

# **Broxtowe Borough, Gedling Borough and Nottingham City**

## **Schedule of Main Modifications to the Aligned Core Strategies Publication Version**

**March 2014**



## Introduction

The following schedule details all the Main Modifications to the Greater Nottingham Broxtowe Borough, Gedling Borough & Nottingham City Aligned Core Strategies ([CD/REG/01](#)) since the publication of the document in June 2012.

Consultation on these proposed Main Modifications is required before the Councils progress to the final stage of the Core Strategy process. The Councils are now making these Main Modifications public for a period of just over 6 weeks, commencing **Monday 17th March 2014**. All stakeholders must submit representations by **5pm Wednesday 30th April 2014**. It is requested that you read the accompanying guidance note before making your submission to the Council which your representation most directly relates. Details can be found at:

**Broxtowe** - [www.broxtowe.gov.uk/corestrategy](http://www.broxtowe.gov.uk/corestrategy)

**Gedling** - [www.gedling.gov.uk/gedlingcorestrategy](http://www.gedling.gov.uk/gedlingcorestrategy)

**Nottingham City** – [www.nottinghamcity.gov.uk/acsmodifications](http://www.nottinghamcity.gov.uk/acsmodifications)

Following consultation the Planning Inspector will be forwarded all comments received. The Inspector will give consideration to these comments and take them into account in making the recommendations in her final report.

The role of the Planning Inspector is to assess all the evidence before her and decide whether the Aligned Core Strategies are legally compliant and are 'sound' in relation to the requirements of the National Planning Policy Framework. To be considered sound a Local Plan must be prepared positively, justified, effective and consistent with national policy. The Councils have requested that the Inspector sets out any changes she feels necessary in order to make the document sound.

As part of the examination a number of changes have been made to the document. Some of these were made between the publication of the document in June 2012 and the submission to the Planning Inspectorate in July 2013. These changes are labelled with an asterisk (\*). Other Main Modifications are a result of either continued dialogue with key stakeholders, or the examination process including the hearing sessions held in October/November 2013 and February 2014.

The proposed Main Modifications are grouped by each policy (or key part of the policy in terms of Policy 2) or site. Some changes to sites involve changes to several policies.

Other minor changes are also proposed but these are not required to be consulted on as they relate to matters such as paragraph numbers etc or do not affect the soundness of the plan. These changes are set out in the track change version of the plan ([CD/EX/10](#) and [CD/EX/10a](#) for changes to Appendix A and B) marked in **red** along side the Main Modifications (marked in **blue**).

The document is laid out in the same way as the Schedule of Proposed Changes and Modifications. For clarification:

- where text has been changed, deleted text is shown as **struck through** and additional text shown **underlined**.
- where changes are labelled with a 'C' this relates to the corresponding proposed change reference number in the Schedule of Proposed Changes ([CD/REG/02](#)) or the Schedule of Further Proposed Changes ([CD/EX/09](#)). Where the change is labelled with an 'M', these are changes proposed by Broxtowe that were consulted upon in February 2013.
- in order to keep the chronological order the further proposed changes are numbered with an addition of an 'a' or 'b' eg **C185a**.

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## Main Modification 1 (Mod1\*) - Insertion of Policy A: Presumption in Favour of Sustainable Development

It is proposed to include the 'national' policy on the presumption in favour of sustainable development.

Ref	Reference point (Page/Para/ Section)	Details
C83	New	<p>New policy and justification text on the Presumption in favour of sustainable development based on the model policy produced by the Planning Inspectorate. Policy and justification to read:</p> <p><u>"Policy A: Presumption in Favour of Sustainable Development</u></p> <p><u>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.</u></p> <p><u>2. Planning applications that accord with the policies in the Local Plan (and, where relevant, with polices in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.</u><sup>30</sup></p> <p><u>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:</u></p> <p><u>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</u></p> <p><u>b) specific policies in that Framework indicate that development should be restricted.</u></p> <p><u>Justification text</u></p> <p><u>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.</u></p> <p><u>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</u></p>

Ref	Reference point (Page/Para/ Section)	Details
		<p><u>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.</u></p> <p><u>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 evidence to demonstrate how the benefits of a proposal outweigh 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."</u></p> <p><sup>30</sup> Footnote</p> <p>"The Local Plan includes the Aligned Core Strategies and the Council's individual part 2 Local Plans."</p>

## Main Modification 2 (Mod2) - Changes to Policy 1: Climate Change

As a result of consultee's comments and following the hearing sessions, a number of changes are proposed to Policy 1.1 to add clarification. Some wording changes follow similar wording in Erewash Core Strategy examination's main modifications (MM2).

Ref	Reference point (Page/Para/ Section)	Details
C84 & C84a	Policy 1.1	Amend to read:  "1. All development proposals will be expected to <del>deliver high levels of sustainability in order to</del> mitigate against and adapt to climate change, and <del>to contribute to</del> <u>comply with national and contribute to</u> local targets on reducing carbon emissions and energy use <u>unless it can be demonstrated that compliance with the policy is not viable or feasible</u> . <del>The onus will be on developers to robustly justify why full compliance with policy requirements is not viable or feasible.</del> "
C84b	Policy 1.2	Amend text to read:  "Development, including refurbishment where it requires planning permission, will be expected to <del>demonstrate</del> <u>take account of the following: ...</u> "
C86 & C86a	Policy 1.6	Amend policy 1.6 to read:  "Development <del>proposals</del> <u>will be supported that adopts the precautionary principle</u> , that avoids areas of current and future flood risk, and which, <u>individually or cumulatively</u> , does not increase the risk of flooding elsewhere and, where possible, <u>reduces flood risk</u> , <del>adopting the precautionary principle, will be supported.</del> "
C87	Policy 1.8	Delete the words <u>within the urban areas</u> in Policy 1.8
C90	Policy 1.10	Amend text of Policy 1.10 to read  "All new development should incorporate measures to reduce surface water run-off <u>whilst managing surface water drainage in a sustainable manner</u> and <del>the implementation of Sustainable Urban Drainage Systems</del> <u>should be incorporated into all new development</u> <del>will be sought</del> unless ..."
C90a	3.1.1a	Additional para added at the start of the justification text:  " <u>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</u>

Ref	Reference point (Page/Para/ Section)	Details
		<p><u>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."</u></p>
C97	3.1.14	<p>Amend first sentence of justification text 3.1.14 to read</p> <p><u>"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."</u></p>
C98	3.1.14	<p>Amend last sentence of justification text 3.1.14 to read</p> <p><u>"...For development on brownfield sites, new developments should aim to reduce the rate of runoff from the sites. As a minimum, fFor development on greenfield sites, the aim should be to reduce or maintain surface water runoff where possible or maintain runoff levels compared to those present prior to development."</u></p>



### Main Modification 3 (Mod3) - Changes to the Delivery Table in Policy 2

Changes are proposed to the table in Policy 2 as a result of additional work requested by the Inspector during the course of the Examination from Broxtowe and Gedling Councils, and proposed changes made for submission from Nottingham City.

It is proposed to include new paragraphs to replace Paragraph 3.2.8a in [CD/REG/03](#) (C126 in [CD/REG/02](#)), submitted for Examination in June 2013. The new paragraphs set out the justification for the different rates of housing delivery across the ACS period, and clarifies and draws out the relevant planning considerations, which are supported by evidence contained in the 'Greater Nottingham Housing Market and Economic Prospects' report, GL Hearn, 2012 ([CD/KEY/02](#)), the 'Infrastructure Delivery Plan', 2013 ([CD/KEY/01](#)), the 'Housing Background Addendum', 2013 ([CD/BACK/03](#)), the Sustainability Appraisal (CD/REG/06), and subsequent amendments to it, together with discussion of evidence at the Hearing sessions. A footnote to the paragraphs sets out the Councils' approach to assessing 5 year housing land supply.

Ref	Reference point (Page/Para/ Section)	Details
C103	Policy 2.3	Delete the word "phased and"
C105	Policy 2.3	<p>Revised housing figures from trajectories for sites (Broxtowe, Gedling &amp; City)</p> <p>Broxtowe figures amended to read</p> <p>"2011 to 2013 <del>250</del> <u>200</u>            2013 to 2018 <del>4,600</del> <u>1,800</u>            2018 to 2023 <del>2,250</del> <u>2,150</u>            2023 to 2028 <del>2,050</del> <u>2,000</u></p> <p>Gedling figures amended to read</p> <p>2011 to 2013 500            2013 to 2018 <del>2,000</del> <u>2,200</u>            2018 to 2023 <del>2,850</del> <u>2,400</u>            2023 to 2028 <del>4,900</del> <u>2,150</u></p> <p>Nottingham City figures amended to read</p> <p>2011 to 2013 <del>4,050</del> <u>950</u></p>

Ref	Reference point (Page/Para/ Section)	Details
		<p>2013 to 2018 <del>4,500</del> <u>4,400</u>  2018 to 2023 <del>5,900</del> <u>5,950</u>  2023 to 2028 <del>5,700</del> <u>5,850</u></p> <p><u>Totals</u></p> <p>2011to 2013 <del>1,800</del> <u>1,650</u>  2013 to 2018 <del>8,100</del> <u>8,400</u>  2018 to 2023 <del>41,000</del> <u>10,500</u>  2023 to 2028 <del>9,650</del> <u>10,000"</u></p>
C126	New 3.2.8a	<p>New paragraph 3.2.8a and footnote  <u>"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 principles<sup>31</sup> that underpin sustainable development , the consequences of which could be:</u></p> <ul style="list-style-type: none"> <li><u>• Failure to protect the Green Belt through the release of more land than required;</u></li> <li><u>• Failure to recognise the intrinsic character and beauty of the countryside;</u></li> <li><u>• Failure to encourage the reuse of existing resources, including the conversion of existing buildings;</u></li> <li><u>• Unnecessary harm to the natural environment and other land of higher environmental value;</u></li> <li><u>• Unnecessary impact on standards of amenity;</u></li> <li><u>• Failure to make effective use of land that has been previously developed; and</u></li> <li><u>• Failure to manage patterns of growth to make the fullest possible use of public transport, walking and cycling"</u></li> </ul> <p><sup>31</sup> <u>Footnote</u>  <u>See paragraph 17 of the NPPF</u></p>

Ref	Reference point (Page/Para/ Section)	Details
C126a	New para 3.2.8b	<p>New para 3.2.8b and new footnote</p> <p><u>"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). 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."</u></p> <p><sup>32</sup> Footnote</p> <p><u>"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."</u></p>
C127 & C127a	3.2.9	<p>Amend to read:</p> <p><u>"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 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 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 Extensions south of Clifton and at Gamston."</u></p>

#### Main Modification 4 (Mod4) - Changes to Policy 2 Overall Housing Target for the Main Built Up Area

As a result of the Hearings it is proposed to increase the amount of housing in or adjoining the main built up area in Broxtowe and Gedling. This complements Main Modification 3.

Ref	Reference point (Page/Para/ Section)	Details
C105a	Policy 2.3a)	Amend text to read:  "approximately <del>23,640</del> <u>24,995</u> homes in or adjoining the <u>existing main</u> built up area of Nottingham, in the following distribution:  Broxtowe Borough Council <del>3,600</del> <u>3,800</u> Gedling Borough Council <del>2,840</del> <u>4,045</u> Nottingham City Council 17,150"

## Main Modification 5 (Mod5) - Changes to Policy 2 Overall Housing Target for the Key Settlements for Growth

As a result of the Hearing sessions it is proposed to reduce the amount of housing allocated to Key Settlements including Brinsley, Eastwood (in Broxtowe Borough) and Bestwood, Calverton and Ravenshead (in Gedling Borough). This reflects the proposed change to the overall distribution of housing which provides for a greater proportion of housing within the main urban area of Nottingham with less being distributed to the above mentioned Key Settlements. In the case of Bestwood Village, the reduction also seeks to address concerns raised by the Inspector about the potential cumulative impact of developments in Gedling impacting on the services and facilities in Hucknall.

Ref	Reference point (Page/Para/ Section)	Details
C107e	Policy 2.3c)	<p>Amend text to read:</p> <p>"c) approximately <del>5,100</del> <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> <li>i) Awsworth (up to 350 homes)</li> <li>ii) Brinsley (up to <del>200</del> <u>150</u> homes)</li> <li>iii) Eastwood (up to <del>1,400</del> <u>1,250</u> homes)</li> <li>iv) Kimberley (up to 600 homes)</li> </ul> <p>In Gedling</p> <ul style="list-style-type: none"> <li>i) Bestwood Village (up to <u>260</u> homes <del>500 homes through new allocations, 79 homes on existing commitments</del>)</li> <li>ii) Calverton (up to <u>1,055</u> homes <del>1,300 homes through new allocations, 218 homes on existing commitments</del>)</li> <li>iii) Ravenshead (up to <u>330</u> homes <del>330 homes through new allocations, 116 homes on existing commitments</del>)</li> </ul>

## Main Modification 6 (Mod6) Changes to Policy 2: The Spatial Strategy (matters not covered by Mod3, Mod4 or Mod5)

Less significant changes are proposed to Policy 2 to add clarification or update references.

Ref	Reference point (Page/Para/ Section)	Details
C102	Policy 2.2c) i)	Amend text to read  "Awworth, Brinsley, Eastwood ( <u>including parts of Giltbrook and Newthorpe</u> ) and Kimberley (including parts of Nuthall and Watnall), in Broxtowe; ..."
C110	Policy 2.5	Amend text of Policy 2.5 to read  "Retail, health, social, leisure and cultural development will be located in <del>or on the edge of</del> the City Centre, <u>as set out in Policy 5</u> , and the Town Centres of Arnold and Beeston."
C113	Policy 2.6b)	Amendments to text to read  "b) <u>Other</u> schemes with no committed funding but which <del>remain</del> <u>are also</u> important to the delivery of the Core Strategy include:..."  "iii) <u>A52 Junction Improvements (in Rushcliffe Borough between A6200 Derby Road and Bingham);</u> "
C115	Policy 2.6c)	Add bullet point to Policy 2.6  " <u>vi) Hucknall Town Centre Improvement Scheme (Ashfield District)</u> "
C117	Policy 2 footnote	Amend to read Note: Strategic Sites marked # have the status of 'strategic allocations' and are <u>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</u> , whilst those marked * have the status of 'strategic locations' and <u>will be allocated through part 2 Local Plans are expected to deliver housing after five years from adoption</u> . 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. <u>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 affect the housing provision figures for those two councils.</u>
C120 & C121	3.2.6	Amend Para 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,

Ref	Reference point (Page/Para/ Section)	Details
		and the Household Projections Background Paper, 2012) and meets the needs of the existing population, whilst allowing for continuing in-migration to the area <u>Greater Nottingham</u> , 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. <del>It is phased</del> <u>Housing provision varies across the plan period</u> on the basis of likely delivery timescales, taking into account infrastructure delivery and a recovering housing market. In addition, the housing provision level proposed <del>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.</del> "
C122	New para 3.2.6a	New para 3.2.6a  <u>"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)."</u>
C123	3.2.7	Delete para 3.2.7  <del>3.2.7 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.</del>  Replace with <u>"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."</u>  and delete table 2.1
C145b	Policy 2 monitoring arrangements	Amend Target: <u>"5 year (with additional buffer of 5% or 20% as appropriate) supply of deliverable housing sites.</u>

## Main Modification 7 (Mod7) - Site Specific Changes to Strategic Location at Boots/Severn Trent

As a result of the Hearings, and following consultees' comments, changes are proposed regarding the Boots site in order to reflect ongoing masterplanning work.

Ref	Reference point (Page/Para/ Section)	Details
C106	Policy 2.3aiii) (now 2.3a vi)	Change housing figure to " <u>up to</u> 600".
C117	Policy 2 footnote	Amend to read Note: Strategic Sites marked # have the status of 'strategic allocations' and are <u>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</u> , whilst those marked * have the status of 'strategic locations' and <u>will be allocated through part 2 Local Plans are expected to deliver housing after five years from adoption</u> . 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. <u>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 affect the housing provision figures for those two councils.</u>
Appendix A	Appendix A Boots/Severn Trent	Appendix A updated with revised plan inserted for Boots/Severn Trent (Broxtowe) with non OS base and the words 'Indicative Plan" added. This is shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).



## Main Modification 8 (Mod8) - Site Specific Consequence of Strategic Location for Growth in the Vicinity of the proposed HS2 station at Toton for minimum of 500 homes

At the Hearings, in response to the Inspector's matters, issues and questions, and in response to the government's HS2 proposals, it was agreed to identify land at Toton as a mixed-use strategic location for growth, including at least 500 homes and 18,000 square metres of employment development. Green Belt boundaries and further details of the development are to be determined through the part 2 Local Plan. An addition to Policy 15 is also proposed in order to ensure that this development will complement the implementation of HS2.

Ref	Reference point (Page/Para/ Section)	Details
M33	2.2.11	<p>At the end of the paragraph add</p> <p><u>"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."</u></p>
M44	2.3.9	<p>Add text after the first sentence</p> <p><u>"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."</u></p>
M48	Spatial objective iii	<p>add after the words 'Nottingham Science Park'</p> <p><u>"... and development in the vicinity of the proposed HS2 hub station at Toton."</u></p>
M55	Spatial objective x	<p>Add at the end of the paragraph</p> <p><u>"Sustainable transport options linking the proposed HS2 hub station to the rest of Greater Nottingham will be explored including a NET extension."</u></p>

Ref	Reference point (Page/Para/ Section)	Details
M59	2.7.4a	<p>Add new paragraph after 2.7.4</p> <p><u>"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."</u></p>
C65a	2.7.12	<p>Add, after the third sentence:</p> <p><u>"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."</u></p>
C107a (was M108)	Policy 2.3a)	<p>Add</p> <p><u>"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."</u></p> <p>numbering to be amended</p>
C107f (was M109)	Policy 2.4	<p>Add new sub section:</p> <p><u>"4b) Land in the vicinity of the proposed HS2 station at Toton in Broxtowe;"</u></p> <p>The remainder of the numbering to this section of the policy would be amended to follow this.</p>
C113a (was M114)	Policy 2.6c)	<p>Add new sub section</p> <p><u>"6c) National and local schemes which will have significant economic and sustainable transport benefits to the plan area if implemented include-</u></p> <p>i) <u>High Speed Rail 2 (HS2)</u></p>

Ref	Reference point (Page/Para/ Section)	Details
		<p>ii) <u>HS2 hub station at Toton to serve the East Midlands</u>  iii) <u>Extension to NET to serve the new HS2 hub station</u>"</p> <p>The remainder of the numbering to this section of the policy would be amended to follow this.</p>
M128	3.2.9	<p>Add after 'Field Farm'</p> <p><u>"... , and development in the vicinity of the proposed HS2 station at Toton to accommodate at least 500 homes. "</u></p>
C133a	3.2.19	<p>Amend second and third sentences to read:</p> <p><u>"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 development 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 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."</u></p> <p>Add and amend the end of the paragraph:</p> <p><u>"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."</u></p>
C133b	3.2.21	<p>Amend para 3.2.21 to read:</p> <p><u>"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</u></p>

Ref	Reference point (Page/Para/ Section)	Details
C147c (partially amends M148)	3.3.3b (was 3.3.3a)	<p><u>station at Toton.</u> ”</p> <p>Add new paragraph 3.3.3b</p> <p><u>“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.”</u></p>
M152 & C151a	Policy 4.1e)	<p>Amend to read</p> <p><u>“... promoting significant new economic development as part of Sustainable Urban Extensions 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) and 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 part 2 Local Plans Development Plan Documents;”</u></p>
M156	3.4.6	<p>Add before ‘East Midland Airport’</p> <p><u>“... the proposed HS2 hub station at Toton and...”</u></p>
C155a	3.4.6	<p>Add at the end of the paragraph:</p> <p><u>“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.”</u></p>

Ref	Reference point (Page/Para/ Section)	Details
M260 & C259a	Policy 15.5 & new 15.6	<p>Amends e) to g)</p> <p><u>“High Speed Rail 2; and Hucknall Town Centre Improvement Scheme (Ashfield District);  HS2 hub station at Toton to serve the East Midlands; and  Extension to NET to serve the new station”</u></p> <p>Add new part to policy 15: <u>“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.”</u></p>
C264a	3.15.2	<p>Add, at the end of paragraph 3.15.2:</p> <p><u>“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.”</u></p> <p>Insert new paragraph 3.15.2a following 3.15.2 to read: <u>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.”</u></p>
C273a	3.16.9	Add at the end of 3.16.9:

Ref	Reference point (Page/Para/ Section)	Details
		<p><u>“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.”</u></p>
Appendix A	Appendix A Toton	Appendix A updated with new schedule and plan inserted for Strategic Location at Toton for dwelling numbers of a minimum of 500 and associated infrastructure requirements. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).
C420a	Glossary, HS2-Toton Working Group- new term	<p>Additional term added to the Glossary for "<u>HS2-Toton Working Group</u>":</p> <p><u>"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."</u></p>

## Main Modification 9 (Mod9) - Site Specific New Strategic Allocation at Teal Close, Netherfield for 830 homes

At the hearing sessions it was agreed to propose the allocation of Teal Close, Netherfield as a Sustainable Urban Extension to Nottingham for 830 homes, employment land, new retail development of an appropriate scale and green infrastructure. Gedling Borough Council resolved to grant planning permission for the development of the site, subject to the signing of the S106 agreement, in January 2014.

Ref	Reference point (Page/Para/ Section)	Details
C47 & C47a	Spatial objective ii	Amend text to read  "The <u>main</u> built up area of Nottingham will be expanded with a Sustainable Urban Extension at Field Farm, Stapleford, in Broxtowe <u>and at Teal Close, Netherfield in Gedling.</u> "
C107b	Policy 2.3a)	Add  " <u>Teal Close#, in Gedling (830 homes):</u> "  numbering to be amended
C107g	Policy 2.4	Add new sub section:  " <u>d) Teal Close# in Gedling:</u> "  The remainder of the numbering to this section of the policy would be amended to follow this.
C111a	Policy 2.5	Amend text of penultimate sentence of Policy 2.5 to read:  "New retail development of an appropriate scale will be developed at the Waterside Regeneration Zone, <u>Teal Close</u> and at Gedling Colliery/Chase Farm <del>if development commences in the plan period.</del> "
C130 & C130a	3.2.13	Amend paragraph 3.2.13 to read  "Several of the strategic sites have previously been included as allocations in adopted Local Plans, and are rolled forward. These <del>include</del> <u>are</u> Top Wighay Farm (where the allocation has been expanded to include part of land that was previously safeguarded), <u>Teal Close (Gedling) (where the allocations have been reconfigured and safeguarded land included)</u> , 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)"

Ref	Reference point (Page/Para/ Section)	Details
M152 & C151a	Policy 4.1e)	Amend to read  “... promoting significant new economic development as part of Sustainable Urban Extensions 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) and 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 <u>part 2 Local Plans Development Plan Documents;</u> ”
C273a	3.16.9	Add at the end of 3.16.9:  “ <u>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 ha of Green Infrastructure should be provided including about 10 ha adjacent to the Netherfield Lagoons Local Nature Reserve.</u> ”
Appendix A	Appendix A Teal Close	Appendix A updated to include new site schedule and plan for allocation at Teal Close of 830 dwellings and associated infrastructure requirements. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).
C300a	Page 210	H5 Teal Close/North of Victoria Park Amend column 2 to read: <del>Yes</del> <u>No</u>  Amend Final column 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. <u>Teal Close included as a strategic allocation in ACS and planning application approved.</u>



## Main Modification 10 (Mod10) - Site Specific Gedling Colliery/Chase Farm to be identified as a Strategic Location for at least 600 homes

At the hearing sessions it was agreed to identify Gedling Colliery/Chase Farm as a strategic location that could accommodate at least 600 homes following significant recent progress in putting together a funding package for the necessary highway infrastructure in particular the Gedling Access Road.

Ref	Reference point (Page/Para/ Section)	Details
C46a	Para 2.4.1 (SO ii)	<p>Amend 2nd para 2nd sentence to read:</p> <p><del>“If viability issues can be overcome, Gedling Colliery/Chase Farm will be similarly regenerated</del> <u>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.”</u></p>
C46b	Para 2.4.1 (SO v)	<p>Amend to read</p> <p>“Regeneration: to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, <u>at the former Gedling Colliery</u>, 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.”</p>
C107c	Policy 2.3a) new	<p>New sub-section</p> <p><u>“Gedling Colliery/Chase Farm* in Gedling subject to funding of Gedling Access Road (at least 600 homes):”</u></p> <p>replaces the following</p> <p><del>“In addition, i) Gedling Colliery/Chase Farm in Gedling is identified as an area of future housing development”</del></p>
C107h	Policy 2.4	<p>Add new sub section:</p> <p><u>“e) Gedling Colliery/Chase Farm* in Gedling:”</u></p> <p>The remainder of the numbering to this section of the policy would be amended to follow this.</p> <p>Following text deleted:</p> <p><del>“In addition, i) Gedling Colliery/Chase Farm (if development commences in the plan period), in Gedling.”</del></p>

Ref	Reference point (Page/Para/ Section)	Details
C137 & C137a	3.2.24	<p>Amend 3rd sentence of paragraph 3.2.24 onwards to read</p> <p><u>“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 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. 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.”</u></p>
M152 & C151a	Policy 4.1e)	<p>Amend to read</p> <p><u>“... promoting significant new economic development as part of Sustainable Urban Extensions 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) and 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 part 2 Local Plans Development Plan Documents;”</u></p>
C170b	Policy 6.1d	<p>Amend to read:</p> <p><u>"Burton Joyce, Calverton, Carlton Hill, Gedling Colliery/Chase Farm, Gedling Village, Mapperley Plains, Netherfield and Ravenshead"</u></p>
C172 & C172a	Policy 6.3	<p>Amend policy text to read</p> <p><u>A New Centres of Neighbourhood Importance which to serve the new sustainable communities at the Waterside Regeneration Zone (Nottingham City) and at Local Centre at Gedling Colliery/Chase Farm (Gedling), if development commences in the plan period, will be required.</u></p>
C185c	Policy 7.1e	<p>Amend to read:</p> <p><u>"Gedling Colliery/Chase Farm offers the opportunity for the redevelopment and reuse of brownfield land to</u></p>

Ref	Reference point (Page/Para/ Section)	Details
		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;"
C264a	3.15.2	<p>Add, at the end of paragraph 3.15.2:</p> <p><u>"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."</u></p> <p>Insert new paragraph (following 3.15.2) to read:  <u>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."</u></p>
Appendix A	Appendix A Gedling Colliery/Chase Farm	Appendix A updated including new site schedule and plan inserted for strategic allocation at Gedling Colliery/Chase Farm for at least 600 dwellings. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).
C392a	Page 189 Gedling Access Road	<p>Amend 1st column to read  <del>Important</del> <u>Critical</u> Site Specific</p> <p>4th column  Insert  <u>Gedling Colliery/Chase Farm</u></p> <p>5th Column  Delete  <del>Outside of Plan period, to be accelerated if possible.</del></p> <p>6th Column</p>

Ref	Reference point (Page/Para/ Section)	Details
		Delete Stalled Insert: <u>In progress. Planning application summer 2014.</u>  7th column Delete <del>30,000</del> Insert <u>32,400</u> 8th column Insert <u>18,000</u> 9th column Delete <del>the</del> Insert <u>LTB</u> <u>HCA</u> <u>CIL</u> <u>NCC</u> <u>GBC</u>  Columns 11 and 12 Insert ticks

### Main Modification 11 (Mod11) - Site Specific Changes to North of Papplewick Lane (reduction of homes to 300)

As a result of the hearing sessions the housing allocation at North of Papplewick Lane has been reduced to 300 homes to reflect the Inspector's concerns about the potential cross boundary impacts from developments in Gedling Borough impacting on the services and facilities in Hucknall. Two planning applications have been submitted in relation to the North of Papplewick Lane site. One application has been submitted to Gedling Borough Council and the other application has been submitted to Ashfield District Council. Both application submissions are the same but Gedling Borough Council will be determining that part of the development that falls within Gedling Borough, which includes the entirety of the development site.

Ref	Reference point (Page/Para/ Section)	Details
C107d	Policy 2.3b)	Amend text to read  "b) approximately <del>4,600</del> <u>1,300</u> homes in Gedling adjoining Hucknall Sub Regional Centre (which is in Ashfield District), comprising of Sustainable Urban Extensions at:  i) North of Papplewick Lane#, ( <del>600</del> <u>up to 300</u> homes) ii) Top Wighay Farm#, (1,000 homes)."
Appendix A	Appendix A North of Papplewick Lane	Appendix A updated to include proposed changes to the site schedule and associated plans including reducing the housing to "up to 300" and associated infrastructure requirements. These are shown in the ACS Strikethrough Version ( <a href="#">CD/EX/10a</a> ).

## Main Modification 12 (Mod12) - Site Specific Changes to Brinsley (reduction of homes to 150)

As a result of the Hearings the housing allocation at Brinsley has been reduced to reflect the redistribution of housing arising from more being accommodated in or adjoining the main built up area, with less directed to the Key Settlements.

Ref	Reference point (Page/Para/ Section)	Details
C107e	Policy 2.3c)	<p>Amend text to read:</p> <p>"c) approximately <del>5,100</del> <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> <li>i) Awsworth (up to 350 homes)</li> <li>ii) Brinsley (up to <del>200</del> <u>150</u> homes)</li> <li>iii) Eastwood (up to <del>4,400</del> <u>1,250</u> homes)</li> <li>iv) Kimberley (up to 600 homes)</li> </ul> <p>In Gedling</p> <ul style="list-style-type: none"> <li>i) Bestwood Village (up to <u>260</u> homes <del>500 homes through new allocations, 79 homes on existing commitments</del>)</li> <li>ii) Calverton (up to <u>1,055</u> homes <del>4,300 homes through new allocations, 218 homes on existing commitments</del>)</li> <li>iii) Ravenshead (up to <u>330</u> homes <del>330 homes through new allocations, 116 homes on existing commitments</del>)</li> </ul>
Appendix A	Appendix A Brinsley	Appendix A updated with a revised plan inserted for Brinsley with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Brinsley reduced from "200" to "Up to 150" and subsequent infrastructure updates. These will be shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).

### Main Modification 13 (Mod13) - Site Specific Changes to Eastwood (reduction of homes to 1,250)

As a result of the Hearings the housing allocation at Eastwood has been reduced to reflect the redistribution of housing arising from more being accommodated in or adjoining the main built up area, with less directed to the Key Settlements.

Ref	Reference point (Page/Para/ Section)	Details
C107e	Policy 2.3c)	<p>Amend text to read:</p> <p>"c) approximately <del>5,400</del> <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> <li>i) Awsworth (up to 350 homes)</li> <li>ii) Brinsley (up to <del>200</del> <u>150</u> homes)</li> <li>iii) Eastwood (up to <del>4,400</del> <u>1,250</u> homes)</li> <li>iv) Kimberley (up to 600 homes)</li> </ul> <p>In Gedling</p> <ul style="list-style-type: none"> <li>i) Bestwood Village (up to <u>260</u> homes <del>500 homes through new allocations, 79 homes on existing commitments</del>)</li> <li>ii) Calverton (up to <u>1055</u> homes <del>4,300 homes through new allocations, 218 homes on existing commitments</del>)</li> <li>iii) Ravenshead (up to <u>330</u> homes <del>330 homes through new allocations, 116 homes on existing commitments</del>)</li> </ul>
Appendix A	Appendix A Eastwood	Appendix A updated with a revised plan inserted for Eastwood with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Eastwood reduced from "1,400" to "Up to 1,250" and subsequent infrastructure updates. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).

### Main Modification 14 (Mod14) - Site Specific Changes to Bestwood Village (reduction of homes to 260)

As a result of the hearing sessions, the housing allocation at Bestwood has been reduced to reflect the redistribution of housing arising from more housing being accommodated within the main urban area and to reduce the cross boundary impact of housing development in Gedling Borough impacting on the services and facilities in Hucknall. The new housing figure comprises sites that have already been granted planning permission as well as new sites. Two planning applications have recently been submitted to Gedling Borough Council, relating to Bestwood Business Park and to the area of safeguarded land at Broad Valley Farm.

Ref	Reference point (Page/Para/ Section)	Details
C107e	Policy 2.3c)	<p>Amend text to read:</p> <p>"c) approximately <del>5,400</del> <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> <li>i) Awsworth (up to 350 homes)</li> <li>ii) Brinsley (up to <del>200</del> <u>150</u> homes)</li> <li>iii) Eastwood (up to <del>4,400</del> <u>1,250</u> homes)</li> <li>iv) Kimberley (up to 600 homes)</li> </ul> <p>In Gedling</p> <ul style="list-style-type: none"> <li>i) Bestwood Village (up to <u>260</u> homes <del>500 homes through new allocations, 79 homes on existing commitments</del>)</li> <li>ii) Calverton (up to <u>1055</u> homes <del>4,300 homes through new allocations, 218 homes on existing commitments</del>)</li> <li>iii) Ravenshead (up to <u>330</u> homes <del>330 homes through new allocations, 116 homes on existing commitments</del>)</li> </ul>
Appendix A	Appendix A Bestwood Village	Appendix A updated with a revised plan inserted for Bestwood with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Bestwood reduced to "up to 260" and subsequent infrastructure updates. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).



### Main Modification 15 (Mod15) - Site Specific Changes to Calverton (reduction of homes to 1055)

As a result of the hearing sessions the housing allocation at Calverton has been reduced to reflect the redistribution of housing arising from more housing being accommodated within the main urban area with less housing allocation directed to the Key settlements. The new housing figure comprises sites that have already been granted planning permission as well as new sites.

Ref	Reference point (Page/Para/ Section)	Details
C107e	Policy 2.3c)	<p>Amend text to read:</p> <p>"c) approximately <del>5,400</del> <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> <li>i) Awsworth (up to 350 homes)</li> <li>ii) Brinsley (up to <del>200</del> <u>150</u> homes)</li> <li>iii) Eastwood (up to <del>4,400</del> <u>1,250</u> homes)</li> <li>iv) Kimberley (up to 600 homes)</li> </ul> <p>In Gedling</p> <ul style="list-style-type: none"> <li>i) Bestwood Village (up to <u>260</u> homes <del>500 homes through new allocations, 79 homes on existing commitments</del>)</li> <li>ii) Calverton (up to <u>1,055</u> homes <del>4,300 homes through new allocations, 218 homes on existing commitments</del>)</li> <li>iii) Ravenshead (up to <u>330</u> homes <del>330 homes through new allocations, 116 homes on existing commitments</del>)</li> </ul>
Appendix A	Appendix A Calverton	Appendix A updated with a revised plan inserted for Calverton with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Calverton reduced to "Up to 1,055" and subsequent infrastructure updates. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).

## Main Modification 16 (Mod16) - Site Specific Changes to Ravenshead (reduction of homes to 330)

As a result of the hearing sessions the housing allocation at Ravenshead has been reduced to reflect the redistribution of housing arising from more housing being accommodated within the main urban area with less housing allocation directed to the Key Settlements. The new housing figure comprises sites that have already been granted planning permission as well as new sites.

Ref	Reference point (Page/Para/ Section)	Details
C107e	Policy 2.3c)	<p>Amend text to read:</p> <p>"c) approximately <del>5,400</del> <u>3,995</u> homes elsewhere, including in or adjoining the Key Settlements of:</p> <p>In Broxtowe</p> <ul style="list-style-type: none"> <li>i) Awsworth (up to 350 homes)</li> <li>ii) Brinsley (up to <del>200</del> <u>150</u> homes)</li> <li>iii) Eastwood (up to <del>4,400</del> <u>1,250</u> homes)</li> <li>iv) Kimberley (up to 600 homes)</li> </ul> <p>In Gedling</p> <ul style="list-style-type: none"> <li>i) Bestwood Village (up to <u>260</u> homes <del>500 homes through new allocations, 79 homes on existing commitments</del>)</li> <li>ii) Calverton (up to <u>1055</u> homes <del>4,300 homes through new allocations, 218 homes on existing commitments</del>)</li> <li>iii) Ravenshead (up to <u>330</u> homes <del>330 homes through new allocations, 116 homes on existing commitments</del>)</li> </ul>
Appendix A	Appendix A Ravenshead	Appendix A updated with a revised plan inserted for Ravenshead with non OS base and the words 'Indicative Plan' added. Dwelling numbers for Calverton reduced to "Up to 330" and subsequent infrastructure updates. These are shown in the ACS Track Change Version ( <a href="#">CD/EX/10a</a> ).

## Main Modification 17 (Mod17) - Review of Plan (new sub section to Policy 2 and new Section 20)

This modification has been requested by the Inspector to ensure that if it becomes evident Policy 2 is not effective, remedial action is taken (which might include reviewing allocations). The Inspector requested that “Section D, Making it Happen” could usefully be extended to show how monitoring will be carried out and how this will lead to action to secure change if policies are not working, including ultimately early review of the plan. It is proposed to insert the additional text and a table setting out triggers and actions for key elements of the plan including housing and employment delivery and critical infrastructure (naming the Gedling Access Road, delivery of which is subject to securing additional funding).

Ref	Reference point (Page/Para/ Section)	Details
C121a	New Policy 2.8	<p>Add new sub section to policy</p> <p><u>“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.”</u></p>
C306b	New Section 20	<p>And new section</p> <p><u>“20 Key Monitoring Indicators</u>  <u>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></p> <p>And add following table.</p>

Ref	Reference point (Page/Para/ Section)	Details					
		1. Housing supply	<b>Key objective</b>	<b>Target</b>	<b>Indicator</b>	<b>Trigger</b>	<b>Action</b>
			a) Housing Delivery	30,550 by 2028 made up of: <ul style="list-style-type: none"> <li>• Broxtowe 6,150;</li> <li>• Gedling 7,250; and</li> <li>• Nottingham City 17,150</li> </ul>	Net new dwellings built each year as monitored in the AMRs	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)  Inability to demonstrate 5 year plus 5% or 20% (buffer) housing land supply (which ever is appropriate)	<ul style="list-style-type: none"> <li>• Consideration of state of housing market and likelihood of housing shortfall being made good</li> <li>• Discuss with landowners and developers ways to overcome key constraints.</li> <li>• Thorough review of SHLAA sites</li> <li>• Review allocations within part 2 Local Plans</li> <li>• Discuss with landowners and developers delivery obstacles to bringing forward sites earlier</li> <li>• Review previous permissions to examine viability</li> </ul>

Ref	Reference point (Page/Para/ Section)	Details						
			b) Affordable housing	Provision of affordable housing - 6,725 for monitoring purposes, made up of : 1845 in Broxtowe 1450 in Gedling and 3430 in Nottingham City	Number of affordable housing completions (net) - social rented, intermediate and affordable rent.	Shortfall of 30% of cumulative 5 year rolling target based on the trajectories (starting 2015 on the adoption of the part 2 Local Plans)	<p>issues.</p> <ul style="list-style-type: none"> <li>• Work with partners to facilitate and de-risk sites.</li> <li>• Review with Housing Officers the reasons for the low performance.</li> <li>• Review policy application, viability and effectiveness including amending policy (in terms of tenure, size etc) and review policy implementation (s106 arrangements/terms).</li> </ul>	

Ref	Reference point (Page/Para/ Section)	Details						
		2. Employment land supply	a) Provision of additional office space (B1)	Develop 310,000 sq m of office space by 2028	Total amount of additional B1 office floorspace	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	<ul style="list-style-type: none"> <li>• Discuss with landowners reasons for performance, review market conditions and identify any barriers to development</li> <li>• Commission evidence of adequacy of office supply</li> <li>• Review allocations in part 2 Local Plans</li> </ul>	
			b) Industrial and warehouse	Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares)	Total amount (hectares) of additional industrial and warehouse development	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	<ul style="list-style-type: none"> <li>• Discuss with landowners reasons for performance, review market conditions and identify any barriers to development</li> <li>• Commission evidence of adequacy of office supply</li> <li>• Review allocations in part 2 Local Plans</li> </ul>	

Ref	Reference point (Page/Para/ Section)	Details					
		3. Critical Infrastructure	Gedling Access Road (GAR)	<ul style="list-style-type: none"> <li>• Commitment of funding to construct GAR and 300 homes</li> <li>• Actual construction of GAR and delivery of further 300 homes by 2028</li> </ul>	<ul style="list-style-type: none"> <li>• By 2015 – finance package agreed</li> <li>• By 2018 – alternative funding package in place</li> </ul>	<ul style="list-style-type: none"> <li>• No finance package agreed by 2018</li> <li>• No alternative funding in place by 2021</li> </ul>	<ul style="list-style-type: none"> <li>• Search for alternative funding</li> <li>• Review allocations in part 2 Local Plan in 2021</li> </ul>

## Main Modification 18 (Mod18) - Changes to Policy 3: The Green Belt

In response to the hearing sessions Policy 3 is proposed to be modified to ensure that in reviewing Green Belt boundaries in part 2 Local Plans, the sites for future development are chosen using a sequential approach to site selection and non-Green Belt sites are given preference when selecting sites. These changes involves a slight rewording to 1st sub section of the policy, inserting new sub-section to show sequential approach that will be used to guide site selection including as part of part 2 Local Plans and renumbering the rest of the policy and amend text to to 3rd sub-section

Ref	Reference point (Page/Para/ Section)	Details
C145c	Policy 3 and renumber of policy	<p>Amend to read:</p> <p>"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. <del>Development Plan Documents</del> <u>Part 2 Local Plans</u> 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.</p> <p><u>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:</u></p> <p><u>a) Firstly, land within the development boundaries of the main built up area of Nottingham, Key Settlements for growth, and other villages.</u></p> <p><u>b) Secondly, other land not within the Green Belt (safeguarded land)</u></p> <p><u>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.</u></p> <p><del>2. In undertaking any review of Green Belt boundaries</del> <u>3. In reviewing Green Belt boundaries, consideration will be given 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: ..."</u></p>
C147 & C147a	3.3.3	<p>Amend para to read:</p> <p><del>"This study</del> <u>These studies</u> 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 <del>Proposals Map</del> <u>Policies Map</u>. For the <u>edge of the main built up area</u>, strategic locations, and for</p>



Ref	Reference point (Page/Para/ Section)	Details
		<p>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 <u>Development Plan Documents part 2 Local Plans</u>. <del>Other amendments to Green Belt boundaries are likely to be minor revisions responding to local circumstances.</del> <u>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.</u>"</p>
C147b	New para 3.3.3a (previous para 3.3.3a renumbered to para 3.3.3b)	<p>Additional para to read</p> <p><u>"... 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.</u></p> <p><u>3.3.3b... In Broxtowe Borough the ..."</u></p>

## Main Modification 19 (Mod19) - Changes to Policy 4: Employment Provision and Economic Development

The changes proposed comprise the rounding of floorspace figures, clarification of the trigger to provide additional office floorspace, and clarification of the Policy in respect of the Universities, other higher education establishments and the hospital campuses.

Ref	Reference point (Page/Para/ Section)	Details
C149b	Policy 4.1b)	<p>Rounding off of office development provision</p> <p>"A minimum of <del>309,800</del> <u>310,000</u> sq m of new office and research development (2011 – 2028) will be provided in the following spatial distribution:            Broxtowe 34,000 sq m            Gedling <del>22,800</del> <u>23,000</u> sq m            Nottingham 253,000 sq m"</p>
C150	Policy 4.1b)	<p>Amend 4.1b) policy text (after figures for each district) to read:</p> <p>"The level of development of office floorspace will be kept under review. If <u>it appears likely that</u> the provision of undeveloped floorspace <u>will</u> falls ..."</p>
C151b	Policy 4.1f)	<p>Amend sub-section of policy to</p> <p>"f) encouraging <del>economic development associated with</del> <u>the further expansion of</u> the universities, <u>other</u> higher education establishments and the hospital campuses <u>for their own purposes, together with economic development associated with them,</u> (<del>including their expansion</del>) and allocating land specifically to meet the needs of high technology users;"</p>
C153	Policy 4.1hii)	<p>Amend text to read</p> <p>"retaining good quality <u>existing</u> employment sites ..."</p>

C157a	3.4.21	<p>Amend para 3.4.21 to read</p> <p>"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. <u>Site specific Development Plan Documents Part 2 Local Plans</u> will identify sites where development will strengthen the knowledge-based economy and the economic role and importance of the area's hospitals and universities, <u>which are a vital part of the area's economy in their own right, employing thousands of staff.</u> 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 <u>and will provide employment opportunities for graduates of the area's Universities, thus retaining them for the benefit of the area's economy.</u> It will also <del>and</del> 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."</p>
C162b	Monitoring arrangements for Policy 4	<p>Rounding off of office development provision</p> <p>"Develop <del>309,800</del> <u>310,000</u> sq m of office space"</p>
C162d	Monitoring arrangements for Policy 4	<p>Add additional monitoring arrangement for provisional of additional industrial and warehouse uses</p> <p><u>"Target - Develop 37 hectares of industrial and warehouse uses (Broxtowe 15 hectares, Gedling 10 hectares and Nottingham 12 hectares)</u>  <u>Indicator - Net addition in new industrial and warehouse development</u>  <u>Delivery - Employment land allocations in part 2 Local Plans"</u></p>
C162e	Monitoring arrangements for Policy 4	<p>Add additional monitoring arrangement for improvement in skill levels</p> <p><u>"Target - Improve skill levels of the working age population</u>  <u>Indicator - % of the working age population with NVQ level 2 or above</u>  <u>Delivery - Employment land allocations in part 2 Local Plans"</u></p>

## Main Modification 20 (Mod20) - Changes to Policy 5: Nottingham City Centre

Changes are proposed in response to representations received and to reflect more recent evidence contained in the Partial Update of the Greater Nottingham Retail Study (2013).

Ref	Reference point (Page/Para/ Section)	Details
C163	Policy 5.1a.ii)	Amend text of Policy 5.1a.ii to read  "safeguarding the Primary Shopping Frontages as the focus for City Centre retail development <u>to reinforce the north-south and east-west shopping patterns and connect the main retail destinations in the City;</u> "
C164	Policy 5.1d.iii)	Replace "providing" with the additional text " <u>promoting</u> " to make it clear that this will be part of a development scheme (rather than being provided by the Council).
C165	Policy 5.1g)	Replace 5.1.g bullet point  <del>"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. 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."</del>
C167 and C167a	3.5.3	Amend justification text of para 3.5.3 to read  "The Greater Nottingham Retail Study <u>Partial Update 2013</u> 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. <u>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.</u> "

C168 and C168a	3.5.4	<p>Amend justification text of para 3.5.4 to read</p> <p><u>"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. Both schemes These proposals, together with the redevelopment of the Broadmarsh Centre will also deliver further convenience shopping and leisure opportunities. 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 2021. 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. 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."</u></p>
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## Main Modification 21 (Mod21) - Changes to Policy 6: Role of Town and Local Centres

Following consultee comments, changes are proposed to Policy 6 in order to clarify the approach to main town centre uses.

Ref	Reference point (Page/Para/ Section)	Details
C170c	Policy 6.1	<p>Amend text of policy 6.1 to read:</p> <p>"... Where appropriate, these will be defined in subsequent site specific Development Plan <u>allocations in part 2 Local Plans...</u>"</p>
C171	Policy 6.2	<p>Amend Policy 6.2 to read</p> <p><del>"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. 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</del> <u>Local Plans.</u> 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."</p>
C173 & C173a	Policy 6.3	<p>Start last sentence of Policy 6.3 as a new section of Policy 6 (ie number 6.4 and amend numbering of existing sections 4, 5 and 6).</p> <p>Amend text to read:</p> <p>"Other major residential-led development may require retail development of an appropriate scale and these will be addressed in <del>subsequent Development Plan Documents</del> <u>part 2 Local Plans.</u>"</p>

<p>C176 C176a &amp; C176b</p>	<p>Policy 6.6 (6.7)</p>	<p>Amendments to Policy 6.6</p> <p>Policy 6.6 deleted</p> <p><del>"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."</del></p> <p>and replaced with</p> <p><u>"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."</u></p>
<p>C183</p>	<p>3.6.6</p>	<p>Remove "town" from second sentence in the paragraph to clarify that offices of appropriate scale could be suitable in District and Local Centres.</p>

## Main Modification 22 (Mod22) - Changes to Policy 7: Regeneration

A change is proposed to clarify that the councils will consider the use of compulsory purchase powers to assist in delivering the Policy.

Ref	Reference point (Page/Para/ Section)	Details
C192a	3.7.6	<p>Additional sentence added to 3.7.6 to read</p> <p>"... 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. <u>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 ...</u>"</p>



## Main Modification 23 (Mod23) - Changes to Policy 8: Housing Size, Mix and Choice

Changes are proposed to reflect that the Policy covers Houses in Multiple Occupation (C4 and Sui generis) as well as student accommodation. Also changes are proposed to update the information relating to the most recent Affordable Housing Needs Update, 2012.

Ref	Reference point (Page/Para/ Section)	Details
C195	Policy 8.1	Amend Policy 8.1 text to read:  "Residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create <del>mixed and balanced</del> <u>sustainable, inclusive and mixed</u> communities"
C197	Policy 8.4e)	Amend policy text 8.4e) to read  "... the need to redress the housing mix within areas of concentration of student households <u>and Houses in Multiple Occupation</u> "
C198	Policy 8.7	Amend policy text 8.7 to read  "In the case of larger <del>phased</del> developments the level of affordable housing will be considered on a site by site basis ..."
C204	3.8.8	Amend para 3.8.8 to read  "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 <del>living in private rented households</del> <u>households and Houses in Multiple Occupation (HMOs)</u> has altered the residential profile of some neighbourhoods dramatically, and has led to <u>unsustainable communities and associated amenity issues</u> . <del>to communities becoming unbalanced</del> . This problem is most acute within Nottingham City, and in order to <u>help</u> address <u>this</u> some of the problems related to increased concentrations of students living within neighbourhoods, the City Council has adopted its <del>Building Balanced Communities Supplementary Planning Document, which provides further guidance on the provision of student housing.</del> It has also introduced an Article 4 Direction that <del>will mean from 11 March 2012 planning permission will be required</del> <u>requires planning permission to be obtained</u> before converting a family house (C3 Dwellinghouse) to a House in Multiple Occupation with between 3 and 6 unrelated occupiers sharing <del>facilities</del> <u>basic amenities</u> (C4 HMO), <u>thereby enabling it to better manage the future growth and distribution of C4 HMOs across the City</u> . The policy approach to considering planning applications for <u>student accommodation, C4 HMOs and larger 'sui generis' HMOs with 7 or more occupiers sharing basic amenities</u> <del>these changes of use will be set out in its site-specific Development Plan Document part 2 Local Plan.</del> "

C204a	3.8.9 (new)	<p>New Para to be inserted:</p> <p><u>"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."</u></p>
C205	3.8.11	<p>Affordable housing table updated to show 2012 Update (added column and figures) and amended text to para 3.8.11 to read:</p> <p><u>"... outlined in the East Midlands Regional Plan. A further Affordable Needs update was undertaken in 2012. The need levels ..."</u></p> <p>Addition column shows figures "<u>Broxtowe 535 Gedling 301 Nottingham City 444</u>" of "<u>Potential level of net affordable housing need per annum (2012 update)</u>" and amend footnote to add "and 2012"</p>
C206	new 3.8.11a	<p>New para 3.8.11a added to explain about the updated Affordable Needs Update 2012 to read</p> <p><u>"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."</u></p>

## Main Modification 24 (Mod24) - Changes to Policy 9: Gypsies, Travellers and Travelling Showpeople

In response to the Inspector's matters, issues and questions, and following consultee comments, changes are proposed to Policy 9 for clarification.

Ref	Reference point (Page/Para/ Section)	Details
C212 and C212a	Policy 9.3a)	<p>Amend text for 9.1, 9.2, 9.3 and 9.4 as follows</p> <p>"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 <u>part 2 Local Plans</u> in accordance with this evidence base.</p> <p>2. <del>As part of creating sustainable and mixed communities, where there is an identified need provision should be made within settlements within settlements or as part of Sustainable Urban Extensions.</del></p> <p>3. <del>Where an identified need cannot be met within main settlements or through sustainable Urban Extensions,</del> <del>†</del>The following criteria will be used to identify suitable Gypsy and Traveller and Travelling Showpeople sites and associated facilities. The criteria will also 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:</p> <p>a) <del>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</del> <u>is not located in the Green Belt except in very special circumstances;</u>"</p> <p>b) the site should be located within <u>(or a reasonable travelling distance of)</u> a settlement which offers local services and community facilities, including a primary school;</p> <p>c) <del>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;</del></p> <p>d) <del>the site should be served, or be capable of being served, by adequate mains water and sewerage connections; and</del></p> <p>e) 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.</p> <p>4. <del>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.</del></p>

## Main Modification 25 (Mod25) - Changes to Policy 10: Design and Enhancing Local Identity

An addition to the Policy is proposed as a result of representations received.

Ref	Reference point (Page/Para/ Section)	Details
C213	Policy 10.1.d	Amend text to read “to meet <del>evolving demands</del> <u>changing needs of occupiers ...</u> ”
C214	Policy 10.2	Amend text of Policy 10.2 to read as follows:  2. additional criterion between f & g: "g) <u>the ground conditions of the site, including that arising from land instability or contamination, together with the mitigation/remediation proposed or required;</u> "

## Main Modification 26 (Mod26) - Changes to Policy 11: The Historic Environment

In response to the Inspector's matters, issues and questions the wording in Policy 11.1 and 11.2 c) has been changed to aid clarity. Policy 11.3 e) has been changed to reflect that the recording of evidence relating to the importance of a historic asset which is lost should be a separate bullet point.

Ref	Reference point (Page/Para/ Section)	Details
C219b	Policy 11.1	Amend the first sentence of Policy 11.1 to read  "Proposals and initiatives will be supported where the historic environment and heritage assets and their settings are conserved and/or enhanced...."
C220	Policy 11.2c)	Text of policy 11.2c) to read  "... such as Sherwood Forest, <del>other</del> ancient or mature woodland ..."
C222	Policy 11.3e)	Amend point e) to read  "ensuring that information about the significance of the historic environment <u>is</u> publicly available"  And start new point f) with  "where there is a loss in whole ..."

## Main Modification 27 (Mod27\*) - Changes to Policy 12: Local Services and Healthy Lifestyles

Following consultee comments a change is proposed to Policy 12 for clarification.

Ref	Reference point (Page/Para/ Section)	Details
C233	Policy 12.1	Amend second sentence of Policy 12.1 to read  "In particular, <u>where there is an evidenced need</u> , new or improved community facilities..."

## Main Modification 28 (Mod28) - Changes to Policy 13: Culture, Tourism and Sport

Changes are proposed in order to clarify Policy text.

Ref	Reference point (Page/Para/ Section)	Details
C240b	Policy 13.1	Replace " <del>Development Plan Documents</del> " with " <u>part 2 Local Plans</u> "
C241	Policy 13.1b)	Amend policy text to read  " new cultural and tourism facilities of more local importance will be located in or adjoining town or district centres, or <del>improving</del> existing facilities <u>will be improved</u> ;"

## Main Modification 29 (Mod29\*) - Changes to Policy 14: Managing Travel Demand

Following consultee comments, changes are proposed to Policy 14 for clarification.

Ref	Reference point (Page/Para/ Section)	Details
C245	Policy 14.2	Amend policy 14.2 second sentence to read:  “... The effective operation of the highway network and, its ability to provide sustainable transport solutions <u>or support economic growth</u> should not be compromised”
C248	Policy 14.3d)	Amend text of Policy 14 3 d) to read  “ <u>Network Management measures then</u> highway capacity enhancements to deal with <u>severe impacts arising from</u> residual car demand where the initiatives required under points (a) to (c) above are insufficient to avoid significant additional car journeys”
C249	Policy 14.4	Amend policy 14.4 to read:  “There will be a level of iteration between the stages <u>of the hierarchy above</u> to ensure their effective delivery <u>having regard to the role and function of the highway network</u> and the implementation of the approach will have regard to the needs of people with mobility difficulties.”
C254	3.14.12	Additional justification text to be added before para 3.14.12:  “ <u>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.</u> ”



### Main Modification 30 (Mod30) - Changes to Policy 15: Transport Infrastructure Priorities

In response to comments from the Inspector, and following consultee comments, changes are proposed to Policy 15 for clarification.

Ref	Reference point (Page/Para/ Section)	Details
C257	Policy 15.4c)	Additional text to read  <u>"c) A52 Junction Improvements (between A6200 Derby Road and Bingham):"</u>
C259	Policy 15.5f)	Add bullet point to Policy 15.5  <u>"Hucknall Town Centre Improvement Scheme (Ashfield District)"</u>
C261	Policy 15.6	Amend text to read: <u>"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 subsequent Development Plan Documents part 2 Local Plans."</u>

## Main Modification 31 (Mod31\*) - Changes to Policy 16: Green Infrastructure, Parks and Open Space

Following comments by a consultee, changes are proposed to Policy 16 for clarification.

Ref	Reference point (Page/Para/ Section)	Details
C267	Policy 16.4	Reword Policy 16.4 to state “... Exceptions may be made if <del>the park or open space is shown to be underused or undervalued</del> , the development is <u>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</u> <u>or if none of the above apply the park or open space is shown to be underused or undervalued.</u> ”
C274	Policy 16 Monitoring arrangements	Amend the monitoring indicator relating to the quality of open spaces by adding the following indicators  "● <u>Number of SINC's under positive conservation management, using Single Data List indicator 160</u> ● <u>Number of Local Nature Reserves with a management plan in place</u> "
C276 and C276a	Plan 3.3	'Sub-Regional Green Infrastructure Corridors' changed to ' <u>Green Infrastructure in the Plan Area</u> '

## Main Modification 32 (Mod32\*) - Changes to Policy 17: Biodiversity

Following Consultee comments, changes are proposed to Policy 17 for clarification.

Ref	Reference point (Page/Para/Section)	Details
C278	Policy 17.1b)	Amend text to read “b) ensuring that fragmentation of the Green Infrastructure network is avoided wherever <del>appropriate</del> <u>possible</u> and improvements to the network benefit biodiversity, <u>including at a landscape scale</u> , through the incorporation of existing habitats and the creation of new habitats”
C279	Policy 17.1e)	Amend policy text 17.1e) to read “... as a minimum <u>firstly mitigate or and if not possible</u> , compensate at a level equivalent to the biodiversity value of the habitat lost”
C280	Policy 17.2	Amend the text of policy 17.2 by deleting “... <del>the designation of further protected sites will be pursued</del> ” and replace with “... <u>further sites will be designated where they meet the relevant national or local criteria.</u> ”
C281	Policy 17.3	Amend policy text to read: Development on or affecting other, non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that <u>the there is an overriding need for the development outweighs any harm caused by for</u> the development and that adequate mitigation measures are put in place.
C282	3.17.1	Add new text to the end of paragraph 3.17.1 to read “... <u>and also recognises the need to prevent the loss or deterioration of irreplaceable habitats such as ancient woodland.</u> ”
C289	Policy 17 Monitoring arrangements (Retain areas of biodiversity importance)	Change indicator from “ <del>Number of incidents of unmitigated loss of SINC</del> s due to development” to “ <u>Net change in the area of SINC</u> s”
C290	Policy 17 Monitoring arrangements (Improve management of biodiversity sites)	Add the following indicators: <ul style="list-style-type: none"> <li>● <u>Number of SINC</u>s under positive conservation management, using Single Data List indicator 160</li> <li>● <u>Number of Local Nature Reserves with a management plan in place</u>”</li> </ul>
C291b	Policy 17 Monitoring arrangements	Insert monitoring arrangements for prospective Special Protection Area as suggested by Inspector  <u>“Target: Designation of and thereafter maintain or improve condition of Special Protection Area Indicator: Progress on designation and if designated what condition it is in”</u>

### Main Modification 33 (Mod33\*) - Changes to Policy 18: Infrastructure

Changes are proposed to provide additional clarification of the approach to transport mitigation measures, in response to representations.

Ref	Reference point (Page/Para/ Section)	Details
C297	3.18.4a	Add addition justification text para  <u>"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 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 part 2 Local Plans and master-plans as appropriate which will be informed by wider route strategies prepared by the Highways Agency and local authorities."</u>

## Main Modification 34 (Mod34\*) - Changes to Policy 19: Developer Contributions

Changes are proposed to clarify the meaning of the Policy.

Ref	Reference point (Page/Para/ Section)	Details
C300	Policy 19.3	Amend policy text 19.3 by deleting the following text  "... either individually or collectively"

## Main Modification 35 (Mod35) - Amendment to Appendix C (Trajectories) to reflect changes to Policy 2

As a result of the Hearings amendments to the footnotes are proposed in order to clarify the anticipated delivery of housing.

Ref	Reference point (Page/Para/ Section)	Details
C393	Page 191-197	<p>See Track Change version (<a href="#">CD/EX/10</a>) showing replacement trajectories for each Council. Footnotes for Broxtowe, Gedling and Nottingham City amended</p> <p>Broxtowe Insert  <u>“There are a greater number of developable sites in the main built up area and Eastwood than shown for the 6-10 tranche years; however in line with the advice from G L Hearn a more realistic expected delivery of these additional sites is likely to be the 11-15 year tranche.</u>  <u>The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports”</u></p> <p>Gedling Delete  <del>“** All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough. This theoretical figure is 8,330 dwellings (i.e. 12.97% higher than the housing target of 7,250). The annual projected completions have then been reduced by 12.97% to provide annual completions projections to deliver the housing target of 7,250. Final proposed figures are shown in Policy 2.”</del></p> <p>Insert  <u>“** All suitable sites have been included to give a theoretical maximum number of dwellings that can be provided in Gedling Borough.</u>  <u>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.</u>  <u>The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports ”</u></p> <p>Nottingham City  <u>“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.</u>  <u>The Trajectory represents the situation at a particular point in time and is updated annually through the Council's Housing Land Availability Reports”</u></p>