The priority for new development is in firstly selecting sites already accessible by walking, cycling and public transport, but where accessibility deficiencies do exist these will need to be fully addressed. The effective operation of the local highway network and its ability to provide sustainable transport solutions [or support economic growth](#) should not be compromised.
3. A hierarchical approach to ensure the delivery of sustainable transport networks to serve [new development](#), in particular, Sustainable Urban Extensions, will be adopted which will seek to provide (in order of priority):
 - a) site specific and area wide travel demand management (measures to reduce travel by private car and incentives to use public transport, walking and cycling for appropriate journeys including intensive travel planning);
 - b) improvements to public transport services, walking and cycling facilities that are provided early in the build out period of new developments and that are sufficient to encourage sustainable modes of transport;
 - c) optimisation of the existing highway network to prioritise public transport, walking and cycling [facilities](#) that are provided early in the build out period of new developments such as improved/ new bus and cycle lanes and measures to prioritise the need of pedestrians above the car; and
 - d) [Network Management measures then](#) highway capacity enhancements to deal with [severe impacts arising from](#) residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys.
4. There will be a level of iteration between the stages [of the hierarchy above](#) to ensure their effective delivery [having regard to the role and function of the highway network](#), and the implementation of the approach will have regard to the needs of people with mobility difficulties.

Justification

3.14.1 The key element of this policy will be to encourage development in locations which support the promotion of sustainable travel choices as alternatives to the private car, in particular good quality public transport and safe and attractive routes for cycling and walking. A major way of achieving the objectives of this policy is to firstly secure new developments in locations where walking, cycling and public transport use are viable options, but also to improve the network of public transport provision (including

orbital links and other link services) in terms of its extent and frequency, and use 'Smarter Choices' (see glossary and paragraph 3.14.8) to significantly alter travel behaviour. A combination of these factors is aimed at achieving benefits in terms of reduced car use and associated savings in carbon emissions, noise and pollution, but also a reduction in the necessity of road building/ widening and junction improvements therefore saving money. This is particularly important at a time when available funding for major infrastructure work including road building both from private and public sectors is expected to be in short supply. In addition it is necessary to address inequality issues in public transport and to consider the impact of modal shift on disabled people which could be done by improving the quality and frequency of public transport provision and encouraging smarter choices. Road safety will be promoted through improved engineering, education, enforcement and promotional measures.

3.14.2 Effective area wide Travel Demand Management underpins the development and implementation of a sustainable transport strategy. Reducing the need to travel at the top of the hierarchy will ensure that public transport and highway networks can operate efficiently and minimise the need for unaffordable levels of investment in infrastructure and services. Making the best use of existing capacity on both public transport and highway networks represents the most cost-effective approach and good value for money.

3.14.3 The area enjoys an extensive public transport network comprising bus, tram and heavy rail which focuses on the City Centre as a key destination. However, capacity remains a key issue, and when considering how best to serve new developments, measures to make best use of capacity on existing services should be explored before proposing new services, and consideration should be given to increasing the frequency of existing services or providing feeder services which interchange with the main network outside of the City Centre, for instance at **p**Park and **r**Ride or **t**Tram stops.

3.14.4 A sustainable good quality transport system is essential to support the area's economic and social wellbeing and to reduce traffic congestion which is costly, inefficient and destructive to the environment. An emphasis on public transport, and on promoting walking and cycling for short journeys, will therefore be the most sustainable way to plan for travel needs, supported by pro-active, area-wide travel demand management. This approach is consistent with national and local transport policies promoted through the authorities' Local Transport Plans (LTPs).

3.14.5 The Third LTPs focus on strategy and implementation and have followed extensive consultation undertaken during 2010. This provided an opportunity to explore and understand the transport options available to deliver the Visions for Nottingham City, Nottinghamshire and where relevant Derbyshire.

3.14.6 Transport priorities within these LTPs reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, focussing on economic development and climate change and ensuring safety, security and health, improved quality of life and quality of

opportunity through maximising accessibility and reducing dependence upon the private car. This approach has been broadly endorsed by the Coalition Government. They consider that of these DaSTS transport goals the two in particular that they would like to be addressed in LTPs are those which help to grow the economy and help tackle carbon emissions. This will be key to the sustainable delivery of Core Strategy objectives, and will require the commitment and close cooperation between the ~~three~~ Highway Authorities, the Highways Agency and other transport providers.

3.14.7 The Aligned Core Strategies will have an important role to play in delivering LTPs objectives through locating development within sustainable transport corridors and providing opportunities for supporting investment in transport services and infrastructure improvements.

3.14.8 Travel demand management is about encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. They are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking. These techniques can be very effective at changing travel behaviour, but some, such as personal travel plans, can be expensive and difficult to enforce when provided to large numbers of people.

3.14.9 Travel Plans will be required for significant new developments, showing how these objectives are to be met. Planning Conditions or Legal Agreements will be used to ensure Travel Plans are implemented. Existing major employers, schools, and other generators of travel demand will be strongly encouraged to develop Travel Plans including monitoring arrangements.

3.14.10 Initiatives will also include the promotion of more efficient and sustainable use of private vehicles, such as car sharing and car clubs, and low emission vehicles.

3.14.11 In order to encourage public transport for work commuting, long stay parking should be managed effectively. Within Nottingham City, the Council has introduced a Workplace Parking Levy to ensure employers adhere to the principle of managing demand and to attract revenue to contribute towards public transport initiatives and other alternatives to private car travel. Parking provision will continue to be carefully managed to help maintain vitality and viability in the city, town, district and local centres.

3.14.12 The Strategic Road Network (SRN) of motorways and trunk roads plays an important role in supporting the economy of Greater Nottingham. The emphasis on sustainable measures will assist in safeguarding the operation of the SRN but proposed growth in Greater Nottingham will give rise to cumulative impacts on the SRN. The committed A453 improvement will improve the operation of this key gateway

[into Greater Nottingham. Other elements of the SRN will be safeguarded chiefly through measures at key junctions, including network management and localised capacity improvements. The local authorities in the area and the Highways Agency will work together to examine the cumulative impacts of development on strategic routes across the area with a view to identifying appropriate route measures that can be brought forward to support growth.](#) The policy refers to a level of iteration between the four stages listed, to ensure their effective delivery. For example, improvements to public transport services will enable more effective travel demand management measures to be introduced and improved highway operation may facilitate public transport improvements.

3.14.13 The Greater Nottingham Transportation Model has been used to identify the strategic transport impacts of the Aligned Core Strategies on the highway network in the form of stress maps. These demonstrate areas of pressure on the network for which mitigation measures will be required using the hierarchical approach outlined above.

3.14.14 More detailed transport modelling has been undertaken as part of the Infrastructure Delivery Plan on allocating strategic sites, to enable packages of measures to be identified to ensure the sustainable delivery of the plan.

3.14.15 Priority will be given to sustainable locations with access to the rail network when considering sites for storage and distribution uses, as set out in Policy 4.

Monitoring Arrangements

Targets	Indicators	Delivery
Increase modal shift towards public transport, walking and cycling	<ul style="list-style-type: none"> Proportion of households with hourly or better daytime bus service to <u>town, district or City Centre</u> Number of public transport trips Plan area wide traffic growth Number of cycling trips 	<ul style="list-style-type: none"> Local Development Documents <u>Part 2 Local Plans</u> Development Management decisions <u>Consultation with the local Highway Authorities</u>
Increase the number of developments supported by travel plans.	Number of travel plans agreed	

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Policy 15: Transport Infrastructure Priorities

1. Where new development gives rise to the need for additional transport infrastructure, it should be prioritised in accordance with delivering the Spatial Strategy in Policy 2, the principles of travel demand management in Policy 14 and the priorities of the Local Transport Plans covering the plan area. The details and certainty of funding and timing are in the Infrastructure Delivery Plan.
2. New development, singly or in combination with other proposed development, must include a sufficient package of measures to ensure that journeys by non private car modes are encouraged, and that residual car trips will not unacceptably compromise the wider transport system in terms of its effective operation.
3. Existing planned transport schemes which are essential to the delivery of the Core Strategy and with committed funding:

Public Transport:
 - a) Nottingham Express Transit (NET) Phase two (extensions to Clifton and Chilwell); and
 - b) Nottingham Midland Station Hub.
Highway Improvements:
 - c) Nottingham Ring Road improvement scheme; and
 - d) A453 widening – from M1 to A52(T) Clifton.
4. Other schemes with no committed funding but which remain important to the delivery of the Core Strategy include:

Public Transport:
 - a) Nottingham to Lincoln rail improvements.
Highway Improvements:
 - ~~b)~~ Gedling Access Road
 - ~~b)c)~~ A52 Junction Improvements (between A6200 Derby Road and Bingham);
5. Local and National schemes which will impact on the plan area if implemented include:
 - a) reopening Ilkeston Station (in Erewash **Borough**);
 - b) access to the Rolls Royce site (in Ashfield District) from the A611;
 - ~~c)~~ **A52 Improvements (in Rushcliffe Borough);**
 - ~~d)c)~~ **Midland Main Line Speed Improvements and Electrification; and**
 - d) Hucknall Town Centre Improvement Scheme (Ashfield District);**

High Speed Rail 2

- e) HS2 hub station at Toton to serve the East Midlands; and
- f) Extension to NET to serve the new station

6. 6. Further transport infrastructure schemes are likely to emerge through Local Transport Plan reviews, preparation of route strategies by the Highways Agency, through Transport Assessments for development sites and part 2 Local Plans, subsequent Development Plan Documents.

6.7. Any development permitted in or adjacent to the proposed strategic location for growth at Toton shall allow for adequate provision for the construction of the HS2 route, the station, vehicle access to it and an extension of the NET route which as a minimum shall be to the station and which shall also allow for its potential future extension to Erewash Borough.

Justification

3.15.1 A sustainable, good quality transport system is essential to support the economic and social wellbeing of the plan area. Public transport and highway schemes listed in the policy will be important in providing high quality transport networks required to ensure the successful delivery of the development sites set out in ~~the~~ Policy 2. The existing planned public transport and highway improvements listed under points ~~1-3 and 2~~ are included in Local Transport Plans and/or Funding Allocations programmes, and are relatively certain.

3.15.2 Those schemes listed which have no currently available funding some of which nevertheless ~~have~~ been or are included in programmes. If funding is secured, it is anticipated that all could be delivered over the Core Strategy period. The most significant of these is the A453 widening, which has been a longstanding local priority, as it serves as a main access to the conurbation from the M1, and will have significant economic benefits, improving access to the M1 and East Midlands Airport. The formal commitment to deliver the scheme was confirmed in April 2012. The work to assess and mitigate the full highways implications of development at Toton will be coordinated by the Broxtowe HS2 Working Group when the final quantum and distribution of development within the strategic location for growth at Toton is determined. In the unlikely event of the government not proceeding with the HS2 station at Toton, then the development specified under policy 15.6 will not be required but the extension to the tram route into Erewash Borough will remain an ambition of the councils.

3.15.2a Significant progress has been made in terms of putting together a funding package for the construction of the Gedling Access Road which has an estimated cost of £32.4 million. The Local Transport Board and the Homes and Communities Agency have committed some funding and other sources of funding are being pursued. A revised planning application for the Gedling Access Road is being

[prepared and expected to be determined in the summer 2014. Subject to funding, construction of the first phase of the Gedling Access Road is expected to commence shortly after this and be substantially completed by April 2015.](#)

3.15.3 Other schemes identified by the Councils but which have very uncertain funding or long-time delivery timescales are listed below and will be developed over the Core Strategy period with a view to them becoming deliverable schemes, and where appropriate will be included in future Local Transport Plan reviews. The schemes to be developed will follow the hierarchical approach set out in Policy 14.

- Further tram extensions
- Potential tram-train routes
- Cross-city bus transit corridors
- Nottingham to Grantham Rail upgrade
- Robin Hood Line Bingham extension and capacity improvements
- High Speed Rail
- Rail upgrades between Nottingham, London and other Core Cities including electrification of the Midland Mainline

3.15.4 Transport priorities within Local Transport Plans reflect the national objectives initially developed through the Department for Transport's DaSTS (Delivering a Sustainable Transport System) process, see para 3.14.6. Transport improvements can have positive impacts on access opportunities for many groups who currently experience access problems. The detailed design and implementation of all transport schemes will ensure equalities issues are taken into account.

Monitoring Arrangements

Targets	Indicators	Delivery
Delivery of projects promoted in policy	Implementation of individual schemes as in Infrastructure Delivery Plan	<ul style="list-style-type: none"> • Development Management decisions • Other delivery agents eg NET and Highways Agency

Section C: Our environment

The level of growth being planned for provides an opportunity to plan for the environment in a strategic and more comprehensive way. Policies are aimed at preserving, enhancing and making best use of environmental assets, and ensuring that new assets are delivered as part of growth proposals, which also meet strategic priorities. Multi functional spaces are promoted, with a clear aim to contribute to a step change in the levels of biodiversity.

The core policies for the environment are:

- 16 Green Infrastructure, Parks and Open Space
- 17 Biodiversity

Policy 16: Green Infrastructure, Parks and Open Space

1. A strategic approach to the delivery, protection and enhancement of Green Infrastructure will be taken, through the establishment of a network of regional and sub-regional Green Infrastructure corridors and assets (as shown on the key diagram), particularly focusing on links between Nottingham and Derby, together with corridors and assets of a more local level which will be defined through Local Development Documents.
2. The approach will require that:
 - a) existing and potential Green Infrastructure corridors and assets are protected and enhanced. Priority for the location of new or enhanced strategic Green Infrastructure will be given to locations for major residential development identified in Policy 2, the Strategic River Corridors of the Trent, Erewash and Leen rivers, canal corridors, Greenwood Community Forest, and Urban Fringe areas;
 - b) where new development has an adverse impact on Green Infrastructure corridors or assets, alternative scheme designs that have no or little impact should be considered before mitigation is provided (either on site or off site as appropriate). The need for and benefit of the development will be weighed against the harm caused;
 - c) developments proposed through the Core Strategy should enhance the Strategic Green Infrastructure network (either on site or off site or through contributions as appropriate). Non-strategic sites will be assessed through ~~subsequent Development Plan Documents~~ **part 2 Local Plans**;
 - d) links to and between the Green Infrastructure network will be promoted to increase access, especially in areas of identified deficit, for recreational and non-motorised commuting purposes, and to allow for the migration of species; and
 - e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included in other Development Plan Documents.
3. New or enhanced Green Infrastructure corridors and assets should be as inclusive as possible, multifunctional and look to make provision for more than one of the following:
 - a) access to employment and leisure facilities and to Green Infrastructure corridors or assets and the countryside;
 - b) physical activity and well-being opportunities for local residents such as formal sports provision;
 - c) educational resource for local residents;
 - d) biodiversity opportunities;

- e) tackling and adapting to climate change;
- f) enhancement of landscape character;
- g) protection or enhancement of heritage assets; and
- h) opportunities for sustainable leisure and tourism.

4. Parks and Open Space should be protected from development and deficiencies addressed in site specific or other Development Plan Documents. Exceptions may be made if ~~the park or open space is shown to be underused or undervalued~~, the development is a small part of the Green Infrastructure network and will not be detrimental to its function, or the development is a use associated with parks and open spaces or if none of the above apply the park or open space is shown to be underused or undervalued. Alternative scheme designs that have no or little impact should be considered before mitigation is provided (either onsite or off site or through contributions as appropriate). Where parks or open spaces are under used or undervalued, the reasons for this should be explored and where possible addressed prior to alternative uses being permitted.

Justification

3.16.1 Natural England defines Green Infrastructure as a strategically planned and delivered network of high quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. It includes parks, open spaces, playing fields, woodlands, allotments and private gardens. The nature of local authority boundaries in the plan area means that residents use Green Infrastructure assets such as parks, rights of way and water courses/bodies regardless of where they live. Adopting a common strategic approach between the Council areas will ensure that a joined up approach is taken and allows for provision in different authorities to be taken into account regardless of where people live.

3.16.2 Green Infrastructure is a network of green spaces which perform a number of different functions. However, it is accepted that in some instances, such as sensitive biodiversity sites, it would not be appropriate to promote additional access as this could damage the resource. The Habitats Regulations Assessment screening of the Aligned Core Strategies found there could be potentially significant effects on parts of the prospective Sherwood Forest Special Protection Area (see paragraph 3.17.34), also included in the Greenwood Community Forest Green Infrastructure initiative. It concluded that a precautionary approach should be followed and that specifically this policy should not promote the enhancement of those parts of the Greenwood Community Forest, such that it would attract higher numbers of visitors to the prospective Special Protection Area. The supplementary Habitats Regulation Assessment Screening Record in reference to Calverton requires appropriate mitigation measures to be put in place in order to avoid significant effects. These are

set out in the Infrastructure Delivery Plan and Appendix A and will be pursued with developers and partners, including the provision of Suitable Alternative Natural Green Spaces (SANGS) where appropriate.

3.16.3 The strategic approach set out in the policy is based on a framework of sub-regional Green Infrastructure corridors. These are broadly based on the strategic waterways of the Rivers Trent, Erewash and Leen as well as the Erewash and Nottingham Beeston Canals, and the initiative area of Greenwood Community Forest. These areas provide opportunities for countryside access and also allow for the migration of species. Additionally the river corridors provide the opportunity to help tackle climate change through energy production and flood attenuation where appropriate. All water courses in and adjacent to new developments provide opportunities to create enhanced green corridors including the potential for opening up culverted water courses. The strategic corridors and areas are shown on Map 3.3 and the proposals map.

Comment [MM2]: Plan updated to show more of plan area (and titled changed)

3.16.4 Proposals for a Sherwood Forest Regional Park are being progressed by a broad partnership including Gedling Borough Council and Nottingham City Council. Regional Parks are not planning designations but can help guide planning strategy to use environmental enhancements as a foundation for social and economic improvements. The objectives of the Regional Park include the increase in accessible Green Infrastructure and the provision of sustainable leisure and tourism opportunities. The proposals for a Sherwood Forest Regional Park will also link with policies in the Aligned Core Strategies related to economic growth, rural diversification, the protection of the landscape, historic environment and also tourism.

3.16.5 Where appropriate, land surrounding the built up areas will be targeted to provide a significant resource for communities and provide a context for the landscape setting of the urban area. Ensuring that Green Infrastructure is protected, enhanced or provided in this area will address the issues of access to the countryside and ensure that Green Infrastructure is factored into the development of Sustainable Urban Extensions from the start.

3.16.6 To ensure that existing areas maintain or enhance their provision of Green Infrastructure it is important to protect existing Green Infrastructure assets and seek to put in place active management of corridors and assets. One of the key issues that has been identified through the development of the Aligned Core Strategies is the poor access for many residents into the surrounding countryside. Improving access into the countryside and to other Green Infrastructure assets will encourage a healthy lifestyle and contribute to health improvement through increasing physical activity and improving mental wellbeing, and also allow commuting routes for non-motorised transport.

3.16.7 Parks and open spaces are an important part of the Green Infrastructure network, especially within urban areas. However, there are some areas of open space that can be threatening to use, or undervalued by the local community. Where these

sites are identified as surplus to requirements through Open Space Assessments or local studies, redevelopment can help to address these issues, for instance through appropriate design to allow overlooking. Equally some areas of open space may become available through rationalisation of other uses, for instance school closures. Where this is the case, other leisure and recreational uses to serve the community will be considered as a priority, however, there are likely to be cases where redevelopment or partial redevelopment is the most practical option, provided the loss can be replaced by equivalent or better provision in a suitable location~~mitigated or compensated~~.

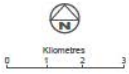
3.16.8 Landscapes and features within them form an important part of the Green Infrastructure network and Landscape Character Assessments have informed the preparation of the Aligned Core Strategies by providing details on how the different landscape types can be protected, conserved or enhanced. Criteria to assess the impact of development proposals on the landscape will be included in later Development Plan Documents prepared by local authorities.

3.16.9 ~~A strategic approach will be used in the protection of Green Infrastructure. A variety of approaches will be used in the protection of Green Infrastructure and delivering a strategic approach.~~ This will include assessments of existing and future need, quantitative and qualitative audits of existing provision, the establishment of local standards, and considering the use of local Green Infrastructure asset mapping. In addition, other approaches for the protection of Green Infrastructure can include identifying ways of improving them, for example working with Nottinghamshire County Council (and with Derbyshire County Council where relevant) to make best use of the rights of way network. This will include a minimum of 16 hectares of Green Infrastructure on land at the Strategic Location for Growth in the vicinity of the proposed HS2 station in Broxtowe. At Teal Close around 19 hectares of Green Infrastructure should be provided including about 10 hectares adjacent to the Netherfield Lagoons Local Nature Reserve.

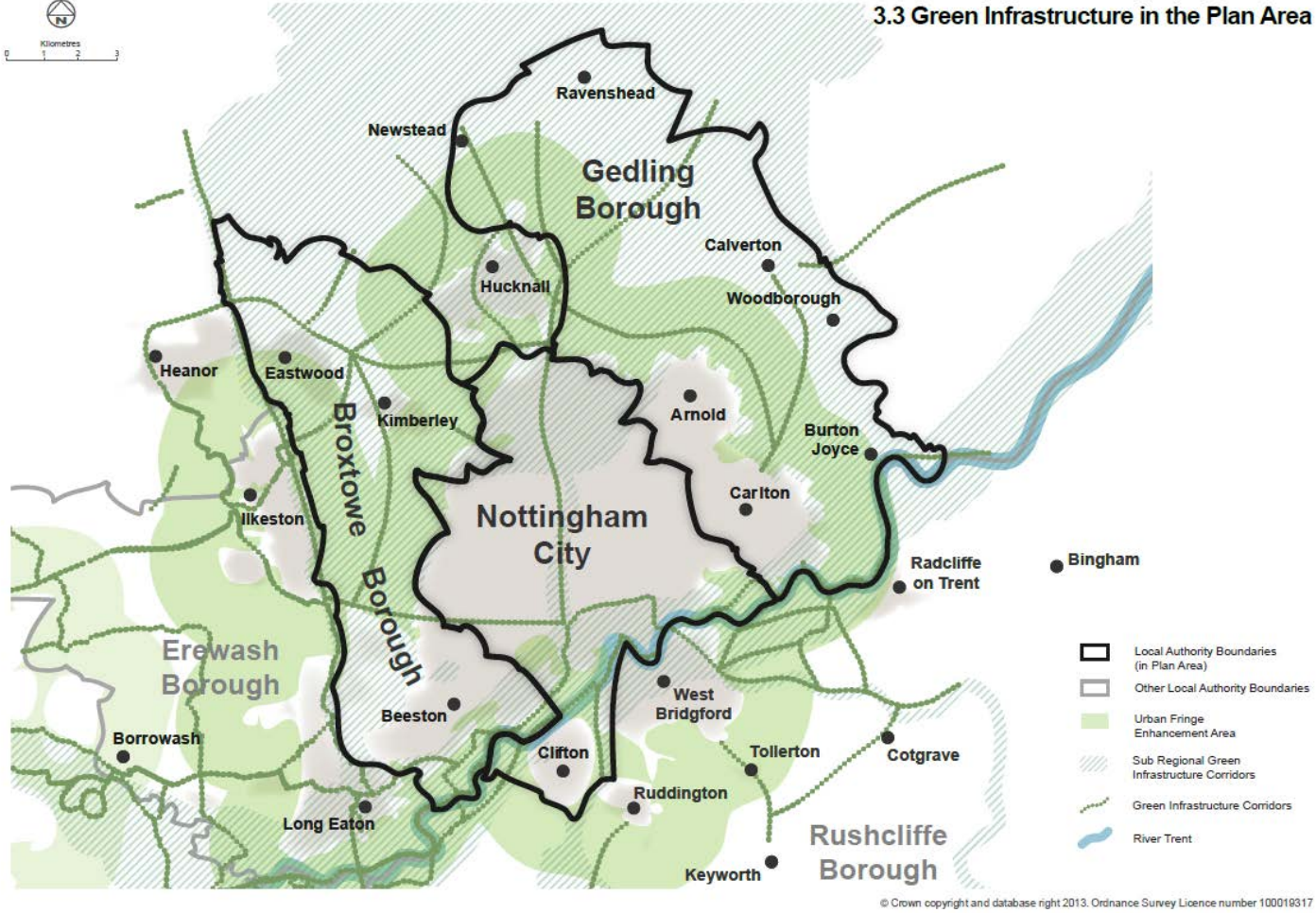
3.16.10 A number of issues will be addressed in ~~subsequent Local Development Documents~~part 2 Local Plans prepared by local authorities. These may include Green Infrastructure corridors and assets of a more local nature, locally valued landscapes which require additional protection, and embedding the Green Infrastructure network approach into the development of sites.

Monitoring Arrangements

Targets	Indicators	Delivery
Increase quality of open spaces	<ul style="list-style-type: none"> • Number of SINC<u>s</u> under positive conservation management, using Single Data List indicator 160 • Number of Local Nature Reserves with a management plan in place • Green Flag Status of open space • Number of S106s contributions related to open space 	<ul style="list-style-type: none"> • Green/Open Space Strategies • Development Management decisions
Increase the percentage of population with access to GI assets.	To be set locally	



3.3 Green Infrastructure in the Plan Area



Comment [MM3]: Plan updated

Comment [MM4]:

Comment [MM5R4]:

Policy 17: Biodiversity

1. **B**iodiversity will be increased over the Core Strategies period by:
 - a) protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including areas and networks of habitats and species listed in the UK and Nottinghamshire Biodiversity Action Plans;
 - b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate possible and improvements to the network benefit biodiversity, including at a landscape scale, through the incorporation of existing habitats and the creation of new habitats;
 - c) seeking to ensure new development provides new biodiversity features, and improves existing biodiversity features wherever appropriate;
 - d) supporting the need for the appropriate management and maintenance of existing and created habitats through the use of planning conditions, planning obligations and management agreements; and
 - e) ensuring that where harm to biodiversity is unavoidable, and it has been demonstrated that no alternative sites or scheme designs are suitable, development should as a minimum firstly mitigate ~~or and if not possible~~ compensate at a level equivalent to the biodiversity value of the habitat lost.
2. Designated international, national and local sites of biological or geological importance for nature conservation will be protected in line with the established hierarchy of designations and further sites will be designated where they meet the relevant national or local criteria~~the designation of further protected sites will be pursued~~.
3. Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that ~~there is an overriding~~ the need for the development outweighs any harm caused for by the development and that adequate mitigation measures are put in place.

Justification

3.17.1 The DEFRA publication 'Biodiversity 2020: A Strategy for England's wildlife and ecosystem services' builds on previous work and sets out the strategic direction for biodiversity in England for the next decade. It aims to 'halt overall biodiversity loss, support well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.' The National Planning Policy Framework also looks to conserve and enhance the natural environment through protecting valued landscapes and minimising impacts to biodiversity and also recognises the need to prevent the loss or deterioration of irreplaceable habitats such as ancient woodland.

3.17.2 The East Midlands currently compares unfavourably with other regions in England in terms of the surface area covered by ~~legally~~ designated nature conservation sites, has lost more wildlife than any other region in England and has lost large amounts of its wildlife habitats with losses continuing and those sites remaining becoming increasingly small, isolated and fragmented. There is a recognised need to deliver a major step change increase in the level of biodiversity across the East Midlands. Action is required to re-establish habitats and species and to develop appropriate data to monitor and target biodiversity action.

3.17.3 Whilst the plan area contains a number of nationally designated Sites of Special Scientific Interest, such as Attenborough Gravel Pits in Broxtowe and Bulwell Wood in Nottingham City, there are no currently designated European sites. However, the policy makes reference to internationally designated sites because some areas of woodland to the north of the plan area, and extending into Gedling Borough, have been identified as a prospective Special Protection Area. Whilst this is not a formal designation, it does mean that these areas are under consideration by the Joint Nature Conservation Committee, and may be declared a proposed Special Protection Area in due course. The Aligned Core Strategies and Infrastructure Delivery Plan therefore take a precautionary approach and treat the prospective Special Protection Area as a confirmed European Site. The Infrastructure Delivery Plan sets out requirements for a range of mitigation measures as recommended in the Habitats Regulation Assessment Screening Record. A decision on the extent of any possible Special Protection Area is not expected until ~~December 2012~~April 2014 at the earliest.

3.17.4 New sites and key linking corridors should be identified for biodiversity conservation and enhancement and these could include brownfield as well as Greenfield sites. Examples of large scale projects include habitat improvements along the River Erewash and the River Leen and its tributaries, heathland and acid grassland expansion in Sherwood Forest near Burntstump Country Park and maintaining and expanding Magnesian Limestone grasslands between Bulwell and Hucknall. There are also opportunities within new development to incorporate new biodiversity features, for example wetlands, green roofs, native species hedgerows and unimproved grassland.

3.17.5 Proposed development should particularly seek to contribute towards delivery of the Local Biodiversity Action Plan objectives for habitats and species. The Nottinghamshire Local Biodiversity Action Plan identifies priority wildlife habitats and species that are a priority for protection, either because they are nationally or locally rare or in decline, or are characteristic of the area; and ~~to sets~~ targets and action plans for their conservation in order to address their continued decline. The Biodiversity Action Plan contains Habitat Action Plans for several types of priority woodland, grassland, wetland and farmland habitat. Their importance varies with location. Examples of strategies to manage habitats, include improving wetland along the Nottingham canal, woodland and grassland conservation at Bramcote Hills and safeguarding bare grassland on the colliery spoil heap at Netherfield Lagoons. Where development of land is proposed that is known or likely to be used by European protected and other species, further guidance is available from Natural England's

website.

Monitoring Arrangements

Target	Indicator	Delivery
Retain areas of biodiversity importance	Net change in the area of SINC Number of incidents of unmitigated loss of SINC due to development	
Improve management of biodiversity sites	<ul style="list-style-type: none"> • <u>Number of SSSIs in a favourable condition</u> • <u>Number of SINC under positive conservation management, using Single Data List indicator 160</u> • <u>Number of Local Nature Reserves with a management plan in place</u> 	<ul style="list-style-type: none"> • <u>Development Management decisions</u> • <u>Development Plan Documents Part 2 Local Plans</u>
<u>Designation of and thereafter maintain or improve condition of Special Protection Area</u>	<ul style="list-style-type: none"> • <u>Progress on designation and if designated what condition it is in</u> 	

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Section D: Making it happen

It is important that new infrastructure is delivered in a timely fashion, and that development pays for infrastructure that is required to make it sustainable. The policies here are aimed at achieving this and are to be read in conjunction with Appendixes A and B which set out the infrastructure required to deliver the development including in the Aligned Core Strategies.

The core policies for making it happen are:

- 18 Infrastructure
- 19 Developer Contributions

Policy 18: Infrastructure

1. **New development must be supported by the required infrastructure at the appropriate stage. The Councils will work in partnership with infrastructure providers, grant funders, the development industry and other delivery agencies in seeking the provision of necessary infrastructure to support new development.**
2. **Contributions will be sought from development proposals which give rise to the need for new infrastructure.**
3. **Critical infrastructure requirements are identified in the Infrastructure Delivery Plan (IDP), and can be found in Appendix B:**
 - a) **for strategic sites which are strategic allocations, the IDP identifies what, where, when and how critical new infrastructure will be provided; and**
 - b) **for strategic locations the IDP identifies likely infrastructure requirements and the measures needed to ensure their future delivery.**
4. **There are known infrastructure and capacity constraints, in particular related to transport, education, open space and flood risk. Further detailed assessment of these issues will be required through Local Development Documents ~~or~~ such as in masterplans.**

Justification

3.18.1 The provision of adequate infrastructure and services to meet the needs of the existing community and to meet the needs of new development is essential and has been identified by communities as one of their biggest concerns. New development should not overburden existing infrastructure or communities.

3.18.2 Delivering infrastructure on time is, therefore, important in ensuring that local services and facilities, and the transport network can cope with added demand that arises from housing growth and other new development. Infrastructure will be delivered as an integral part of a development, by contributions towards those needs, and through funding from relevant providers and partners. The Councils will work with service and infrastructure providers and community stakeholders to monitor the provision of services and infrastructure in relation to development growth and to identify any needs and shortfalls that may not be able to be met through public finance.

3.18.3 In line with the National Planning Policy Framework, an Infrastructure Delivery Plan (IDP) has been prepared for Greater Nottingham including Erewash and Rushcliffe. The IDP identifies where there are deficits in infrastructure provision within the study area and ascertains what additional infrastructure is needed to support the level of growth proposed by the Aligned Core Strategies. The IDP also sets out the scale of funding necessary to achieve the provision of critical infrastructure ~~(see~~

~~Glossary~~) and the anticipated sources of funding from a range of agencies, including local authorities and developers. The IDP has been prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highways authorities, education authorities and water company.

3.18.4 Appendix B summarises the main elements of infrastructure identified in the IDP as required to deliver the Aligned Core Strategies. The schedule includes approximate costs, timescales and funding sources and likely delivery agents where known. It includes more detailed information on infrastructure requirements to support development which is planned to come forward in the early part of the plan period, together with identifying likely infrastructure requirements to support development later in the plan period, and highlights the actions required to bring that infrastructure forward in due course. The IDP will be updated as development proposals are refined through Development Plan Documents, and to reflect any changes in likely funding sources or decisions on the implementation of major projects.

3.18.4a5 Transport modelling identifies that any issues arising at a strategic level can be managed via mitigation measures such as improved public transport and Smarter Choices packages to accommodate delivery of the quantum and distribution of the quantum and distribution of development set out in the Aligned Core Strategies. However local interventions will be necessary. These local interventions will depend on the final agreed developments and their configuration as set out in DPDpart 2 Local Plans and master-plans as appropriate which will be informed by wider route strategies prepared by the Highways Agency and local authorities.

3.18.5 In addition to named infrastructure, Appendix B also identifies capacity constraints relating to infrastructure where further assessment is needed, and this particularly applies to transport, education, open space and flood risk, and where proposals are ~~be~~ identified within ~~subsequent Development Plan Documents~~part 2 Local Plans or to come forward later in the plan period. In these instances and where possible, the IDP makes general assumptions regarding the overall scale of future investment required.

3.18.6 In addition to preparation of the Aligned Core Strategies, the IDP will also be used, alongside other evidence, to inform preparation of the other elements of the Councils' Local Development Frameworks. The intention is that they are 'living documents' and will evolve and change over time to reflect the circumstances at the time, for example changes in funding or decisions on the implementation of major infrastructure projects.

3.18.7 In preparing the IDP, full account has been taken of the Homes and Communities Agency's (HCA) Local Investment Plan (LIP) that has been prepared for Greater Nottingham. This was prepared collectively by the HCA and relevant local authorities. It identifies, in part, local investment priorities for Greater Nottingham, with the intention of shaping the HCA's proposed investment for the area.

3.18.8 The IDP is critically important to the delivery of not only the Aligned Core Strategies' vision and core objectives, but also where the identified priorities and objectives of public bodies and other service providers need to be delivered through the planning system. The IDP will also assist in providing a basis for making bids for public funding, from sources such as Growth Point Funding and from the HCA through the locally agreed LIPs.

Monitoring Arrangements

Target	Indicator	Delivery
Delivery of the infrastructure identified in the Infrastructure Delivery Plan and individual Development Plan Documents	<ul style="list-style-type: none"> Implementation of individual schemes as in IDP and in Development Plan Documents Authority Monitoring Reportsviews and periodic updates to the Infrastructure Delivery Plan 	Development Plan Documents-Part 2 Local Plans

Policy 19: Developer Contributions

1. All development will be expected to:
 - a) meet the reasonable cost of new infrastructure required as a consequence of the proposal;
 - b) where appropriate, contribute to the delivery of necessary infrastructure to enable the cumulative impacts of developments to be managed, including identified transport infrastructure requirements; and
 - c) provide for the future maintenance of facilities provided as a result of the development.
2. The Councils intend to introduce Community Infrastructure Levies (CILs) to secure infrastructure that has been identified as necessary to support new development and to achieve Core Strategy objectives.
3. Prior to the implementation of a CIL, planning obligations will be sought to secure all new infrastructure necessary to support new development ~~either individually or collectively~~.

Justification

3.19.1 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development. Contributions from one or more developments may be pooled where appropriate, subject to adherence to future restrictions on pooling of developer contributions. When negotiating developer contributions, consideration will be given to changes in economic conditions over time and scheme viability.

3.19.2 Developments must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily. These may include:

- transport infrastructure (including footpaths, bridleways, cycleways and roads)
- drainage and flood protection
- public transport (including services and facilities)
- travel behavioural change measures (including travel plans, marketing and promotion)
- affordable housing (including supported housing)
- education (including early years provision and community education)
- open space (including play areas, sport and recreation)
- community facilities (including libraries youth activities and meeting venues)
- cultural facilities (~~including libraries~~)
- health and social care facilities
- emergency services (police/crime reduction measures, fire and ambulance)

- services)
- environmental improvements
- waste recycling facilities
- shopping facilities
- Green Infrastructure (including new wildlife habitats)
- Information and Communication Technology
- training and employment measures for local people

3.19.3 ~~The ability to put in place a~~ Community Infrastructure Levy (CIL) ~~came into force on 6 April 2010. CIL~~ allows local authorities to raise funds from developers for a wide range of related infrastructure through a direct charge on new development. Each Council intends to prepare a Charging Schedule setting out those infrastructure requirements falling within the remit of CIL along with the rates to be charged. CIL may apply to all new residential, commercial and employment development, apart from where exceptions are identified. Gedling Borough Council is advancing the development of CIL as one of the Government’s ‘Front Runners’ with close liaison with other Councils.

3.19.4 In accordance with requirements that have been identified in the Infrastructure Delivery Plan (IDP), and as summarised at Appendices **AB** and **BC**, it is intended that for certain required ‘sub-regional’ infrastructure there will be a process to allow a degree of pooling of CIL monies between the Councils to support delivery. It is also the intention, where justified by CIL evidence and associated economic viability assessment work, that there will be differential CIL rates within individual authority areas. Differential rates will provide flexibility to take account of varying local land values and viability.

3.19.5 Where the necessary infrastructure provision is not made directly by the developer or through a CIL, contributions will be secured through planning obligations. Planning obligation agreements will be drafted by the relevant local planning authority with the developer being responsible for the costs resulting from administering and monitoring the agreement. Supplementary Local Development Plan Documents will be produced where necessary to provide more detailed information on the scope and operation of planning obligations.

3.19.6 After the implementation of CILs, planning obligations will continue to be used in relation to certain specified circumstances in line with policies in the Aligned Core Strategies or other Development Plan Documents.

Monitoring Arrangements

Target	Indicator	Delivery
Introduction of Community Infrastructure Levy	Adopt Community Infrastructure Levy charging schedule	Adopt Community Infrastructure Levy charging schedule

Ensure appropriate developer contributions to infrastructure	Authority reported on S106 contributions and Community Infrastructure Levy funding	<ul style="list-style-type: none">• Local Development Documents Part 2• Local Plans• Development Management decisions
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20 Key Monitoring Indicators

3.20.1 Monitoring arrangements are set out after each policy within the Aligned Core Strategies. There are however considered to be some key elements of the Aligned Core Strategies that need to be monitored in more detail to measure the success of the policies in the plan as a whole, and to set triggers where remedial action will be required to ensure the aims and objectives of the Aligned Core Strategies are met . The table below sets out these key indicators, together with the triggers and actions, and ultimately indicates when the Councils' Local Plans will require review.

	<u>Key objective</u>	<u>Target</u>	<u>Indicator</u>	<u>Trigger</u>	<u>Action</u>
1. Housing supply	a) <u>Housing Delivery</u>	<u>30,550 by 2028</u> made up of: <ul style="list-style-type: none"> • <u>Broxtowe 6,150;</u> • <u>Gedling 7,250;</u> and • <u>Nottingham City 17,150</u> 	<u>Net new dwellings built each year as monitored in the AMRs</u>	<u>Shortfall of 30% of cumulative completions on a rolling 5 year period as set out in the housing trajectories (starting 2015 on the adoption of the part 2 Local Plans)</u>	<ul style="list-style-type: none"> • <u>Consideration of state of housing market and likelihood of housing shortfall being made good</u> • <u>Discuss with landowners and developers ways to overcome key constraints.</u> • <u>Thorough review of SHLAA sites</u> • <u>Review allocations within part 2 Local Plans</u>
				<u>Inability to demonstrate 5</u>	<ul style="list-style-type: none"> • <u>Discuss with landowners and</u>

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	<u>Key objective</u>	<u>Target</u>	<u>Indicator</u>	<u>Trigger</u>	<u>Action</u>
				<u>year plus 5% or 20% (buffer) housing land supply (which ever is appropriate)</u>	<u>developers delivery obstacles to bringing forward sites earlier</u> <ul style="list-style-type: none"> • <u>Review previous permissions to examine viability issues.</u> • <u>Work with partners to facilitate and de-risk sites.</u>
	<u>b) Affordable housing</u>	<u>Provision of affordable housing - 6,725 for monitoring purposes, made up of : 1845 in Broxtowe 1450 in Gedling and 3430 in Nottingham City</u>	<u>Number of affordable housing completions (net) - social rented, intermediate and affordable rent.</u>	<u>Shortfall of 30% of cumulative 5 year rolling target based on the trajectories (starting 2015 on the adoption of the part 2 Local Plans)</u>	<ul style="list-style-type: none"> • <u>Review with Housing Officers the reasons for the low performance.</u> • <u>Review policy application, viability and effectiveness including amending policy (in terms of tenure, size etc) and review policy implementation (s106 arrangements/terms).</u>

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	<u>Key objective</u>	<u>Target</u>	<u>Indicator</u>	<u>Trigger</u>	<u>Action</u>
2. Employment land supply	a) <u>Provision of additional office space (B1)</u>	<u>Develop 310,000 sq m of office space by 2028</u>	<u>Total amount of additional B1 office floorspace</u>	<u>If delivery is 30% below a five year rolling cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan</u>	<ul style="list-style-type: none"> • <u>Discuss with landowners reasons for performance, review market conditions and identify any barriers to development</u> • <u>Commission evidence of adequacy of office supply</u> • <u>Review allocations in part 2 Local Plans</u>
	b) <u>Industrial and warehouse</u>	<u>Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares)</u>	<u>Total amount (hectares) of additional industrial and warehouse development</u>	<u>If delivery is 30% below the five year cumulative target for the Greater Nottingham area (travel to work area) from base date of the plan</u>	<ul style="list-style-type: none"> • <u>Discuss with landowners reasons for performance, review market conditions and identify any barriers to development</u> • <u>Commission evidence of adequacy of office supply</u> • <u>Review allocations in part 2 Local Plans</u>

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	<u>Key objective</u>	<u>Target</u>	<u>Indicator</u>	<u>Trigger</u>	<u>Action</u>
3. Critical Infrastructure	<u>Gedling Access Road (GAR)</u>	<ul style="list-style-type: none"> <u>Commitment of funding to construct GAR and 300 homes</u> <u>Actual construction of GAR and delivery of further 300 homes by 2028</u> 	<ul style="list-style-type: none"> <u>By 2015 – finance package agreed</u> <u>By 2018 – alternative funding package in place</u> 	<ul style="list-style-type: none"> <u>No finance package agreed by 2018</u> <u>No alternative funding in place by 2021</u> 	<ul style="list-style-type: none"> <u>Search for alternative funding</u> <u>Review allocations in part 2 Local Plan in 2021</u>

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Appendices

Appendix A & B contain site schedules and critical infrastructure requirements which summarise information contained within the Infrastructure Delivery Plan. They are not included here due to their size but can be located in [CD/EX/10a](#).

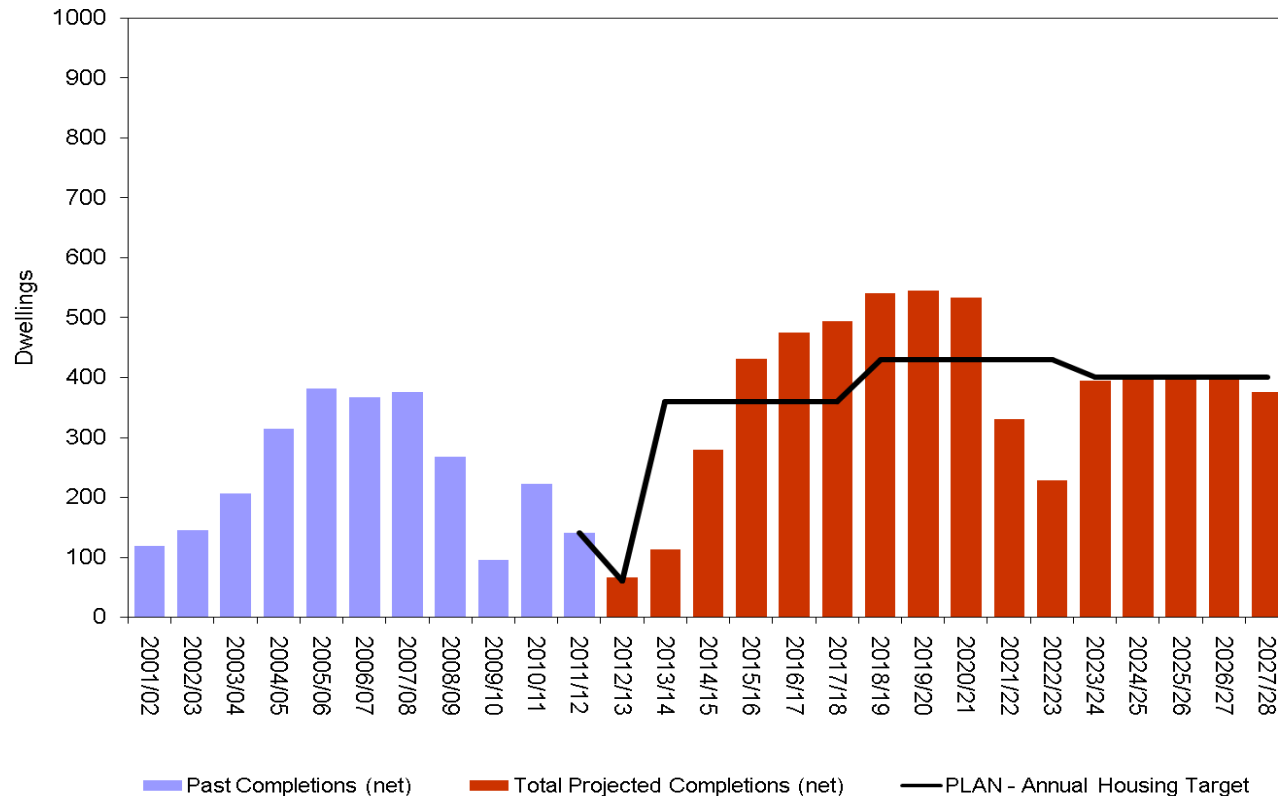
Appendix C

Housing Trajectories

Note that the graphs are not to the same scale.

Broxtowe and Gedling Trajectories have been updated in line with changes requested by the Inspector and reflect the changes to Policy 2. No such request was made to Nottingham City and so the trajectories remain as originally published.

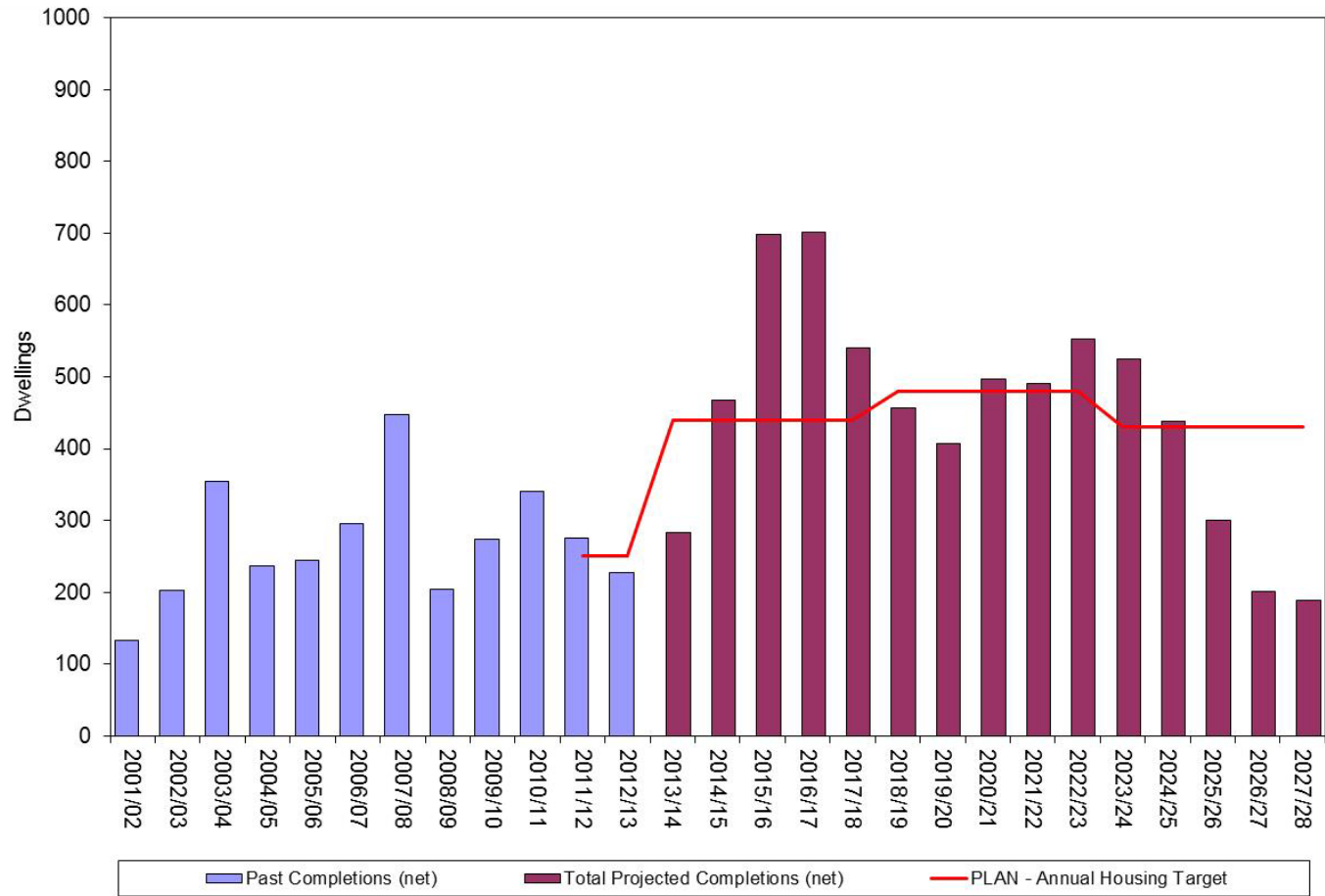
Broxtowe Trajectories



	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	TOTAL
Boots/Severn Trent								80	80	80	105	105	25	25	25	25		550
Field Farm				50	100	100	100	100										450
Strategic Location for Growth (Toton)						25	75	135	135	130								500
Awsorth allocation													49	49	49	49	50	246
Awsorth SHLAA sites	1		6	15	32	25	10	10	5									104
Brinsley allocations													21	22	22	22	22	109
Brinsley SHLAA sites		2	7	3				4	3	1				5	5	5	6	41
Eastwood allocations													17	20	20	20	20	97
Eastwood SHLAA sites	98	18	13	91	137	125	141	58	83	82	29	3	35	35	35	35	35	1053
Kimberley allocations													37	37	37	37	38	186
Kimberley SHLAA sites	1	26	12	31	47	45	37	34	48	49	49	11	8	8	8			414
Nottingham Urban Area allocations													106	107	107	107	107	534
Nottingham Urban Area SHLAA sites	40	68	74	89	115	155	131	119	191	191	148	109	36	36	37	37	37	1613
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - in urban area																		0
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability) - other villages			1	1														2
Windfall allowance after 10 years													60	60	60	60	60	300
Demolitions	0	-47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-47
Total Projected Completions (net)	140	67	113	280	431	475	494	540	545	533	331	228	394	404	405	397	375	6152
Cumulative Completions	140	207	320	600	1031	1506	2000	2540	3085	3618	3949	4177	4571	4975	5380	5777	6152	6152
PLAN - Annual Housing Target	140	60	360	360	360	360	360	430	430	430	430	430	400	400	400	400	400	6150
PLAN - Housing Target (cumulative)	140	200	560	920	1280	1640	2000	2430	2860	3290	3720	4150	4550	4950	5350	5750	6150	6150
MONITOR - No. dwellings above or below cumulative housing target	0	7	-240	-320	-249	-134	0	110	225	328	229	27	21	25	30	27	2	2
MANAGE - Annual housing target taking account of past/projected completions	362	376	396	416	427	427	422	415	401	383	362	367	395	395	392	385	373	-2
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

Footnotes: There are a greater number of developable sites than those shown in the Main Built up Area and Eastwood than shown for the 6-10 tranch years, however in-line with the advice from G L Hearne a more realistic expected delivery of these additional sites is likely to be the 11-15 year tranch.

Gedling Trajectories



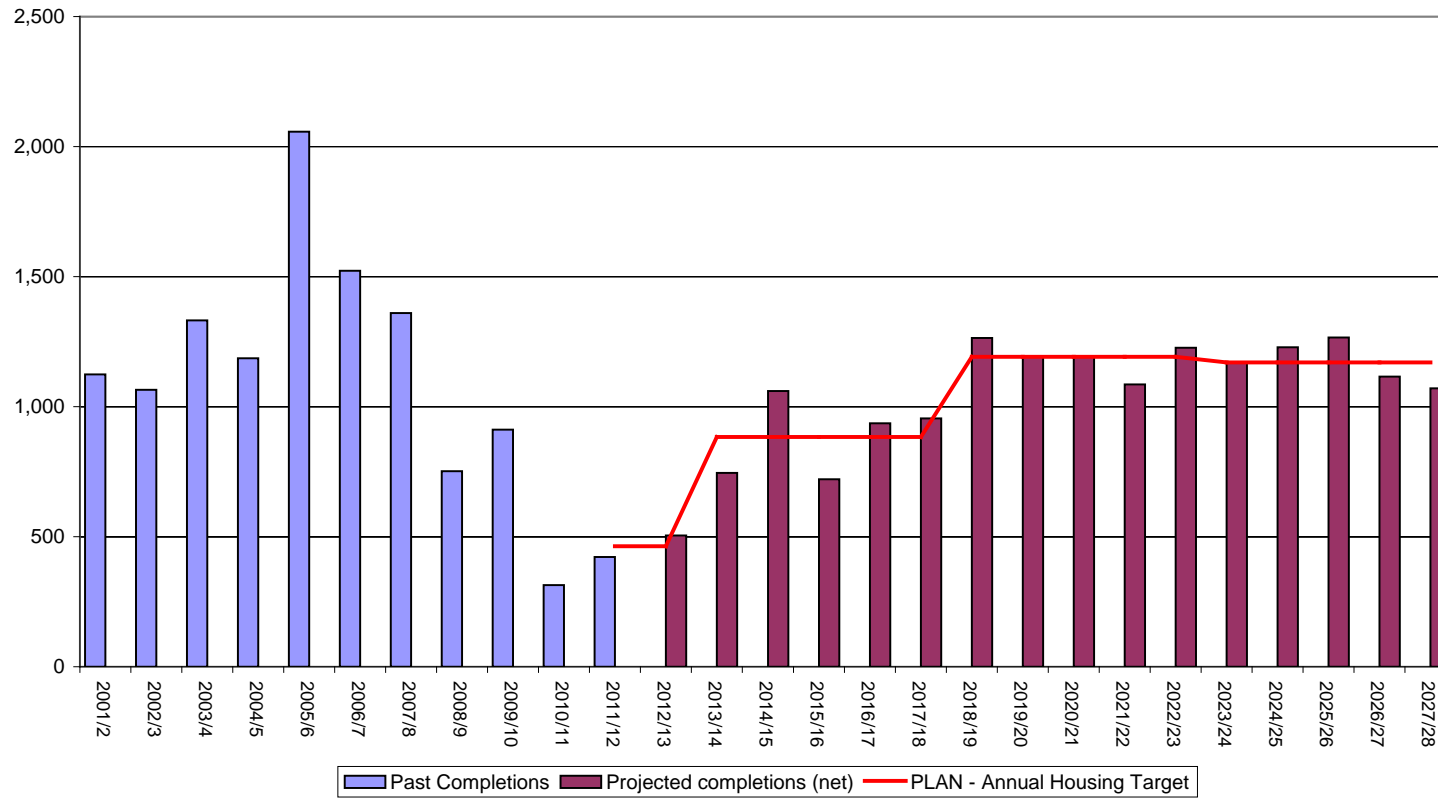
	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	TOTAL
Past Completions (net)	275	227																502
Urban area (Arnold and Carlton)	183	199	253	272	321	312	175	150	141	132	81	55	40	81	11	1	0	2407
Teal Close					104	104	104	104	82	83	83	83	83					830
Gedling Colliery/Chase Farm												100	100	100	100	100	100	600
North of Papplewick Lane				15	60	90	90	45										300
Top Wighay Farm					30	50	100	100	100	100	100	100	100	100	100	20		1000
Bestwood Village	30	2	21		10	65	56	50	50	50	90	90	90	90	90	90	97	971
Calverton	16	3	25	234	301	256	116	94	78	135	275	275	224	190	40	40	40	2342
Ravenshead	42	15	13	120	81	19		6	42	75	60	60	36					569
Other villages	4	8	14	25	8	9	13		30	140	99	76	40	20	20			506
Windfall allowance after 10 years													40	40	40	40	48	208
Demolitions																		0
Total Projected Capacity (net) **			326	666	915	905	654	549	523	715	788	839	753	621	401	291	285	9231
Total Projected Completions (net)			283	468	698	701	541	456	407	497	491	553	525	438	301	201	188	6748
Cumulative Completions	275	502	785	1253	1951	2652	3193	3649	4056	4553	5044	5597	6122	6560	6861	7062	7250	7250
PLAN - Annual Housing Target	250	250	440	440	440	440	440	480	480	480	480	480	430	430	430	430	430	7250
PLAN - Housing Target (cumulative)	250	500	940	1380	1820	2260	2700	3180	3660	4140	4620	5100	5530	5960	6390	6820	7250	
MONITOR - No. dwellings above or below cumulative housing target	25	2	-155	-127	131	392	493	469	396	413	424	497	592	600	471	242	0	
MANAGE - Annual housing target taking account of past/projected completions	426	436	450	462	461	442	418	406	400	399	385	368	331	282	230	195	188	0
Remaining Years	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	

Footnotes

All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.
The annual projected completions for the villages for 2013-2028 have been reduced to provide annual projections to deliver the housing target of 7,250 dwellings.

Nottingham City Trajectories

Housing Trajectory - Nottingham City (net completions)



	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	422	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterside (3,000)							6	35	29	30	162	308	303	500	677	508	427	2,985
Boots Campus (600)										100	100	100	100	100	100			600
Stanton Tip (500)										41	62	62	62	63	63	63	84	500
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)		744	1,014	1,348	898	867	879	1,159	1,093	950	642	636	554	415	276	395	400	12,271
Windfall allowance						100	100	100	100	100	150	150	180	180	180	180	190	1,710
Demolitions		-239	-269	-288	-178	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-30	-1,334
Projected completions (net)	-	505	745	1,060	720	937	955	1,264	1,192	1,191	1,086	1,226	1,169	1,228	1,266	1,116	1,071	16,732
Cumulative Completions	422	927	1,672	2,733	3,453	4,390	5,344	6,609	7,801	8,992	10,078	11,304	12,473	13,701	14,967	16,083	17,154	17,154
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	-23	-158	23	-137	-80	-6	69	71	72	-32	4	3	61	157	103	4	4
MANAGE - Annual housing target taking account of past/projected completions	1,009	1,046	1,082	1,106	1,109	1,141	1,160	1,181	1,171	1,169	1,165	1,179	1,169	1,169	1,150	1,091	1,067	-

Although the deliverable sites are those included in the Strategic Housing Land Availability Assessment (SHLAA), other sites may be identified in the course of the preparation of the Local Plan (Land and Planning Policies document). Likewise, the Local Plan preparation process may result in some of the SHLAA sites not being taken forward as allocations.

~~Although windfall sites are not included until after the first ten years, it is very likely, based on the City's past performance, that a significant number of windfall sites will come forward and be developed before then. This will provide a contingency against lack of delivery of housing on other sites.~~

Purpose-built student units (dwellings) are included in the figures, including the Aligned Core Strategies strategic allocation, in line with current Department for Communities and Local Government definitions

Appendix D

Summary of Sustainable Community Strategies

The matrix below presents the identified issues and themes for each council's SCS priorities. Where ticks (✓) are shown, this indicates that the issue is complemented in delivery of the associated Aligned Core Strategies policy.

Sustainable Community Strategies and Community Strategy Identified Priority	Aligned Core Strategies Policies																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Broxtowe Borough Council																			
Community Safety A Safer Broxtowe										✓									
Community Relations Making Broxtowe's Communities Stronger									✓										
Children and Young People A place where Broxtowe's children achieve their full potential										✓		✓				✓			
Healthy Living Healthy Living A healthier Broxtowe								✓		✓		✓	✓			✓			
Employment Employment A more prosperous Broxtowe		✓		✓		✓	✓					✓							
The Environment A greener Broxtowe	✓		✓							✓				✓	✓	✓	✓		
Housing A Broxtowe where everyone has a good quality affordable home								✓											
Gedling Borough Council																			
A place of safe and strong communities							✓	✓		✓		✓							
A place where people are treated fairly and have the opportunity to get involved		✓										✓						✓	✓
A place where we take care of our environment	✓		✓								✓			✓		✓	✓		
A place where people can lead a healthy and active lifestyle											✓	✓			✓				
A place that contributes to a vibrant and prosperous Greater Nottingham				✓	✓	✓									✓				

	Aligned Core Strategies Policies																	
Sustainable Community Strategies and Community Strategy Identified Priority	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Nottingham City Council																		
World Class Nottingham - Protecting and strengthening the economy				✓	✓	✓							✓					✓
Neighbourhood Nottingham - Neighbourhood Transformation		✓				✓	✓	✓										
Family Nottingham - Children and Young People								✓										
Safer Nottingham - Reducing crime, fear of crime, substance abuse and anti-social behaviour										✓								
Working Nottingham - Tackling poverty and deprivation				✓														
Healthy Nottingham - Improving health and wellbeing	✓	✓	✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	✓		
Green Nottingham - Environmental sustainability	✓		✓								✓			✓	✓	✓	✓	
Fair Nottingham - Achieving fairness and equality of opportunity		✓						✓	✓					✓	✓			
Aspiring Nottingham - Raising aspirations																		
	Aligned Core Strategies Policies																	
Nottinghamshire County Council																		
A Safer Nottinghamshire										✓								
Making Nottinghamshire's Communities Stronger									✓									
A place where Nottinghamshire's children achieve their full potential										✓		✓					✓	
A healthier Nottinghamshire								✓		✓		✓	✓				✓	
A more prosperous Nottinghamshire		✓		✓		✓	✓					✓						

A greener Nottinghamshire

✓		✓							✓				✓	✓	✓	✓		
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Appendix E

Saved Policies from Adopted Local Plans

Broxtowe Borough Council

Policy	Saved?	Reason
K4 Town Centres	Yes	No full replacement policy in the ACS.
K5 The Environment (Green Belt)	Yes	No full replacement policy in the ACS.
E1 Good Design	No	Covered by ACS policy 10 (Design and Enhancing Local Identity).
E2 Energy-efficient design and layout	No	Covered by ACS policy 1 (Climate Change).
E3 Development within Conservation Areas	No	Covered by ACS policy 11 (The Historic Environment).
E8 Development in the Green Belt	Yes	No full replacement policy in the ACS.
E12 Protected Open Areas	Yes	No replacement policy in the ACS.
E13 Prominent Areas for Special Protection	Yes	No replacement policy in the ACS.
E14 Mature Landscape Areas	Yes	No replacement policy in the ACS.
E16 Sites of Importance for Nature Conservation	Yes	No full replacement policy in the ACS.
E19 Other Nature Conservation Resources	No	Covered by ACS policy 17 (Biodiversity).
E23 Greenwood Community Forest	No	Covered by ACS policy 16 (Green Infrastructure, Parks and Open Space).
E24 Trees, hedgerows and Tree Preservation Orders	Yes	No replacement policy in the ACS.
E25 Renewable Energy Development	No	Covered by ACS policy 1.6 (Climate Change: Stand Alone Energy Generation).
E26 Pollution	Yes	No replacement policy in the ACS.
E27 Protection of Groundwater	Yes	No replacement policy in the ACS.
E29 Contaminated Land	Yes	No replacement policy in the ACS.
E31 Gassing Landfill sites	Yes	No replacement policy in the ACS.
E32 Hazardous substances, hazardous installations and major hazard pipelines	Yes	No replacement policy in the ACS.
E33 Light Pollution	Yes	No replacement policy in the ACS.
E34 Control of Noise Nuisance	Yes	No replacement policy in the ACS.
E35 Telecommunications	Yes	No replacement policy in the ACS.

Policy	Saved?	Reason
H1 New Housing Sites	Yes	No replacement policy in the ACS.
H2 Phasing of Housing	No	Phase 2 released (Cabinet 04.09.07)
H3 Housing Type and Size	No	Covered by ACS policy 8 (Housing Size, Mix and Choice).
H4 Subdivision or Adaptation of Existing Buildings	Yes	No replacement policy the in ACS.
H5 Affordable Housing	Yes	No full replacement policy in the ACS.
H6 Density of Housing Development	Yes	No full replacement policy in the ACS.
H7 Land Not Allocated for Housing Purposes	Yes	No replacement policy in the ACS.
H8 Businesses in Residential Areas and Properties	Yes	No replacement policy in the ACS.
H9 Domestic Extensions	Yes	No replacement policy in the ACS.
H10 Extensions for Dependent Relatives	Yes	No replacement policy in the ACS.
H11 Minor Development	Yes	No replacement policy in the ACS.
H12 Loss of Residential Accommodation	Yes	No replacement policy in the ACS.
H13 Sites for Gypsies and Travelling Show People	No	Covered by ACS policy 9 (Gypsies, Travellers and Travelling Show people).
EM1 New Employment Sites	Yes	No replacement policy in the ACS.
EM2 Protection of Employment Land and Premises	No	Covered by ACS policy 4 (Employment Provision and Economic Development).
EM3 Expansion/Redevelopment of Existing Employment Premises	Yes	No replacement policy in the ACS.
T1 Developers' Contributions to Integrated Transport Measures	Yes	No full replacement policy in the ACS.
T2 Improvements to Bus Facilities	No	Covered by ACS policy 14 (Managing Travel Demand).
T3 Bus Facilities in New Development	No	Covered by ACS policy 14 (Managing Travel Demand).
T4 Park-and-Ride Facilities	Yes	No full replacement policy in the ACS.
T5 South Notts Rail Network	Yes	No full replacement policy in the ACS.

Policy	Saved?	Reason
T6 Nottingham Express Transit	Yes	No full replacement policy in the ACS.
T7 Cycling Routes and Facilities	No	Covered by ACS policy 14 (Managing Travel Demand).
T9 Pedestrian Routes and Facilities	No	Covered by ACS policy 14 (Managing Travel Demand).
T10 Proposed Road Schemes	Yes	No replacement policy in the ACS.
T11 Guidance for Parking Provision	Yes	No replacement policy in the ACS.
T12 Facilities for People with Limited Mobility	Yes	No replacement policy in the ACS.
S1 Shopping and Associated Uses Within Town Centres	Yes	No full replacement policy in the ACS.
S2 Sites for Retail and Associated Development	Yes	No replacement policy in the ACS.
S3 Retail and Associated Development in Locations Outside Town Centres	Yes	No full replacement policy in the ACS.
S4 Prime Shopping Frontages	Yes	No replacement policy in the ACS.
S5 Local Shopping Development	Yes	No replacement policy in the ACS.
S6 Protection of Local Shopping	Yes	No replacement policy in the ACS.
S7 Food and Drink Retailing Outside Town Centres	Yes	No replacement policy in the ACS.
S8 Shop front Design	Yes	No replacement policy in the ACS.
S9 Security Measures	Yes	No replacement policy in the ACS.
S10 Shop front Signage	Yes	No replacement policy in the ACS.
RC1 Leisure Facilities	Yes	No full replacement policy in the ACS.
RC2 Community and Education Facilities	Yes	No full replacement policy in the ACS.
RC3 Community and Education Facilities: Safeguarded Sites	Yes	No replacement policy in the ACS.
RC4 Developers' Contributions to Education & Community Facilities	No	Covered by ACS policy 19 (Developer Contributions).

Policy	Saved?	Reason
RC5 Protection of Open Spaces	Yes	No replacement policy in the ACS.
RC6 Open Space: Requirements for New Developments	Yes	No replacement policy in the ACS.
RC7 New Playing Fields	Yes	No replacement policy in the ACS.
RC8 New Informal Open Space	Yes	No replacement policy in the ACS.
RC9 Contributions for Maintenance of Open Spaces	No	Covered by ACS policy 19 (Developer Contributions).
RC10 Allotments	Yes	No replacement policy in the ACS.
RC11 Cemetery Extensions	Yes	No replacement policy in the ACS.
RC12 Caring Institutions	Yes	No replacement policy in the ACS.
RC13 Day Nurseries	Yes	No replacement policy in the ACS.
RC14 Footpaths, Bridleways and Cycle Routes	Yes	No replacement policy in the ACS.
RC15 Long Distance Trails	Yes	No replacement policy in the ACS.
RC16 Greenways	Yes	No replacement policy in the ACS.
RC17 Outdoor Recreation Pursuits	Yes	No replacement policy in the ACS.
RC18 Tourism Facilities including Hotels	Yes	No replacement policy in the ACS.

Gedling Borough Council

Policy	Saved?	Reason
ENV1 Development Criteria	Yes	Require amenity criteria b) – will not be replaced by ACS.
ENV2 Landscaping	No	Addressed by ACS
ENV3 Development on Contaminated Land	Yes	No replacement policy in ACS
ENV4 Unstable Land		Not Saved
ENV5 Renewable Energy	Yes	Amenity and Green Belt issues not covered by NPPF or ACS
ENV6 Energy Efficiency		Not Saved
ENV7 Development where hazardous substances are to be used or stored	Yes	No replacement policy in ACS
ENV8 Development affecting hazardous substances sites	Yes	No replacement policy in ACS
ENV9 Noise generating development		Not Saved
ENV10 Noise sensitive development		Not Saved
ENV11 Pollution generating development	Yes	No replacement policy in ACS
ENV12 Telecommunications development	No	NPPF (paras 42-46) applies.
ENV13 Demolition in Conservation Areas	No	NPPF (paras 132-141) applies
ENV14 Change of Use of a Building in a Conservation Area	Yes	Policy guidance goes beyond that contained within NPPF (paras 132-141) applies-
ENV15 New Development in a <u>C</u> onservation <u>A</u> rea	Yes	Policy guidance goes beyond that contained within NPPF (paras 132-141) applies-
ENV16 Old Woodthorpe SCA	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV17 Ravenshead SCA	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV18 Demolition of a <u>L</u> isted <u>B</u> uilding	No	NPPF (paras 132-141) applies
ENV19 Extension or alteration of a <u>L</u> isted	No	NPPF (paras 132-141) applies

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Policy	Saved?	Reason
B building		
ENV20 Change of use of a L isted B building	No	NPPF (paras 132-141) applies
ENV21 Setting of a L isted B building	No	NPPF (paras 132-141) applies
ENV22 Local Interest Buildings	Yes	While this is covered by the NPPF (paras 132-141) the associated list of local interest buildings need to saved until replaced by an updated list in the DC Policies DPD
ENV23 Archaeological Sites of national importance		Not Saved
ENV24 Other sites of archaeological importance		Not Saved
ENV25 Registered Parks and Gardens	Yes	While NPPF (paras 132-141) covers this, the situation with the associated areas identified on the Proposals Map needs to be retained until shown on the Proposals Map.
ENV26 Control over Development in the Green Belt	No	NPPF (paras 79-92) applies
ENV27 Re-use of buildings in the Green Belt		Not Saved
ENV28 Extensions to dwellings or limited Residential Curtilage Buildings in the Green Belt	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV29 Replacement Dwellings in the Green Belt	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV30 Development within defined infill boundaries of green belt wash villages	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV31 safeguarded land	Yes	Those areas not allocated through the ACS will require protection until future is considered through Site Specific Allocations DPD
ENV32 protection of the ridgelines/urban fringe	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
ENV33 Agricultural Land		Not Saved
ENV34 Habitat protection and enhancement		Not Saved

Policy	Saved?	Reason
ENV35 National Nature conservation designations	Yes	Policy will be saved to ensure that areas are identified on Proposals Map. Policy accords with NPPF (para 118).
ENV36 local nature conservation designations	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
ENV37 Mature Landscape areas	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
ENV38 Protected Species		Not Saved
ENV39 Landscape features of importance for nature conservation		Not Saved
ENV40 river environment	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
ENV41 Flooding		Not Saved
ENV42 Aquifer Protection	Yes	Protection will be required until a replacement policy is considered through the DC Policies DPD
ENV43 Greenwood Community Forest	Yes	A statement of the intention to negotiate additional woodland
ENV44 Gedling Colliery Park	Yes	Protection will be required until the future of the former colliery site is finalised
ENV45 Ancient Woodlands	Yes	No replacement policy in ACS – likely to be covered by DC Policies DPD
ENV46 Amenity and Commercial Woodlands		Not Saved
ENV47 Tree Preservation Orders	No	Covered by separate legislation
ENV48 Hedgerow Protection	No	Covered by separate legislation
H1 Housing Provision		
H2 Distribution of Residential Development	Yes	Required to retain supporting text and enable Development Briefs adopted as SPDs to 'hang off'
H3 Land at Former Gedling Colliery and Chase Farm	No	Development Brief adopted for site to guide development.
H4 Stockings Farm	No	Planning application approved development underway

Policy	Saved?	Reason
H5 Teal Close/North of Victoria Park	Yes	Policy guides development in the period before site specific allocations DPD is prepared. If a development Brief is adopted prior to adoption of the ACS the policy will not be saved
H6 Top Wighay Farm	No	Development Brief adopted for site to guide development.
H7 Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes	Yes	Policy to guide development of windfall sites. Likely to be replaced through DC Policies DPD.
H8 Residential Density	Yes	Policy to guide development of windfall sites. Likely to be replaced through DC Policies DPD
H9 Replacement Dwellings		Not Saved
H10 Extensions	Yes	Likely to be replaced through DC Policies DPD
H11 Conversions and Change of Use to Residential	Yes	Likely to be replaced through DC Policies DPD
H12 Living Over the Shop		Not Saved
H13 Residential Homes	Yes	Likely to be replaced through DC Policies DPD
H14 Houses in Multiple Occupation	Yes	Likely to be replaced through DC Policies DPD
H15 Comprehensive Development	Yes	Safeguards allocated sites from piecemeal development
H16 Design of Residential Development	No	Replaced by Policy 10 of ACS
H17 Visitability		Not Saved
H18 Affordable Housing	No	Policy to guide development of windfall sites. Likely to be replaced through DC Policies DPD. Adopted SPD on Affordable Housing – this will need to ‘hang off’ ACS Policy 8
S1 Retailing in Shopping Centres	Yes	Includes criteria which will not be replaced by the ACS
S2 Non-Retail Uses in District Shopping centres	Yes	Includes criteria which will not be replaced by the ACS
S3 Use of Upper Floors in Shopping Areas	Yes	Includes criteria which will not be replaced by the ACS

Policy	Saved?	Reason
S4 Environmental Improvements	Yes	Includes criteria which will not be replaced by the ACS
S5 Arnold Town Centre	Yes	Includes criteria which will not be replaced by the ACS
S6 Arnold Secondary Shopping Area	Yes	Includes criteria which will not be replaced by the ACS
S7 Carlton Square	Yes	Includes criteria which will not be replaced by the ACS
S8 Mapperley Plains	Yes	Includes criteria which will not be replaced by the ACS
S9 Netherfield	Yes	Includes criteria which will not be replaced by the ACS
S10 Local Shopping Centres	No	ACS Policy 6 applies
S11 Retail Development Outside Shopping Centres	No	NPPF (para 24-27) applies
S12 Retail Development Outside of District, Local and Town Centres	No	NPPF (para 24-27) applies
S13 Local Day-to-Day Shopping Needs	No	NPPF (para 24-27) applies
S14 Food & Drink Uses		Not Saved
S15 Petrol Filling Stations		Not Saved
S16 Design of Shop Fronts	Yes	Includes criteria which will not be replaced by the ACS
S17 Security Shutters	Yes	Includes criteria which will not be replaced by the ACS
E1 Allocation of Employment Land	Yes	Will be replaced by Site Specific DPD
E2 Proposed Mix Use at Hillcrest Park Calverton	Yes	Retain until development fully complete
E3 Retention of Employment	Yes	Includes criteria which will not be replaced by the ACS
E4 Employment Development on Unallocated Sites	Yes	Includes criteria which will not be replaced by the ACS
E5 Expansion of Existing Employment Uses not in the Green Belt	Yes	Includes criteria which will not be replaced by the ACS

Policy	Saved?	Reason
E6 Business/Working from Home in Residential Areas		Not Saved
E7 Employment Development in Rural Settlements		Not Saved
E8 Redevelopment of Calverton Colliery		Not Saved
E9 Rural Employment Diversification	Yes	Includes criteria which will not be replaced by the ACS
E10 Inappropriate Employment Sites		Not Saved
E11 Office Development Outside Shopping Centres	Yes	Includes criteria which will not be replaced by the ACS
T1 Transport Developments – Developer Contributions	No	Covered by ACS Policy 19
T2 New Developments – Sustainable Transport		Not Saved
T3 Proposed Transport Schemes	No	Covered by Infrastructure Delivery Plan and ACS Policy 19
T4 Park & Ride	Yes	Subject to confirmation of final decisions re: Top Wighay Farm and Gedling Colliery
T5 Traffic Management		Not Saved
T6 Pedestrian Improvements		Not Saved
T7 Pedestrian Movements		Not Saved
T8 Cycle Facilities		Not Saved
T9 Cycle Routes	Yes	Links to identified routes on Proposals Map – likely to be covered by Site Specific DPD
T10 Highway Design and Parking Guidelines	Yes	Parking SPD not yet adopted. Confirmation if Parking SPD will be able to 'hang off' an ACS policy required
T11 Trentside Path	Yes	Subject to review of progress with the LBFAS
T12 Public Rights of Way		Not Saved
C1 Community Services General Principles	Yes	Adjoining amenity is not sufficiently addressed by ENV1

Policy	Saved?	Reason
C2 Community Facilities for New Development	No	Covered by ACS Policy 11
C3 Nursery Facilities	Yes	Includes criteria which will not be replaced by the ACS
C4 Loss of Community Facilities	Yes	Includes criteria which will not be replaced by the ACS
R1 Protection of Open Space	Yes	Required to be identified on the Proposals Map
R2 Accessible Public Open Space	Yes	Includes criteria which will not be replaced by the ACS
R3 Provision of Open Space with New Residential Development	Yes	Subject to final wording of the policy and Open Space SPD to 'hang off' ACS policy
R4 Golf Courses	Yes	Includes criteria which will not be replaced by the ACS
R5 Allotments	No	Covered by ACS policy on GI
R6 Indoor Leisure Facilities		Not Saved
R7 Sherwood Community Forest	Yes	Includes criteria which will not be replaced by the ACS
R8 Tourist Accommodation	Yes	Includes criteria which will not be replaced by the ACS
R9 Recreational Routes		Not Saved
R10 Equestrian Development	Yes	Includes criteria which will not be replaced by the ACS
R11 Keeping of Horses and Construction of Small Stables	Yes	Includes criteria which will not be replaced by the ACS
R12 Recreational Value of Watercourses		Not Saved

Nottingham City Council

Policy	Saved?	Reason
ST1 Sustainable Communities	Yes	Links to the Building Balanced Communities Supplementary Planning Document (BBC SPD)
ST2 A Successful Economy	No	Different language used but essentially captured by Core Strategy (CS) Policy 4 and National Planning Policy Framework (NPPF) PPS4
ST3 City Centre	No	Different language used but essentially captured by CS Policy 5
ST4 Integration Of Planning And Transport Policies	No	Sufficiently covered by CS policy. An explicit link with the Local Transport Plan (LTP) is not stated in CS Policy, though the principle is reaffirmed in CS Policies 13 (in ref to 'significant' travel demand generation), 8 (ref housing) and 11 (Community facilities).
H1 New Housing Development	Yes	Not covered by CS Policy/ PPS(G),NPPF . There are some allocated sites which haven't been totally developed. Also, l inks to the BBC SPD
H2 Density	Yes	CS Policy 8 refers to density as a general criteria Though not an issue in National Planning Policy Framework (NPPF)
H3 Appropriate Housing Types	No	'Generally' covered by CS Policy 8
H5 Affordable Housing	Yes	Not covered by CS Policy or PPS(G),NPPF . CS suggests will be carried forward by LPA. Also, l inks to the BBC SPD
H6 Student Housing	Yes	Not covered by CS Policy or PPS(G),NPPF . Also, Links to the BBC SPD
H7 Inappropriate Uses In Residential Areas	Yes	Not covered by CS Policy or PPS(G),NPPF
H8 Residential Homes And Hostels	Yes	Not covered by CS Policy or NPPFPPS(G) .
H9a Travellers	No	Covered by CS Policy 9
H9b Travellers	No	Covered by CS Policy 9
H9c Travellers	Yes	Not covered by CS Policy
E1 Strategic High Quality Employment Sites	Yes	There are some allocated sites which haven't been totally developed.

Policy	Saved?	Reason
E2 Industrial Development / Expansion And Restructuring	Yes	There are some allocated sites which haven't been totally developed.
E3 Major Business Parks / Industrial Estates	Yes	Partially covered by CS Policy
E4 Regeneration Of Previously-Used Employment Sites And Employment Premises	Yes	Partially covered by CS Policy 4 (9)
MU1 Mixed Use Sites In The City	Yes	There are some allocated sites which haven't been totally developed.
MU2 Southside Regeneration Zone	No	Covered by CS Policy 7
MU3 Southside Regeneration Zone - Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed.
MU4 Eastside Regeneration Zone	No	Generally covered by CS Policy 7(1) Though 4c, d & e not fully covered
MU5 Eastside Regeneration Zone – Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed.
MU6 Waterside Regeneration Zone	No	Generally covered by CS Policy 7(1)
MU7 Waterside Regeneration Zone – Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed
MU8 Rest Of The City – Mixed Use Sites	Yes	There are some allocated sites which haven't been totally developed
MU9 Stanton Tip	No	Partially/generally covered by CS Policy 7(1)
S1 New Retail Development In The City Centre	Yes	Generally covered by CS 5/ PPS4 /NPPF/IRPG
S2 Major Retail Developments And Extensions To The Broadmarsh Centre	Yes	The Core Strategy and IRPG replaces this
S3 Retail Or Mixed Use Development On A Site Adjoining The Victoria Centre	Yes	Generally covered by CS 5, no longer required
S4 Retail Or Mixed Use Development In Town And Local Centres	Yes	The Core Strategy, IRPG and PPS /NPPF replaces this

Policy	Saved?	Reason
S5 New Retail Development On The Edge Of Or Outside Existing Centres	Yes	The Core Strategy, IRPG and PPS/NPPF replaces this
S6 Non – Retail Uses	Yes	Not covered by CS Policy or NPPFPPS(G) .
S7 Food And Drink	Yes	Not covered by CS Policy or NPPFPPS(G) .
S8 High Occupancy Licensed Premises In The City Centre	Yes	Very specific and not covered by the Core Strategy
R1 Development Of Open Space	Yes	The Core Strategy doesn't reference the Open Space Network
R2 Open Space In New Development	Yes	Only partly covered by CS Policy 16 (2c)
R3 Access To Open Space	Yes	Only partly covered by CS Policy 10 & PPG 17 (20)
R4 Rivers And Waterways	No	Covered by Core Strategy/Interim 106 planning guidance
R5 Playing Fields And Sports Grounds	Yes	Covered partially by Core Strategy/PPG 17 Audit/Playing Pitch Strategy
R6 Allotments	Yes	Covered partially by Core Strategy/PPG 17 Audit
R7 Sports, Leisure, Entertainment And Arts Facilities	No	Covered by Core Strategy/ PPS4 /NPPF
R8 Leisure Uses Outside Of The City Centre, Town Centres And Local Centres	No	Covered by Core Strategy/ PPS4 /NPPF
R9 Leisure Development In Major Parks And District Parks	Yes	No relating CS Policy
CE1 Community Facilities	Yes	No relating CS Policy
CE2 Joint Provision And Dual Use Of Community Facilities	Yes	No relating CS Policy
CE3 Loss Of Existing Community Facilities	Yes	Not covered by CS Policy or NPPFPPS(G) .
CE6 The Provision Of Health Facilities / Hospitals	Yes	Not covered by CS Policy or NPPFPPS(G) .
CE7 Education	Yes	Not covered by CS Policy or NPPFPPS(G) .
CE8 Further And Higher Education	Yes	Not covered by CS Policy or NPPFPPS(G) .

Policy	Saved?	Reason
BE1 Design Context In The Public Realm	No	Covered by Core Strategy/NPPF
BE2 Layout And Community Safety	No	Covered by Core Strategy/NPPF
BE3 Building Design	No	Covered by Core Strategy/NPPF
BE4 Sustainability In Design	No	Covered by Core Strategy/NPPF
BE5 Landscape Design	No	Covered by Core Strategy/NPPF
BE6 Creation Of New Pedestrian Routes In The City Centre	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE7 Creation And Improvement Of Public Open Spaces In The City Centre	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE8 City Skyline And Tall Buildings	Yes	Only partially covered by Core Strategy
BE9 Demolition Of Listed Buildings	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE10 Development Within The Curtilage, Or Affecting The Setting, Of A Listed Building	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE11 Alterations And Extensions To A Listed Building	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE12 Development In Conservation Areas	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE13 Demolition In Conservation Areas	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE14 Historic Parks And Gardens	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE15 Archaeology	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE16 Archaeology	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE17 Archaeology	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE18 Telecommunications Equipment	Yes	BE 18 a,b,d & e covered by NPPFPPG-8 (14, 20, 21, 30), BE 18c but amenity aspect not covered.
BE19 Advertisements And Shop Fronts	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE20 Unauthorised And Deemed Consent Advertisements	Yes	No relating CS Policy

Policy	Saved?	Reason
BE21 Shopfronts	Yes	Not covered by CS Policy or NPPFPPS(G) .
BE22 Roller Shutters	Yes	Not covered by CS or NPPFPPS
NE1 Nature Conservation —SSSIs	Yes	No relating CS Policy
NE2 Natural Conservation	Yes	No relating CS Policy
NE3 Conservation Of Species	Yes	No relating CS Policy
NE4 Biological Or Geological Sites Of Importance For Nature Conservation	Yes	No relating CS Policy
NE5 Trees	Yes	No relating CS Policy
NE6 Trees Protected By Tree Preservation Orders	Yes	Not covered by CS
NE8 Green Belt	Yes	Only covered partially by Core Strategy
NE9 Pollution	Yes	No relating CS Policy
NE10 Water Quality And Flood Protection	Yes	No relating CS Policy
NE11 Hazardous Installations	Yes	No relating CS Policy
NE12 Derelict And Contaminated Land	Yes	No relating CS Policy
NE13 Development Likely To Result In Site Contamination Or Dereliction	Yes	No relating CS Policy
NE14 Energy	Yes	No relating CS Policy
NE15 Waste Implications Of Major Developments	Yes	No relating CS Policy
NE16 Minerals	Yes	Not covered by CS/ NPPFPPS
T1 Location Of Development And The Sequential Approach	No	Generally covered by CS and PPS
T2 Planning Obligations And Conditions	Yes	Generally covered by CS, but Interim Planning Guidance and interim transport planning statement linked to this.

Policy	Saved?	Reason
T3 Car, Cycle And Servicing Parking (Appendix 1: Maximum Car Parking Levels, Cycle Standards And Servicing)	Yes	Not covered by CS/ NPPF PPS
T6 Nottingham Express Transit	Yes	Not covered by CS/ NPPF PPS
T7 Major Development And Public Transport	Yes	Needs to be retained though definition/thresholds for 'major development' are not detailed in Appendix 1 so use PPG13
T8 Park And Ride	Yes	Not covered by CS/ NPPF PPS — retain and review schemes listed
T9 Public Transport Interchanges	Yes	Not covered by CS/ NPPF PPS — retain and review schemes listed
T10 Management Of The Highway Network (Appendix 2: Schedule Of Proposed Highway Schemes And Status Forming Part Of Policies T10 And T14)	Yes	Not covered by CS/ NPPF PPS — retain and review schemes listed
T11 Cycling	Yes	Not covered by CS/ NPPF PPS — retain and review schemes listed
T12 Public Rights Of Way	Yes	Not covered by CS/ NPPF PPS
T14 Traffic Management (Appendix 2: Schedule Of Proposed Highway Schemes And Status Forming Part Of Policies T10 And T14)	Yes	Not covered by CS/ NPPF PPS — retain and review schemes listed
T15 City Centre Car Parking	Yes	Not covered by CS/ NPPF PPS
T16 City Centre Car Parking	Yes	Not covered by CS/ NPPF PPS

Glossary

Glossary of Terms and Abbreviations

Adoption: The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

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.

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.

Authority Monitoring Report (AMR): ~~Part of the Local Plan.~~ A report ~~submitted to the government produced~~ by local planning authorities assessing progress with and the effectiveness of the Local Plan.

Appropriate Assessment: A stage in a Habitats Regulations Assessment (see separate entry) required when screening cannot rule out the possibility of a significant effect on a European nature conservation site. The Appropriate Appraisal will determine whether there is a significant effect, if there is, its nature, and whether it can be mitigated.

Area Action Plan: A type of Development Plan Document focused upon a specific location or an area subject to conservation or significant change (for example major regeneration).

Article 4 Directions: A direction which withdraws automatic planning permission granted by the General Permitted Development Order. Article 4 directions are usually used when the character of an area of acknowledged importance could be threatened without this additional control. They are most common in Conservation Areas but are also being used in areas where there is concentration of Houses in Multiple Occupation (HMOs).

B1, B2 and B8 (employment) use classes (commonly known as the traditional employment uses)

- **B1 Business** (a) Offices (other than those that fall within Use Class A2), (b) research and development of products and processes, and (c) light industry appropriate in a residential area;
- **B2 General industrial** Use for an industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste); and
- **B8 Storage or distribution** (this class includes open air storage).

Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

Biodiversity Action Plan: ~~Is a~~ an internationally recognised programme addressing threatened species and habitats and is designed to protect and restore biological systems.

BREEAM (Building Research Establishment Environmental Assessment Method): An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

Brownfield Land: A general term used to describe land which has been previously developed or built upon. (See Previously Developed Land).

Buildings for Life: Sets out a national standard for well-designed homes and neighbourhoods.

Census of Population: A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

Centres of Neighbourhood Importance: These typically consist of a parade of shops which serve a local community, and may include a small supermarket.

City Centre: This is the highest level of centre identified in development plans. In

terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Greater Nottingham this equates to Nottingham City Centre.

Climate Change: Long term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

Coalescence: The merging or coming together of separate towns or villages to form a single entity.

Code for Sustainable Homes: National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

Community Infrastructure Levy (CIL): A standard charge levied by councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of [Ss106](#) agreements by April ~~2014~~ [2015](#) (see definition below).

Community Infrastructure Levy (CIL) Front Runners: Councils which have been awarded access to a tailored package of support from the Planning Advisory Service to help them set a CIL charge for their area. Applies to Gedling Borough.

Commitments: Development proposals which are carried forward in the Aligned Core Strategies but already have planning permission or were allocated in previously adopted Local Plans.

Comparison Goods: ~~Are~~ items not obtained on a frequent basis and include clothing, footwear, household and recreational goods.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation Area: An area designated by a Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

Conurbation: A large densely populated urban area formed by the coalescence of individual town and cities.

Convenience Goods: ~~are~~ Everyday essential items, including food, drinks, newspapers/magazines and confectionery.

Core City: Nottingham is one of eight Core Cities, defined by Government as the key regional Cities, driving the economic growth of their regions.

Core Strategy: The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision. As such, it implements the spatial aspects of the Sustainable Community Strategy.

Countryside: The rural parts of Greater Nottingham lying outside the main built up area of Nottingham, the Sub Regional Centres of Hucknall and Ilkeston, and other larger settlements. Countryside is sometimes taken to exclude land designated as Green Belt (see 'Rural aAreas').

Demand Management: Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Uses techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

Density: The intensity of development in a given area. Usually measured as net dwelling density, calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Department for Communities and Local Government (DCLG): The Government Department responsible for planning and local government.

Derby Derbyshire Nottingham Nottinghamshire Local Enterprise Partnership (D2N2 LEP): The Local Enterprise Partnership that covers Greater Nottingham as well as the administrative areas of Derby, Derbyshire and Nottinghamshire. See also LEP.

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated as such under the relevant legislation.

Development Plan: This includes adopted Local Plans and, Neighbourhood Plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. ~~(Regional strategies remain part of the development~~

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~~plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken).~~

Development Plan Document (DPD): A spatial planning document which is part of the Local Development Framework, subject to extensive consultation and independent examination.

District Centres: These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

East Midlands Regional Plan: See Regional Spatial [Plan/Strategy](#).

Economic Development: [Development, including those within the B Use Classes, public and community uses and main town centre uses \(but excluding housing development\).](#)

Edge of Centre: For retail purposes, a location that is well connected and up to 300 metres ~~of~~ [from](#) the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment ~~s~~Sector: One of four subdivisions of the economy which are primary (mining of raw materials), secondary (processing and production), tertiary (service provision) and quaternary (high technology industries).

Enterprise Zones: Areas of high growth potential where simpler planning and discounted business rates can be used to boost the local economy. Within Greater Nottingham, the Boots Campus, MediPark, Beeston Business Park and Nottingham Science Park have been designated as an Enterprise Zone.

Environmental Assets: Physical features and conditions of notable value occurring within the plan area.

Environmental Infrastructure: Physical features and natural resources of the environment that provide services or support to society, encompasses Green Infrastructure (see definition below).

Equality Impact Assessment (EqIA): A management tool that makes sure that policies and working practices do not discriminate against certain groups and that

opportunities are taken to promote equality.

Evidence Base: The information and data that have informed the development of policies. To be sound a document needs to be founded on a robust and credible evidence base.

Exception Test: Is applied only where the Sequential Test (see below) has concluded that it is not possible, or consistent with wider sustainability objectives, for the development to be located in flood risk zones with a lower probability of flooding. It can be applied if appropriate to show that development provides wider sustainability benefits and development will be safe (more explanation of the Exception Test is set out in national planning guidance).

Flood Plains: Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

Frictional Margin: An amount of land continually required to be available to help ensure that a sufficient range and choice of sites exist to assist with meeting the conurbation's employment needs.

Greater Nottingham: Is made up of the administrative areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe and part of Ashfield Councils (the Hucknall part). When used in the Aligned Core Strategies document it refers to the whole of Greater Nottingham, unless otherwise explained. The term 'pPlan aArea' is used to denote the area covered by the Aligned Core Strategies and covers the administrative areas of Broxtowe, Gedling and Nottingham. An explanation of the joint working arrangements with the other districts that make up Greater Nottingham (Erewash, Rushcliffe and the Hucknall part of Ashfield) can be found at [para-section 1.1](#).

Green Belt: An area of land around a City having five distinct purposes:

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

As set out in the National Planning Policy Framework.

Green Infrastructure: A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits [and can include includes parks, open spaces, playing fields, woodlands, wetlands, grasslands, river and canal corridors, allotments and private gardens for local communities.](#)

Green Space: A subset of open space, consisting of any vegetated land or

structure, water or geological feature within urban areas.

Growth Point: See New Growth Point.

Habitats Regulations Assessment (HRA): Required under the European Directive 92/43/EEC on the 'conservation of natural habitats and wild fauna and flora for plans' that may have an impact of a European nature conservation site, such as a Special Protection Area (see separate entry). It is an assessment of the impacts of implementing a plan or policy on a European nature conservation site with the purpose to consider the impacts of a land-use plan against conservation objectives of the site and to ascertain whether it would adversely affect the integrity of the site, including if necessary by an Appropriate Assessment (AA – see separate entry). Where significant negative effects are identified, alternative options should be examined to avoid any potential damaging effects.

Hearings: Sessions open to the public to discuss aspects of the Soundness of the Core Strategies. Organised by the Planning Inspectorate as part of their independent examination of the Core Strategies.

Hectare (Ha/ha): An area 10,000 sq. metres or 2.471 acres.

Heritage Asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

High Technology Industry: Industry that involves highly advanced or specialised systems or devices.

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.

Home and Communities Agency: The national housing and regeneration delivery agency for England, enabling local authorities and communities to meet the ambition they have for their areas.

Houses in Multiple Occupation: Use Class C4 and larger 'sui generis' residential units with 7 or more occupiers sharing basic amenities.

Housing Market Area (HMA): Geographical area defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work. The Nottingham Core Housing Market Area consists of

all of the Greater Nottingham Councils except for Hucknall in Ashfield which is within the Nottingham Outer Housing Market Area.

Housing Strategy: A Housing Strategy is produced by every council and sets out the key housing priorities that the council feels need to be addressed in order to meet the housing needs and aspirations of the local population.

HS2-Toton Working Group: The Working Group will have responsibility for considering all matters relating to the Strategic Location for Growth and the wider area including the boundaries of the site, the retention of open space, the promotion of employment, integration with the proposed and existing infrastructure including road improvements, the tram and rail links and the suitable mix of development within the site.

Infrastructure Delivery Plan (IDP): Sets out the range of infrastructure required to support the Core Strategies and wider Local Development Framework. The infrastructure projects set out are critical to the successful delivery of the Core Strategies including when they are needed and how they will be funded and delivered.

Issues and Options: An informal early stage of Core Strategy preparation, aimed at engaging the public and stakeholders in formulating the main issues that the Core Strategy should address, and the options available to deal with those issues.

Joint Planning Advisory Board: Board made up of planning and transport lead councillors from all the Greater Nottingham local authorities, established to oversee the preparation of the Aligned Core Strategies and the implementation of the New Growth Point.

Key Diagram: Diagrammatic interpretation of the spatial strategy as set out in the Core Strategy showing areas of development opportunity and restraint, and key pressures and linkages in the surrounding area.

Key Settlements for Growth: Settlements which will experience growth in line with the Spatial Strategy set out in Policy 2 of the Aligned Core Strategies.

Knowledge Economy: Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard. Often used as a term for an economy dominated by these business types, with generally higher-skill levels and higher wages than found in lower-technology sectors.

Legal Compliance: As part of the process of preparing a Core Strategy, the document is examined by the Planning Inspectorate to make sure that it is legal and sound. A plan is considered legal when it complies with the various regulations that govern how it should be prepared. Key issues the Inspector will look at include:

- Whether it is in the Local Development Scheme;
- Whether community consultation was carried out in accordance with the Statement of Community Involvement;
- Whether the requirements of the relevant Regulations have been followed;
- Whether the appropriate notifications have been made;
- Whether a Sustainability Appraisal assessing social, environmental and economic factors has been done and made public;
- Whether the Aligned Core Strategy has regard to the Sustainable Community Strategies for the areas it covers; and
- Whether the requirements of the Duty to Cooperate have been met.

Lifetime Homes: Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

Local Centres: These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Document (LDD): A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority's area.

Local Development Framework (LDF): A portfolio of Local Development Documents which set out the spatial strategy for the development of the local authority area. The term Local Plan is now used.

Local Development Scheme (LDS): A document setting out the timescales for the production of the Development Plan Documents.

Local Enterprise Partnership (LEP): A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

Local Investment Plan (LIP): Outlines the council's priorities and objectives for Homes and Communities Agency (HCA) funding relating to housing, economic

development and infrastructure.

Local Nature Reserve (LNR): Non-statutory habitat of local significance designated by a local authority where protection and public understanding of nature conservation is encouraged. Established under the powers of the National Parks and Access to the Countryside Act 1949.

Local Plans: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Strategic Partnership: An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

Local Transport Plan (LTP): Set out the development of local, integrated transport, supported by a programme of transport improvements and are used to bid for Government funding towards transport improvements. They are prepared by upper tier authorities. For Greater Nottingham there are two one prepared by Derbyshire County Council covering Erewash, and a second prepared by Nottingham City and Nottinghamshire County Councils jointly, covering the rest of Greater Nottingham.

Main Town Centre Uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Main Built Up Area of Nottingham: The ~~contiguous-main~~ built up area of Nottingham. Includes West Bridgford (Rushcliffe), Clifton, Beeston, Stapleford, Long Eaton (Erewash), Bulwell, Arnold and Carlton (same as PUA).

National Planning Policy Framework (NPPF): The NPPF replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

Neighbourhood Plans: A plan prepared by a Parish Council or Neighbourhood

Forum for a particular neighbourhood area (made under the [1990 Town & Country Planning Act, as amended by the 2011 Localism Act](#) Planning and Compulsory Purchase Act 2004).

New Growth Point: An agreement between councils and the Government whereby the Government agreed to provide funding for new infrastructure to deliver an agreed amount of new homes. Greater Nottingham was awarded Growth Point status in 2005.

Nottingham Express Transit (NET): The light rail (tram) system for Greater Nottingham.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Option for Consultation: Informal stage of Core Strategies preparation flowing from the Issues and Options, where consultation takes place on a possible option to address the issues highlighted in the Issues and Options report.

Out of Centre: A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of Town: A location out of centre that is outside the existing urban area.

Pitch and Plot (Gypsy and Traveller): 'pitch' means a pitch on a 'gypsy and traveller' site and 'plot' means a pitch on a 'travelling showpeople' site (often called a 'yard'). This terminology differentiates between residential pitches for 'gypsies and travellers' and mixed-use plots for 'travelling showpeople', which may/will need to incorporate space or to be split to allow for the storage of equipment.

Plan Area: The area covered by the Aligned Core Strategies covering the administrative areas of Broxtowe, Gedling and Nottingham City.

Planning Inspectorate (PINS): Independent agency which examines Core Strategies (and other Development Plan Documents) to ensure they are sound. Also decides planning appeals for individual planning applications. Is sometimes abbreviated to PINS.

Planning Obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Possible Special Protection Area (pSPA): A site which is undergoing consideration for designation as a Special Protection Area.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Primary Shopping Area: Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

Primary Shopping Frontage: ~~Primary frontages are likely to~~ Consist of include a high proportion of retail uses which may include food, drinks, clothing and household goods.

Principal Urban Area (PUA): The ~~contiguous main~~ built up area of Nottingham (previously defined by the East Midlands Regional Plan). This area includes West Bridgford, Clifton, Beeston, Stapleford, Long Eaton, Bulwell, Arnold and Carlton. Is the same as the main built up area of Nottingham (see above).

Prospective Special Protection Area: Area put forward by Nottinghamshire Wildlife Trust as having the qualifying characteristics of a Special Protection Area. May be formally proposed as a possible Special Protection Area in due course. The area is centred on Sherwood Forest and includes land within Gedling's administrative area.

Publication Draft: First full draft of the Aligned Core Strategies, prepared for formal representations to be made.

Regeneration: Development which delivers wider benefits such as economic prosperity, improved environmental conditions and enhanced well being. This may be in the context of urban and brownfield sites but also applies to development which helps to sustain and revitalise rural areas and villages.

Regeneration Zones: Areas defined in the Nottingham Local Plan (2005), characterised by an under use of land, generally poor environment, and poor linkages. They are proposed as a focus for regeneration through a mix of improvement and redevelopment.

Regional Funding Allocation: Allocation of resources to regions for transport, economic development and housing.

Regional Plan/Regional Spatial Strategy (RSS): Strategic plan for the Region that Development Plan Documents have to be in general conformity with. ~~The East Midlands Regional Plan (RSS) was issued in March 2009. The East Midlands Regional Plan was adopted in March 2009 and on the 6th July 2010 the Secretary of State announced the revocation of Regional Strategies. On the 20th March 2013 the Secretary of State laid in Parliament a statutory instrument to revoke the Regional Strategy for the East Midlands. This came into force on 12th April 2013 as such the East Midlands Regional Plan no longer forms part of the Development Plan. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken. Regional strategies remain part of the development plan until they are abolished.~~

Regional Transport Strategy (RTS): Part of the former RSS. Aims to integrate land-use planning and transport planning to steer new development into more sustainable locations, reduce the need to travel and enable journeys to be made by more sustainable modes of transport.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Robin Hood Line: The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

Rural Areas: Those parts of Greater Nottingham identified as Green Belt or Countryside. For the purposes of affordable housing provision, rural areas include small rural settlements. These are defined as villages/parishes with a population of 3,000 or less and are specifically designated under Section 17 of the Housing Act 1996.

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land (White Land): Land outside of Main Urban Areas and Named Settlements specifically excluded from the Green Belt but safeguarded from development unless a future local plan is adopted that allocates it for development.

Saved Policies: Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

Scheduled Ancient Monument: Nationally important monument usually archaeological remains that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Science City: A designation given by the Government aimed at promoting Nottingham as a centre of scientific innovation and promoting the knowledge economy.

Secondary Shopping Frontage: ~~Secondary frontages~~ provide greater opportunities for a diversity of uses than Primary Shopping Frontages, such as restaurants, cinemas and businesses.

Section 106 Agreement (Ss106): Section 106 (Ss106) of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and secures the provision of essential services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of Ss106 agreements is likely to be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

Sequential Test/Approach: A systematic test or approach to planning decisions which requires certain sites or locations to be fully considered for development before consideration then moves on to other sites or locations. This test or approach is used for retail development, the use of previously developed land or the use of land at risk of flooding.

Service Sector: Sector of the economy made up of financial services, real estate and public administration that are normally office-based.

Setting of a Heritage Asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (Historic Asset): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Site of Importance for Nature Conservation (SINC): A non statutory designation used to identify high quality wildlife sites in the plan area. They include semi-natural habitats such as ancient woodland and flower-rich grassland.

Site of Special Scientific Interest (SSSI): ~~A s~~ Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Smarter Choices: See Demand Management.

Soundness: As part of the process of preparing a Core Strategy, the document is examined by the Planning Inspectorate to make sure it is legal and sound. There are four 'tests of soundness' - 'positively prepared', 'justified', 'effective' and 'consistent with national policy' as explained in paragraph 182 of the NPPF.

Positively prepared - the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

Justified - the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence.

Effective - the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and

Consistent with national policy - the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

~~**Soundness tests:** Criteria which the Aligned Core Strategy must meet if it is to be found sound by the Planning Inspectorate. Only Core Strategies which pass the test of soundness can be adopted.~~

Spatial Objectives: Principles by which the Spatial Vision will be delivered.

Spatial Planning: Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands

on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

Spatial Portrait: A description of the social, economic and environmental characteristics of a local authority's area.

Spatial Vision: A brief description of how an area will be changed by the end of a plan period.

Special Protection Area (SPA): An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Statement of Community Involvement (SCI): A document which informs how a council will involve the community on all major planning applications and in the preparation of documents making up the Local Development Framework.

Strategic Allocations: Strategic sites which are expected to commence delivery within the first five years of adoption of the plan and for which site specific boundaries are provided as part of the proposals map.

Strategic Environmental Assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic Flood Risk Assessment (SFRA): Assessment used to refine information on areas that may flood, taking into account all sources of flooding and the impacts of climate change. Used to determine the variations in flood risk from all sources of flooding across and from their area. SFRAs should form the basis for preparing appropriate policies for flood risk management.

Strategic Housing Land Availability Assessment (SHLAA): Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

Strategic Housing Market Assessment (SHMA): A high level assessment of the likely profile of future household needs for a local authority. For Greater Nottingham the Nottingham Core Strategic Housing Market Assessment was carried out in 2007.

Strategic Locations: Strategic sites which are expected to commence delivery more than five years after adoption of the plan and for which further details are to be

set out within documents such as masterplans, neighbourhood development plans and site specific Development Plan Documents. Strategic Locations are indicated on the key diagram.

Strategic Sites: Strategically important employment or housing sites which consist of both 'Strategic Allocations', which are expected to commence within the first five years of adoption of the plan, and 'Strategic Locations', which are expected to commence after five years from adoption of the plan.

Student Households: Households which can claim student council tax exemption including those within halls of residence.

Submission Draft: Final draft of the Aligned Core Strategies, submitted to the Secretary of State for Communities and Local Government, subject to independent examination by the Planning Inspectorate, which includes public hearings and the subsequent Inspector's report.

Sub Regional Centres: Towns which are large enough to contain a critical mass of services and employment. For Greater Nottingham these are Hucknall and Ilkeston.

Suitable Alternative Natural Green Spaces (SANGS): Alternative green space that is of a quality and type suitable to be used as mitigation to alleviate recreational pressure on sites where ecological sensitivity is high.

Sustainable ~~Urban~~ Drainage System (Su~~U~~DS): The system of control of surface water run off, designed to reduce the potential impact ~~of to~~ new and existing developments with respect ~~to of~~ surface water drainage discharge.

Supplementary Planning Document (SPD): ~~A Documents~~ which ~~add~~s further detail to the policies in the Local Plan. ~~CThey can~~ be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but ~~are does~~ not ~~form~~ part of the development plan.

Sustainability Appraisal (SA): Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of its preparation.

Sustainable Communities: Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. (~~Source DCLG~~).

Sustainable Community Strategy (SCS): A joint plan agreed by the Local

Strategic Partnerships covering a local authority area. Coordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing the economic, social and environmental wellbeing.

Sustainable Development: The NPPF refers to Resolution 42/187 of the United Nations General Assembly which defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable Urban Extension (SUE): An extension to the built up area of a town or city, built in line with sustainable development principles, aimed at creating a mixed and balanced community, integrating the extension with the existing urban fabric, including the provision of necessary infrastructure such as public transport, parks and open spaces etc, whilst also providing for the needs of the new community in terms of jobs and social infrastructure such as education.

Town Centre (within retail hierarchy): Area defined on the local authority's proposals map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. For the plan, they are the second level of centres after Nottingham City Centre.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

Travelling Showpeople: Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers.

Use Classes Order (see B1, B2 and B8): The Town & Country Planning (Use Classes Order) 1987 (as amended) specifies various classes of use for buildings or

land. Within each class the use for another purpose of the same class does not require planning permission.

Viability (of a retail centre): A measure of a centre's commercial well-being.

Vitality (of a retail centre): A measure of how active and buoyant a centre is.

Waste Local Plan: Prepared jointly by the County and City Councils acting as the authorities responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

White Land: See safeguarded land.

Windfall Site: ~~A s~~ites which has~~ve~~ not been specifically identified as available in the Local Plan process. ~~They-N~~ormally comprise ~~a~~ previously-developed sites that has~~ve~~ unexpectedly become available.

Workplace Parking Levy (WPL): A council levy on parking spaces at places of work aimed at raising resources to fund more sustainable transport and behavioural change measures, notably the Nottingham Express Transit (tram). The levy was introduced within Nottingham City Council area in October 2011 with eligible employers being required to pay WPL charges from April 2012.

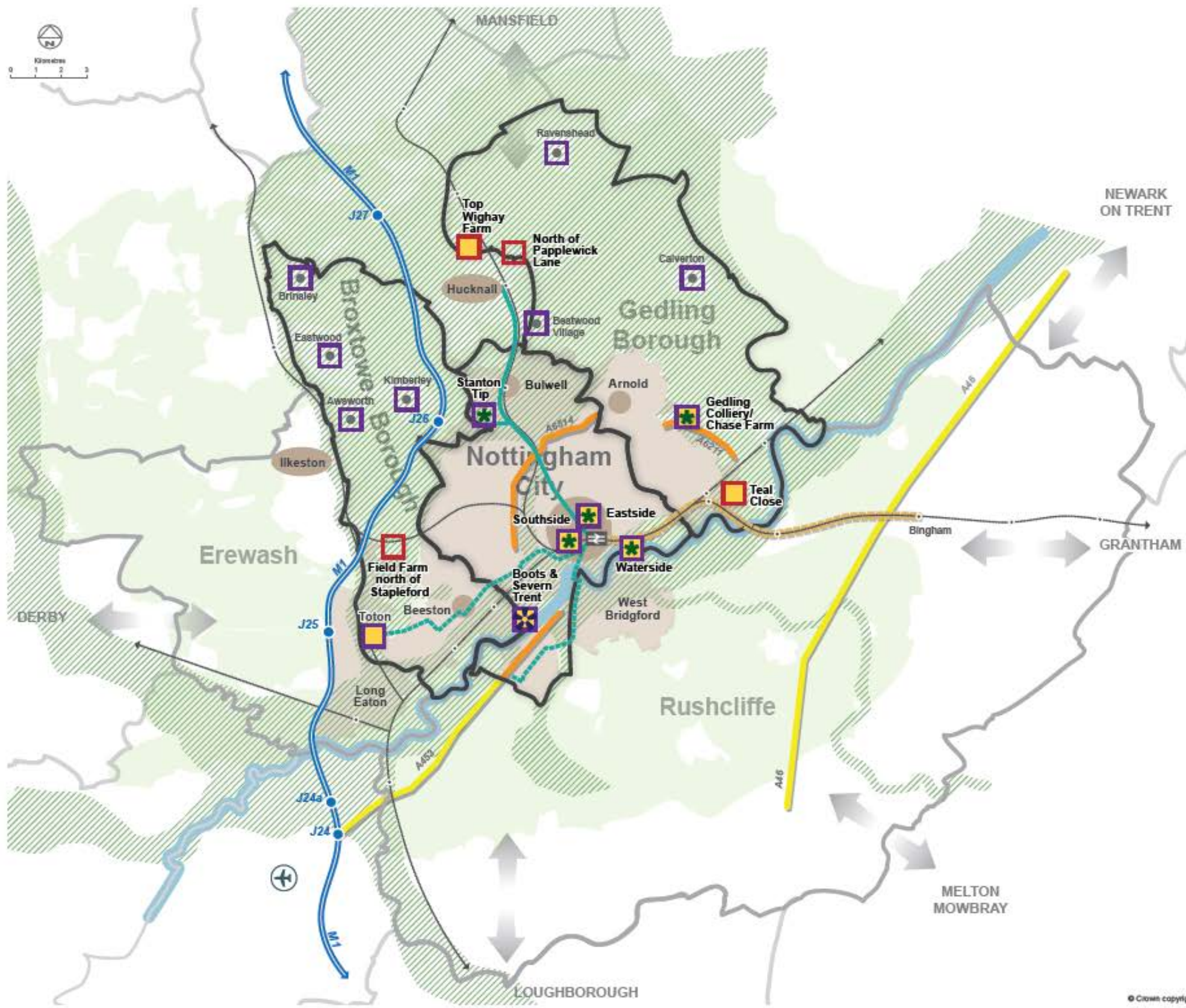
World Heritage Site: A site considered by UNESCO (United Nations Education, Scientific and Cultural Organisation) to be of outstanding universal value to humanity.

Zero Carbon: High standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site (or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.

Key Diagram

The Key Diagram has been amended to reflect the changes to Policy 2.

Key Diagram



- Local Authority Boundaries (Plan Area)
- Other Local Authority Boundaries
- Main Built-Up Area of Nottingham
- Sub Regional Centre (adjoining the plan area)
- Sustainable Urban Extensions/ Strategic Allocations
- Strategic Locations
- Employment
- Regeneration
- Enterprise Zone
- City Centre
- Town Centres
- Key Settlements Identified for Growth
- Proposed & Commenced Major Highway Infrastructure Within the Plan Area
- Proposed & Commenced Major Highway Infrastructure Outside the Plan Area
- Extension to Robin Hood Line - Bingham
- NET Line One
- NET Phase Two Under Construction
- Green Belt
- Strategic Green Infrastructure
- Direction of Influence of Other Urban Areas
- M1 Motorway
- Rail Links & Stations
- Nottingham Midland Station
- East Midlands Airport
- River Trent

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