Introduction

The Future of Greater Nottingham

The Issues and Options

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1.1 Working in partnership to plan for Greater Nottingham

1.1.1   The councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe are working with Derbyshire and Nottinghamshire County Councils to prepare a new aligned and consistent planning strategy for Greater Nottingham. Greater Nottingham is made up of the administrative areas of all the local authorities, except for Ashfield, where only the Hucknall part is included. Greater Nottingham is shown on plan 1.

1.1.2   The first stage in preparing this strategy is this Issues and Options consultation. The councils have identified the key issues facing the area, and the main options open to us for tackling those issues. Your views on whether the issues are the right ones, whether any have been missed, which of the options you favour, or whether you have any other options are important to us in taking the Strategy forward. No decisions have yet been made, and now is an opportunity for you to influence the shape of Greater Nottingham in the future.

1.1.3   This report consists of two main parts, Section 3 which sets out the key spatial issues which need to be addressed across the area as a whole, and which will require a strategic consistent policy approach if they are to be resolved, and Section 4 which sets out, for each local authority area, those issues which are of more local importance, and therefore can be resolved within that local authority area.

1.1.4   The position in Ashfield is slightly different, in that only the Hucknall part of the District is within Greater Nottingham. Ashfield will therefore be incorporating the jointly agreed strategic elements of this Issues and Options document into a single Issues and Options document covering the whole of the District.

1.1.5   The strategy is not a formal Joint Core Strategy, so decisions relating to it will be made by each council. Each council will be advised by the Greater Nottingham Joint Planning Advisory Board, which is made up of the lead planning and transport councillors from each of the councils. The Joint Board meets regularly, and has overseen the preparation of this Issues and Options report.

1.1.6   Working together, the councils need views, comments and suggestions on the issues which face Greater Nottingham, and the options available to us for dealing with them. We want views from community organisations, businesses, local groups, representatives and anyone else who lives, works, studies or visits here.

1.1.7   You may already have contributed through each council's Sustainable Community Strategy, which are being developed by the councils on behalf of their Local Strategic Partnerships (see glossary). The role of the aligned Core Strategy is to help implement parts of those strategies, and so there is a close relationship between the two. More detail on Sustainable Community Strategies can be found below in Section 2.

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1.1.8   In addition, both Ashfield and Gedling have previously consulted on Issues and Options for their areas, but have decided to re consult now as part of the aligned Core Strategy process. Comments made to these earlier consultations will also be taken into account, however, due to some changes to the Issues and Options to bring them into alignment, you may wish to add to your earlier comments.

1.1.9   The aligned Core Strategy must take account of the Government's East Midlands Regional Plan, also known as the Regional Spatial Strategy (RSS8). This was published in March 2009 and sets out the number of new homes which will have to be built in each council area, together with guidance on how to provide for new jobs and work places, up until 2026. It also includes policies and guidance on how the expected level of growth can occur in a sustainable way, with all the infrastructure, parks and open space, community facilities and so forth that people need in their daily lives.

1.1.10   This Issues and Options report looks at where the new homes, jobs and infrastructure might go; at how it can be made to be as sustainable as possible; how the growth can benefit our existing communities whilst recognising what is special about Greater Nottingham. This includes the historic environment, the culture and heritage, the local distinctiveness between the city centre, the inner and outer suburbs, the other town centres, the Sub Regional Centres of Hucknall and Ilkeston, and the more rural settlements and villages, together with the countryside that surrounds them.

Map of Greater Nottingham here

1.2 Why are the councils working together?

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

1.2.2   The councils are already working together on a number of issues, including closer working on Economic Assessments for the area and as part of the Government's New Growth Point (see Glossary) programme to ensure that there is adequate infrastructure to support new housing growth, and by working together to prepare Core Strategies, the councils should be able to come to better and more joined up planning outcomes, whilst also making best use of resources, by sharing staff, having a linked and more efficient examination of the Core Strategies and being able to access more funding, such as through the Government's Housing and Planning Delivery Grant.

1.2.3   These factors are recognised in RSS8. Policy 17 of the RSS says:-
"…Local Development Frameworks should contain policies to manage the release of housing across both local planning authority areas and the wider Housing Market Area. To achieve this, in the following Housing Market Areas joint development plan documents will be expected, with the development of joint Core Strategies across Housing Market Areas particularly encouraged."

1.2.4 The policy specifically mentions Nottingham Core HMA and Hucknall. However, the councils have decided to cooperate on a voluntary partnership basis to align their Core Strategies, rather than prepare a formal single joint Core Strategy.

1.3 The Local Development Framework

1.3.1 Changes in planning legislation have sought to introduce a simpler and more effective planning system, strengthening community involvement in planning. The Local Plans for each council are therefore being replaced by the Local Development Framework. This will consist of a number of documents taking into account the local demands of development and growth, while seeking to protect the environment and the well-being of local communities. A number of new terms and abbreviations have been introduced as a result of the new planning system and a glossary is included in the Appendix of this document to provide clarification.

1.3.2 The new Local Development Framework is like a 'folder' of planning documents. It will include Development Plan Documents (Core Strategy, Site Specific Allocations, Development Control Policies and Proposals Maps) a Statement of Community Involvement setting out how consultation will take place on planning documents, a Local Development Scheme setting out a timetable for the preparation of planning documents, and an Annual Monitoring Report.

1.3.3 The diagram and list below indicate the relationship and content of the various documents that make up the Local Development Framework;
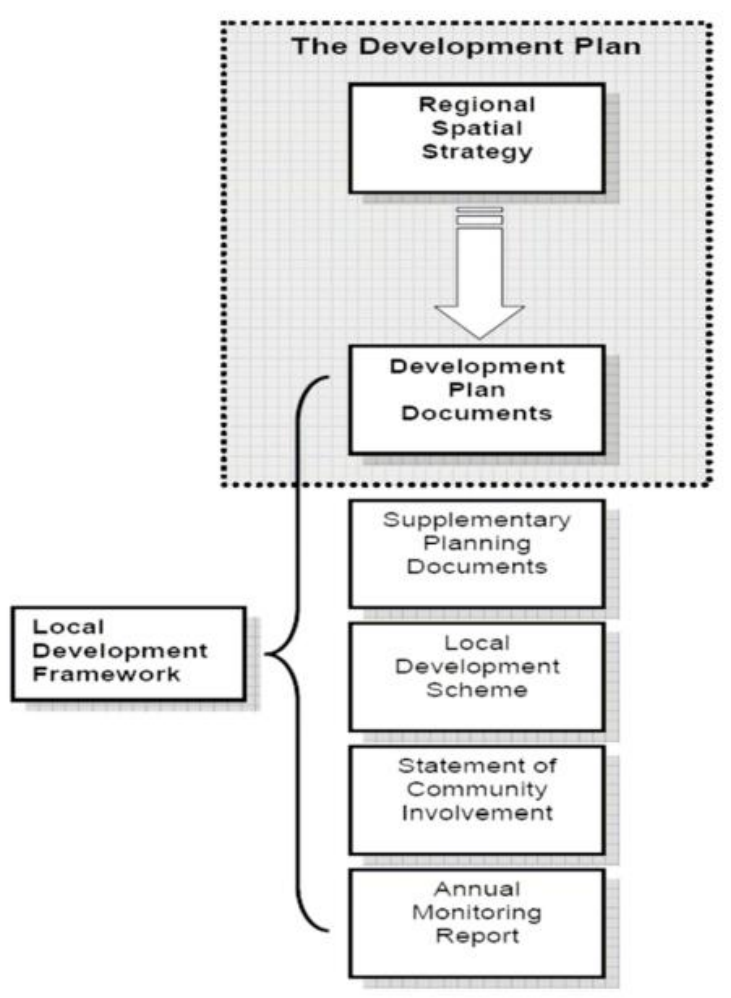
Local Development Scheme – sets out the programme for the preparation of the Development Plan Documents.

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

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

Development Plan Documents may comprise:

- Core Strategy – sets out the overarching spatial vision for development of each District/Borough to 2026 and provides the planning framework for the other Documents listed below.
- Site Specific Allocations – allocates land to specific uses and provides relevant policy guidance.
- Development Control Policies – sets out development control policies against which planning applications for the development and use of land will be considered.
- Proposals Map – illustrates the geographic extent of policies and proposals on a map.
- Supplementary Planning Documents – provide more detailed guidance on development plan policies

1.3.4   The Local Development Framework will include policies and proposals in Development Plan Documents for spatial planning (including the development and use of land) within each council area for the period to 2026, and will be consistent with each council's Sustainable Community Strategy.

1.3.5   Waste and Minerals Development Plan Documents will be prepared by Nottingham City Council and Nottinghamshire County Council which will need to be in conformity with the Regional Spatial Strategy. Together with the Regional Spatial Strategy, the Development Plan Documents produced by each District/Borough and County Councils will form the 'Statutory Development Plan' for the area when all are completed.

1.3.6   The **Core Strategy** will be the key strategic planning document. It will perform the following functions;

- define a spatial vision for each council to 2026, within the context of an overall vision for Greater Nottingham;
- set out a number of objectives to achieve the vision;
- set out a spatial development strategy to meet these objectives;
- set out strategic policies to guide and control the overall scale, type and location of new development (including identifying any particularly large or important sites) and infrastructure investment; and
- indicate the numbers of new homes to be built over the plan period.

1.4 Sustainability Appraisal

1.4.1   Sustainability appraisals are being carried out alongside the aligned Core Strategies as they develop. It is an integral part of the plan making process, which is intended to test and improve the sustainability of the Core Strategies. The first stage is a Sustainability Scoping Report, which has been published alongside this Issues and Options document, and contains the Sustainability Objectives that will be used to appraise the Core Strategy as it develops.

1.5 How do I get Involved?

1.5.1   One of the key aspects of the new planning system is the recognition of the need for the 'earliest and fullest public involvement' in the preparation of the new Plan. This is in accordance with each council's Statement of Community Involvement. This document is the first stage in the consultation process which the councils are following. The aim is to encourage public involvement at this stage before decisions are made about the content of the final document to be formally submitted to the Secretary of State for consideration.

1.5.2   All of the councils' planning documents will be widely consulted on in order to ensure that all views are fully considered. Consultation takes place with three designated consultation bodies (Environment Agency, Countryside Agency and Natural England), other statutory consultation bodies, stakeholders and other interested bodies, groups and individuals in line with each councils' Statement of Community Involvement and this includes anyone who has asked to be kept informed about the preparation of the Local Development Framework.

1.5.3   In addition, the councils will be publicising the availability of the report in a variety of ways to try to involve the general public. If you are aware of any individual or organisation who may wish to be informed then please let us know and we will contact them.

1.5.4   We do need your views and welcome your input. If you have any comments on this document, please submit them online at www.gedling.gov.uk or alternatively fill in the comments form and return it to the address below; Civic Centre, Arnot Hill Park, Arnold, Nottingham. NG5 6LU

1.5.5   All comments should reach us no later than 5 pm on 'Add Date'

1.5.6   If you wish to be kept informed of progress either on the Core Strategy or other planning documents please let us know. We will then add your name and address to our contact mailing list.

1.5.7   All comments received during the 6 week period of consultation will be carefully considered by the council. The comments will be used by the council to set out its preferred option to deal with issues. They will also be taken into account when the final version of the Core Strategy is prepared for submission to the Secretary of State in 2011. Whilst all views are taken into account it will not be possible to meet everyone's wishes and aspirations. Difficult choices will have to be made to arrive at a strategy which meets all the needs of the area. In order to let you know how the council has responded to your comments a report of the Issues and Options consultation will be issued.

1.5.8   As the councils will be coordinating their response to the Issues and Options, responses on over-arching matters covering Greater Nottingham can be made to any of them. Comments may be made on any aspect of the document, and on as many or as few of the issues as are relevant to you or your organisation. Equally, if you think there are any new issues or options which are not considered in the document, please let us know in your response.

1.6 Next steps

1.6.1   The responses to this Issues and Options report will help to shape the Core Strategies for Greater Nottingham.   This document includes a description of the character of Greater Nottingham, setting out what the area is like now, and some of its problems and opportunities. It also includes a draft 'spatial vision', which is a statement setting out what Greater Nottingham might look like in 2026, and how the councils and others will deliver and manage growth (the 'spatial objectives').

1.6.2   This report goes on to explain how the councils' Sustainable Community Strategies have been taken into account, and summarises the most important pieces of evidence the councils have collected to inform the issues that need addressing and the options available to do that.

1.6.3   You can comment on any aspect of this report, and we have included questions on which we would particularly like your views.

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1.6.4   Once we have collected all your views, we will use them to help us develop a 'preferred option', setting out how each issue will be addressed. Following further consultation on the preferred option, we will then prepare draft aligned Core Strategies which we will publish (known as a 'Proposed Submission' draft), and on which representations can be made. Based on consultation and evidence, the Core Strategies at this stage are considered to be 'sound', and substantive changes to them will only be made exceptionally. If necessary, any changes will be made, and the Core Strategies will be submitted to the Secretary of State who will organise a Hearing or Hearings (which will be open to the public). Any outstanding views will be considered by an independent Inspector at the Hearing, and people who made comments will have a right to take part.

1.6.5   The Inspector will then draft reports on the aligned Core Strategies, which will be binding on the councils. If the Inspector finds the aligned Core Strategies 'sound' (see Glossary), then the councils will make changes to reflect the Inspector's report and it will be adopted.

1.6.6   The timetable for this is set out below.

June 2009	Issues and Options consultation
January 2010	Preferred Option consultation
September 2010	'Proposed Submission' draft for representations
January 2011	Submission of Core Strategies to Secretary of State
March 2011	Pre Hearing Meeting
April 2011	Hearing Sessions
October 2011	Inspector's Report received
December 2011	Aligned Core Strategies adopted
March 2012	Publication of aligned Core Strategies

Table 1.1

2 The Future of Greater Nottingham

2.1 Key Influences on the Future of Greater Nottingham

2.1.1   The aligned Core Strategies must be set within the context of relevant existing guidance, policies and strategies, and the Core Strategies must help to deliver the aims and objectives of these policies and strategies.

2.1.2   The most relevant guidance, policies and strategies include the various Planning Policy Guidance Notes and Planning Policy Statements, the Regional Plan for the East Midlands (also known as the Regional Spatial Strategy), and other relevant national and regional strategies, such as the Sustainable Communities Plan and the Regional Economic Strategy ('A Flourishing Region').

2.1.3   The Regional Spatial Strategy was published in March 2009, and includes a Sub-Regional Strategy for the Three Cities area (which covers the Derby, Leicester and Nottingham areas). It provides the strategic spatial development framework for the area.

2.1.4   A partial review of the Regional Spatial Strategy has commenced, and an Options consultation is programmed for summer 2009. The East Midlands Regional Assembly aim to publish the Partial Review for consultation in March 2010.

2.1.5   The Regional Spatial Strategy includes a vision for the Region which seeks to ensure that the East Midlands will be recognised for its high quality of life and strong, healthy, sustainable communities; that its economy is vibrant, with a rich cultural and environmental diversity; and that social inequalities, management of resources and the need for a safer, more inclusive society are addressed.

2.1.6   It goes on to state that development should be concentrated in the regions urban areas to regenerate them, developing sustainable and well connected cities and towns that retain their distinctive identity.

2.1.7   The Regional Spatial Strategy also contains 11 Regional Core Objectives, which it states all strategies, plans and programmes should meet. These are:

a.   To ensure that the existing and future housing stock meets the needs of all communities in the region, and extends choice.
b.   To reduce social exclusion.
c.   To protect and enhance the environmental quality of urban and rural settlements
d.   To improve the health and mental, physical and spiritual well being of the region's residents.
e.   To improve economic prosperity, employment opportunities and regional competitiveness.
f.   To improve accessibility to jobs homes and services.
g.   To protect and enhance the environment.
h.   To achieve a step change increase in the level of the region's biodiversity.
i.   To reduce the causes of climate change.

j.   To reduce the impacts of climate change.

k.   To minimise adverse environmental impacts of new development and promote optimum social and economic benefits.

2.1.8   The Regional Spatial Strategy provides policies and targets that the aligned Core Strategies must be in general conformity with. For Greater Nottingham as a whole, it provides for a minimum of 60,600 new homes between 2006 and 2026, [1] which are broken down by local authority area. The distribution of new homes is to be based on a strategy of urban concentration and regeneration, which requires 40,800 of the new homes to be built in or next to the existing Principal Urban Area of Nottingham (the built up area – see glossary), with sufficient development at the Sub Regional Centres of Hucknall and Ilkeston to maintain their roles. This policy of urban concentration means that the housing provision for more rural parts of Greater Nottingham is restricted to the identified needs of settlements or be small scale development targeted to meet local needs.

2.1.9   The RSS requires a mix of housing types to be provided, including 17,100 affordable homes across the Housing Market Area (which does not include Hucknall). It requires a balance in the provision of jobs and homes within urban areas to reduce the need to travel, and highlights the need to develop Green Infrastructure networks to support new development.

2.1.10   Policies for promoting economic growth stress the need for major development to include both housing and jobs, and the need to promote higher order jobs (and the skills to go with them) to support a shift to a more knowledge based economy. Greater Nottingham is a preferred location in which to consider the need for a rail freight distribution centre, and Nottingham, Hucknall and Ilkeston are priorities for regeneration. Rural areas are targeted for economic diversification.

2.1.11   The RSS seeks to protect and better manage the natural and cultural heritage of the area, and to protect and enhance Environmental Infrastructure, which it sees as central to maintaining and creating sustainable communities, as well as helping to achieve a major step change increase in the levels of biodiversity.

2.1.12   It also sets out regional priorities for managing water resources, dealing with flood risk, energy reduction and efficiency, and low carbon energy generation.

2.1.13   Transport policies are aimed at reducing the need to travel, tackling congestion, promoting public transport, cycling and walking, with a strong emphasis on encouraging behavioural change. Transport policies should also support regeneration aims, improve surface access to East Midlands Airport, and develop opportunities for modal switch away from road based transport in manufacturing, retail and freight distribution sectors.

2.2 The Character of Greater Nottingham

2.2.1   The following section is a description of the character of Greater Nottingham, what the area looks like now, together with some of the more important opportunities and constraints.

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1   Of the 60,600 new homes, 6,203 had been provided up to March 2008, leaving 54,397 remaining to be delivered.

2.2.2   Greater Nottingham has a population of 761,400 [2] and takes in the conurbation of Nottingham, the city centre and the surrounding rural area.

2.2.3   It is part of the East Midlands region, and is located centrally within England. Being close to Derby and Leicester, there are important and complementary economic linkages between the cities, and these are recognised in the RSS, which contains a Sub-Regional Strategy for the 3 Cities area. The area as a whole is also a New Growth Point, which brings extra resources to help provide the infrastructure necessary to support new housing growth.

2.2.4   The built up area of Nottingham, known as the Principal Urban Area or PUA, has a population of about 538,000. The two Sub Regional Centres of Hucknall (population 30,400) and Ilkeston (population 38,100) are important towns with their own identity and economic roles. The suburban centres of Arnold, Beeston, Bulwell, Carlton, Clifton, Long Eaton and West Bridgford all serve an important role as more local centres providing a range of services. The conurbation is surrounded by designated Green Belt which is drawn very tightly to the urban area, offering limited opportunities for development unless its boundaries are reviewed. Settlements within the Green Belt such as Cotgrave, Calverton and Kimberley are similarly constrained.

2.2.5   Beyond the Green Belt, there are relatively extensive areas of countryside, especially in Rushcliffe. The settlements here, such as East Leake exhibit a much more rural character.

Economy and Employment

2.2.6   Nottingham is a designated Core City, recognised as a city of national importance, and an important driver of the regional economy. Its influence is reflected in it being 6th in Experian's 2008 national retail ranking. It is also a designated Science City, in recognition of the vital importance of the two hospitals and two universities (with campus locations throughout Greater Nottingham) to its economy, particularly in terms of offering knowledge intensive jobs and spin out opportunities. There is a strong service sector presence including education, health, public administration and business services. However, manufacturing industry remains a significant part of the economy, which is especially important to areas such as Hucknall and Ilkeston.

2.2.7   Economic activity and employment rates are relatively low - 76% of people of working -age are economically active and 71% in employment, compared with 79% and 74% nationally. [3] This is partly due to the large number of students, but there are also challenges in terms of skills and qualifications, which need to be addressed if the economy is to become more service based and knowledge orientated. (These figures do not fully reflect the current economic downturn and will be kept under review).

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2   ONS 2007 mid year estimates

3   ONS Annual Population Survey, July 2007 to June 2008. Hucknall is excluded. People who are unemployed and looking for a job are counted as economically active, whereas the employment rate is those actually in employment, so it is likely that the current recession will be affecting the employment rate more than the economic activity rate. The national figures are for England.

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Culture

2.2.8   Greater Nottingham's cultural offer is excellent and improving, with nationally recognised facilities, such as the world class sporting venues such as Trent Bridge and the National Ice Centre, a range of theatres serving regional and local areas, the new 'Nottingham Contemporary' and Art Exchange galleries, and the Broadway independent cinema and film centre. Tourism, centred around Robin Hood, Byron and DH Lawrence, is also a central element of the cultural offer, which has an important role for towns such as Eastwood and Hucknall.

Populations Trends

2.2.9   The population of the area rose by 28,000 (4%) between 2001 and 2007, [4] mainly due to international migration, particularly latterly from Eastern Europe, and the growth in student numbers. If the RSS housing figures are delivered, it is estimated that it will have a population of 824,000 in 2026, an increase of around 8%. Because of the two universities, the area has a high proportion of its population aged 18 to 29 compared with England as a whole, and lower proportions in other age-groups. Children and people aged 45 to 69 are particularly "under-represented". Overall, an aging population is projected, but not to the same extent as nationally. The percentage of the population who are aged 65 and over is projected to rise from 15% in 2006 to about 18% in 2026.

2.2.10   In terms of migration to other parts of the UK, the area experiences net out-migration of all age groups except those aged 16 to 24. [5] Much out-migration is short distance, leading to in-commuting from neighbouring areas. In particular, significant parts of Amber Valley and Newark & Sherwood are in the Nottingham Travel-to Work Area (TTWA). [6] At the same time, the western part of Erewash is in the Derby TTWA and Ravenshead and Newstead are in the Mansfield TTWA. The in-migration of 16 to 24 year olds is largely due to students attending the two Universities.

Connections

2.2.11   Being centrally located Greater Nottingham has good connectivity to most of the country.

2.2.12   There are direct rail connections from Nottingham to London, Manchester, Birmingham, Sheffield, Leeds and Liverpool but currently no direct rail services to the south west, north east or Scotland. Compared to some other routes however journey times are uncompetitive and there is a lack of capacity on some services. More local services include the Robin Hood Line which extends from Nottingham north through Bulwell, and Hucknall,connecting the area to Mansfield and Worksop.

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4   ONS Mid-Year Estimates.
5   ONS International Migration Estimates, mid-2006 to mid-2007. These data are only available at District level, but the situation is unlikely to be affected by the exclusion of Hucknall.
6   As defined by the Office for National Statistics following the 2001 Census.

2.2.13　　The opening of the International Rail Terminal at St Pancras now allows connections to mainland Europe via High Speed One and the Channel Tunnel. Additionally an increasing number of international destinations are available by air from East Midlands Airport located close by.

2.2.14　　Greater Nottingham is connected to the M1 and the national motorway network via the A453 to junction 24, the A52 to junction 25 and the A610 to junction 26. The A52 provides a trunk road connection to the east including to the A46 which itself connects from the M1 north of Leicester to the A1 at Newark. Both the A453 (to the City boundary) and the A46 are shortly to be upgraded to dual carriageways. Orbital movements are less well accommodated, there being only a partial Ring Road (A52 and A6514).

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

2.2.16　　Walking and cycling are important modes for short journeys. Programmes of primary pedestrian route improvements and upgrading of the local cycle network have been prioritised and are being implemented through the joint Greater Nottingham Local Transport Plan.

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

Housing Mix

2.2.18　　The housing mix across Greater Nottingham reflects the national picture, with 68% of properties being owner-occupied in 2001 and 17% with 7 or more rooms [7] but there are areas where the market is dominated by a limited choice of house type, size and tenure. In particular, Nottingham City has a large proportion of smaller homes (36.6% having 4 rooms or less compared with 28.7% for Greater Nottingham and 22.5% for Rushcliffe), and more social rented accommodation (33.4% compared to 20.1% for Greater Nottingham. House price to income ratios are lower for the northwest of Greater Nottingham, but high for the south eastern part, giving rise to affordability problems. [8]

2.2.19　　Those areas which are dominated by a single type of house type, size or tenure would benefit from a rebalancing of their housing mix. Examples of such areas include neighbourhoods dominated by student housing and some of the former council owned outer estates.

7　　2001 Census. The comparable figures for England were 69% and 20%. Rooms includes kitchens but excludes bathrooms.

8　　CLG Housing Statistics.

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2.2.20   The housing stock rose by about 17,000 (5.3%) between April 2001 and March 2008 [9] Reflecting the increase in smaller households and building at higher densities, a large proportion of new dwellings are smaller properties. For instance, 52% of dwellings completed in 2007/08 were flats and 56% had 1 or 2 bedrooms. [10]

Social Need

2.2.21   Greater Nottingham is an area of contrasts, with the wealth of the city centre and some suburbs set alongside areas of significant deprivation. It includes some areas of the highest multiple deprivation in the region, including parts of the inner city and outer estates. 57 of the 487 super output areas (SOAs) in the area were in the 10% most deprived nationally in the 2007 Index of Multiple Deprivation [11] All except one of these are in Nottingham City; the other one being at Cotmanhay (Ilkeston). Other areas with SOAs in the worst 20% nationally are Eastwood, Killisick (Arnold), Hucknall, Long Eaton and other parts of Ilkeston. Social need also exists in more rural areas, but tends to be in smaller pockets that are not fully reflected in statistics, and this often exacerbated by poor access to services, including public transport.

Green Infrastructure, Open Space and Landscape

2.2.22   Although it contains no nationally designated landscapes, Greater Nottingham's countryside and open spaces are an important part of its local distinctiveness. It has been identified as part of the region where investment in Green Infrastructure will have wide public benefits.

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

2.2.24   There are a significant number of Sites of Special Scientific Interest, and other locally important sites, such as Sites of Importance for Nature Conservation, and Local Nature Reserves, together with a number of strategically important green corridors, such as those along rivers and canals.

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

Climate Change and Flooding

2.2.26   Greater Nottingham has an important role to play in addressing climate change and its effects. Climate change is now widely recognised as the most significant issue for spatial planning, cutting across all land use sectors and affecting Greater Nottingham's environment,

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9   Council housing monitoring data.
10   EMRA RSS Annual Monitoring Report 2007/08, Supplementary Data Chapters. Erewash and Hucknall excluded.
11   CLG 2007 Indices of Deprivation. Super output areas are areas with similar populations devised for comparisons across the country. On average,they have a population of about 1,500.

economy, and quality of life.   There is a particular issue with flood risk in the area, especially along the Trent Valley, which passes through the heart of the built up area, but also related to other watercourses, as demonstrated by recent flooding events at Lambley.

Key diagram to be inserted

2.3 Strategic Issues

2.3.1   A range of strategic and cross cutting issues have been identified as particularly important in a Greater Nottingham context. These are grouped under topic headings and are expanded on in section 2 of this document.

2.3.2   The topic headings are listed below, together with 8 issues which are considered to be the most important issues for the Core Strategy to deal with.

Accommodating Growth

- *Should there be any flexibility regarding the scale of housing growth that is provided for?*
- *How should future development be distributed around Greater Nottingham?*
- *Which large urban extensions are the most appropriate?*

Green Belt

- *How should we approach the revision of the Green Belt needed to accommodate future growth needs?*

Regeneration

Economy and Employment Land

- *How do we ensure sufficient new jobs are available for the planned growth in population and tackle unemployment?*

The Role of Nottingham and its City and Town Centres

- *How can the Core Strategy help strengthen Nottingham's role as a Core City?*

Neighbourhoods and Place Shaping

- *What approach should be taken towards affordable housing provision?*

Transport and Accessibility

New Infrastructure to Support Growth

Green Infrastructure and Landscape Character

Climate Change

- *To what extent should the Core Strategy take account of the need to reduce carbon dioxide (CO2) emissions in new development?*

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2.4 Towards a Draft Spatial Vision

2.4.1   The draft spatial vision is what Greater Nottingham could look like if the aspirations of the Core Strategy are met. It is consistent with all the Sustainable Community Strategies, together with the policies and proposals of the Regional Spatial Strategy.

2.4.2   The draft vision is obviously dependent on the strategy of the finalised Core Strategy, and is included to stimulate thought and discussion. It will be revised as the Core Strategies progress.

2.4.3   *In 2026, Greater Nottingham is known regionally and nationally as a successful Core City, with a strong 'Science City' theme to its economy, which is underpinned by the high proportion of people employed in knowledge based jobs. It is on target to achieve its aim of being one of Europe's top cities for science, technology, innovation and creativity by 2030. It has experienced rapid growth, with 50,000 new homes developed since 2009, many of which are in attractive locations which were once former regeneration areas, such as along the River Trent.*

2.4.4   *The city centre itself has expanded to the east and south, with office space attracting new and high profile inward investment, as well as accommodating expanding local companies. The retail offer has been considerably enhanced, with a redeveloped Broad Marsh centre and upgraded retail environment elsewhere, especially in and around the Victoria centre. These developments are responsible for the city's improved position in the Experian retail rankings.*

2.4.5   *Hucknall and Ilkeston continue to be important Sub Regional Centres, with a vibrant local economic and retail role, and the new developments here are successful neighbourhoods in their own right.   Other towns and villages have experienced smaller levels of development in line meeting local needs (especially affordable housing), supporting their communities, and maintaining their local distinctiveness.*

2.4.6   *Significant new communities built on the edge of the conurbation are also proving to be successful communities in their own right, and are well integrated into the urban area, with excellent connectivity to the wider city, especially the city centre and other job opportunities. Some areas of former council estates have been remodeled, with a new housing and population mix, and are now highly popular neighbourhhoods with both old and new residents.*

2.4.7   *These new communities and neighbourhoods have been built to the highest environmental standards, with low water usage, high levels of energy efficiency, and low carbon energy forms a major part of their overall energy usage, indeed phases constructed after 2016 are carbon neutral.*

2.4.8   *The public transport network continues to be world class, and includes new NET lines to Clifton and Chilwell, major improvements to the quality of the bus network, especially in the city centre, and public transport patronage continues to grow, in part due to targeted and successful behavioural change measures. New cycling and walking links mean that neighbourhoods have much better sustainable networks, which link through to major employment areas and the city and town centres.*

2.4.9 *Major new Green Infrastructure has significantly enhanced provision, notably the Trent River Park and new open spaces associated with the successful new communities and neighbourhoods, all of which is helping Greater Nottingham play its part in achieving a step change in the levels of biodiversity of the region.*

2.4.10 *The area supports young people through education and training, with completed Building Schools for the Future and Academies programmes now giving them a better start in life, and the ability to access education, training and high quality jobs.*

Question 4.1

Do your think the draft Vision is an adequate reflection of what Greater Nottingham will look like in 2026?

Are there any elements missing from it? If so what are they?

2.5 Draft Spatial Objectives

2.5.1 Greater Nottingham's core objectives to deliver this vision are also consistent and complementary with the various Sustainable Community Strategies, the Regional Spatial Strategy, and national policies, particularly those on sustainable communities, as set out in PPS1. These Spatial Objectives will be revised as the Core Strategies progress, and views or comments on their appropriateness are welcome as part of this consultation.

- **High quality new housing**: to manage an increase in the supply of housing to ensure local and regional housing needs are met, brownfield opportunities are maximised, regeneration aims are delivered, and to provide access to affordable and decent new homes. In doing so, there will be a rebalancing of the housing mix where required in terms of size, type and tenure, to maximise choice including family housing, supporting people into home ownership, and creating and supporting mixed and balanced communities.
- **Timely and viable infrastructure**: to provide new and improved physical and social infrastructure where required to support housing and economic growth, and make sure it is sustainable. This will be funded through existing mechanisms, such as the Regional Funding Allocation and the New Growth Point, and through developer contributions.
- **Economic prosperity for all:** to ensure economic growth is as equitable as possible, and that a more knowledge based economy is supported, in line with the aims of Science City, and enhancing the Core City role of the Nottingham conurbation. Creating the conditions for all people to participate in the economy, by providing new and protecting existing local employment opportunities, and improving access to training opportunities.
- **Excellent transport systems and reducing the need to travel:** to ensure access to jobs, leisure and services is improved in a sustainable way, reducing the need to travel by encouraging convenient and reliable transport systems and through implementing behavioural change measures.
- **Strong, safe and cohesive communities:** to create the conditions for communities to become strong, safe and cohesive by providing appropriate facilities, encouraging people

to express their views (for instance on these Core Strategies), by designing out crime and by respecting and enhancing local distinctiveness.

- **Flourishing and vibrant town centres:** to create the conditions for the protection and enhancement of a balanced hierarchy and network of City, town and local centres, through providing for retail, social, cultural and other appropriate uses, accessibility improvements, environmental improvements, and town centre regeneration measures.

- **Regeneration:** to ensure brownfield regeneration opportunities are maximised, for instance in the designated Regeneration Zones, and that regeneration supports and enhances opportunities for local communities and residents, leading to all neighbourhoods being neighbourhoods of choice, where people want to live.

- **Health and well being:** to create the conditions for a healthier population by addressing environmental factors underpinning health and wellbeing, and working with healthcare partners to deliver new and improved health and social care facilities, for instance through the LIFT programme of integrated health and service provision, and by improving access to cultural, leisure and lifelong learning activities.

- **Opportunities for young people and children:** to give all children and young people the best possible start in life by providing the highest quality inclusive educational, community and leisure facilities, for instance through the Building Schools for the Future and Academies programmes.

- **Environmentally responsible development addressing climate change:** to reduce the causes of climate change and to minimise its impacts, through locating development where it can be highly accessible by sustainable transport, requiring environmentally sensitive design and construction, reducing the risk of flooding, and promoting the use of low carbon technologies.

- **Protecting and developing new Green Infrastructure, including open spaces:** to enhance and develop the network of multi functional green spaces, by improving access, environmental quality and biodiversity.

- **Protecting and enhancing Greater Nottingham's individual character and local distinctiveness:** to preserve and enhance the distinctive built heritage and landscape character of Greater Nottingham, by protecting the historic environment and promoting high quality locally distinct design.

Question 5.1

Do you think the spatial objectives are the right ones to deliver the draft Vision?

If not what do you think the objectives should be?

2.6 Links to Sustainable Community Strategies

2.6.1   Sustainable Community Strategies are key long-term planning documents for improving the quality of life and services in a local area. Every council is expected to have one – developed and agreed with its Local Strategic Partnership.

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

2.6.3   Greater Nottingham's Local Strategic Partnerships are based on the various council's administrative areas, hence the Rushcliffe Local Strategic Partnership covers the Rushcliffe Borough Council area, and the Ashfield Local Strategic Partnership covers the Ashfield District Council area. A Local Strategic Partnership is a body consisting of many key local stakeholders and service providers who have a responsibility to progress the quality of life at a local level, such as health representatives, or representatives of the police.

2.6.4   A council will need to have full regard to the vision outlined in the corresponding area's Sustainable Community Strategy when preparing its Core Strategy. Therefore, it is important to demonstrate how the two respective documents will complement one another. Clearing showing the conformity between both Core Strategies is a requirement of the Planning Inspectorates 'Tests of Soundness', and is needed for a Core Strategy to be found 'sound' and be able to progress on to adoption.

2.6.5   All councils have been required as part of the Local Government Act 2000 to prepare Community Strategies. However, these have now been redefined as _Sustainable_ Community Strategies, with the publication of the UK's Sustainable Development Strategy giving this decision additional impetus.

2.6.6   It is from Sustainable Community Strategies that Local Area Agreements are developed and it is these agreements which help to bring together, and co-ordinate, a variety of strategic plans which assist with the delivery of positive actions at a local level to improve the general quality of life for residents.

2.6.7   Across the Greater Nottingham conurbation, there has been mixed progress in the speed at which the various council's have been able to make the transition between an adopted Community Strategy and a Sustainable Community Strategy, however, all councils will have adopted Sustainable Community Strategies by the time the Core Strategy is published.

2.6.8   The localised priorities for each area have been identified to enable the comparison of general themes which are consistent across the conurbation and also those themes which may just be specific to a single Local Strategic Partnership area. These are shown in appendix (b). By identifying respective visions, this demonstrates whether or not there is a general level of conformity with the work already underway on identifying topic-based issues through Core Strategy scoping work.

2.6.9   As both the aligned Core Strategies and the Sustainable Community Strategies progress, the appendix and the relationship between the two documents will be kept under review and updated as necessary.

2 . The Future of Greater Nottingham

2.7 Links to Other Strategies

2.7.1   The aligned Core Strategies will also have to take into account the strategic plans of various service providers within or affecting Greater Nottingham, and make provision for them where they have spatial implications. For instance, if a health authority has plans for a new health facility, then this may need to be reflected in the Core Strategies. Many of the service providers' plans are included in the Infrastructure Capacity Study (see appendix a). As the Core Strategies develop, this Study will be updated to ensure the plans of other organizations can be taken into account where necessary.

2.7.2   Equally, there will be Core Strategies and other Local Development Framework documents under preparation in the areas surrounding Greater Nottingham. As the aligned Core Strategy progresses, it will be necessary to demonstrate that they do not conflict with approaches taken in the neighbouring areas.

2.8 Local Distinctiveness in Gedling Borough Council

Locally Distinct Spatial Profile

2.8.1   Gedling Borough covers 130 square kilometres and has a population of around 111,700. It lies in the heart of the county of Nottinghamshire and forms part of the conurbation of Greater Nottingham. It is bordered by the city of Nottingham as well as other towns, including Hucknall and Kirkby to the west and Mansfield to the North. To the east lies the rural part of Newark & Sherwood District and a number of smaller villages. The southern boundary between Gedling Borough and Rushcliffe Borough is formed by the River Trent.

2.8.2   Of the 111,700 residents around 80% live in the Urban area [12]. The urban area is made up of the suburbs of Arnold and Carlton as well as the two smaller areas of Netherfield and Colwick. Arnold is the largest suburb and includes the only major district retail centre in the Borough. There are also a number of other town centres and 'out-of-town' shopping areas in the urban area.

2.8.3   Outside the urban area the population is spread among a number of villages of varying sizes. Burton Joyce, Calverton and Ravenshead are the three largest villages but have different levels of facilities. Alongside these are five smaller villages (Lambley, Linby, Papplewick, Stoke Bardolph and Woodborough) of traditional character which while relatively wealthy are lacking in facilities and services. There are also two ex-mining villages (Newstead and Bestwood Village) which are affected by deprivation and social exclusion.

2.8.4   Gedling Borough has historically had a higher proportion of detached dwellings than the national average (38% compared to 22% for England) [13] and a lower proportion of terraced or flats, though this does not take into account the recent trend towards the construction of higher density developments. Dwellings are predominantly owner occupied with over 80% of households (compared to 68% in England as a whole) either owning their dwelling outright or having a mortgage or other form of loan [14]. Conversely only 11% of households rent from

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12   ONS Mid Year Estimate 2007
13   Census 2001
14   Census 2001

a social landlord (i.e Gedling Homes or other Registered Social Landlord) [15]. In the Borough generally affordability is no more of an issue than in other districts, but there are pockets, especially in the rural areas, where house prices are beyond the reach of many local people [16].

2.8.5   Over the years 2001-2006 there has been an increase in the proportion of the population that are over 45 years old [17]. The proportion of Black and Minority Ethnic residents has also increased from 5.2% in 2001 to 7.3% in 2005 [18]. The Borough has also seen an influx of workers from the A8 countries that joined the EU in 2004 with over 3000 registering in Gedling Borough between May 2004 and September 2007 [19]. However this may be due to employment agencies being located in the Borough rather than workers living in the Borough.

2.8.6   The main physical features in the Borough are the River Trent that runs west-east and forms the southern boundary of the district and the rural area which covers most of the Borough and forms part of the Nottingham -Derby Green Belt. Also important is the ridgeline that runs around the northern and eastern edge of Arnold and defines the North-eastern edge of the Greater Nottingham conurbation. Access into Nottingham from Mansfield and the East runs through Gedling Borough along the A60 and A614/A612 respectively.

2.8.7   As a regional centre Nottingham City acts as the main focus for employment and economic activity in the area. Accordingly around 55% of the population work in Nottingham City, by far the largest work destination, with Gedling Borough itself the second most popular with around 34% [20]. The type of employment within Gedling Borough contrasts well with that in Nottingham City, especially the City Centre, being an area popular with smaller, more locally focused business due to the lower costs associated with the relative distance from the area around the M1 which attracts large, nationally focused business.

2.8.8   Due to Gedling being part of the Greater Nottingham conurbation, access into the City Centre is generally good. However, links between the different settlements in Gedling Borough and around the conurbation are less good. Some of the rural settlements are very isolated and suffer from poor transport links.

Links to the Gedling Sustainable Community Strategy

2.8.9   This section deals with the links between the Core Strategy and the Gedling Sustainable Community Strategy.

2.8.10   A Sustainable Community Strategy sets the overall strategic direction and long term vision for the economic, social and environmental well-being of an area. The Strategy should tell the 'story of the place' - the distinctive vision and ambition of the area, backed by clear evidence and analysis.

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15   Census 2001
16   Section 10a of the SHMA
17   ONS 2007
18   ONS 2005
19   Worker Registration Scheme 2007
20   Census 2001

2.8.11   The Sustainable Community Strategy is the overarching plan for promoting and improving the wellbeing of the area (Creating Strong, Safe and Prosperous Communities, DCLG 2008).

2.8.12   Government requires that the Sustainable Community Strategy include the following:

- **Long-term vision based firmly on local needs.** This will be underpinned by a shared evidence base informed by community aspirations.
- **Key priorities for the local area** based upon this vision which may realistically be achieved in the medium term – these will inform the strategy's delivery agreement – the Local Area Agreement.

2.8.13   In Gedling Borough the Sustainable Community Strategy is the responsibility of the Local Strategic Partnership, Gedling Partnership. Gedling Partnership provides the forum for collectively reviewing and steering public resources for the area and as a result has identified the vision and priorities for the new Gedling Sustainable Community Strategy. The Partnership was established in 2002 and is made up of a wide range of local organisations who have been working together to achieve local priorities for Gedling Borough. These organisations include local councils, the police, health organisations, the fire service, voluntary and community organisations.

Links to the Core Strategy

2.8.14   Government guidance is clear that when preparing their Local Development Frameworks Local Authorities should have regard to the Sustainable Community Strategy (Creating Strong, Safe and Prosperous Communities, DCLG 2008). This is reinforced in PPS 12: Local Spatial Planning (Para. 4.34).

2.8.15   The Local Development Framework is the key vehicle for the delivery of the spatial element of the Sustainable Community Strategy. Through developing the Core Strategy, Gedling Borough Council will look to produce options that will address the priorities in the Sustainable Community Strategy.

2.8.16   To demonstrate how the options contained in the Chapters of this document accord with the Vision of the Sustainable Community Strategy, this chapter will consider each of the five priorities contained within the Vision and identify which options address each priority.

Context

- DCLG 2008 "Creating Strong, Safe & Prosperous Communities"
- DCLG 2008 "Planning Policy Statement 12: Local Spatial Planning"

The Five Priorities

A place of safe and strong communities

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

2.8.17 One of the main concerns of the current planning system is to ensure that communities are made up of a mix of different people. One of the main ways to accomplish this is to provide houses that are suited to a range of different occupants such as houses that are suited to all income levels and houses that are suited to all stages of life. This will help integrate different elements of the community. Planning is also able to encourage community facilities to locate in areas that are accessible and to ensure that new developments are laid out and designed in such a way that crime and anti-social behaviour are discouraged.

	Part A	Part B
Priorities	**Where to find**	**Where to find**
Feel part of the local community	Ch 9 (Issues 1/2/3/4/5c/5d)	
Respect and support each other	Ch 9 (Issue 6)	
Feel safe in home and on the street	Ch 9 (Issues 5a/5b)	

Question 8.1

Do you feel that the options within both Part A and Part B fully address the Vision and will make Gedling a place of safe and strong communities?

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

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

2.8.18 Through sensitive planning it is possible to deliver the required levels of growth to ensure that everybody has a decent home and job without making excessive demands on current facilities. It may also be possible to deliver growth in locations that enables additional

facilities or services to be provided. One of the necessary pieces of work that needs to be undertaken is an appraisal of each of the settlements that makes up Gedling Borough. This will provide information on facilities that are present and will identify where extra provision of services could be made. It will also address issue of service capacity.

Priorities	Part A Where to find	Part B Where to find
Needs of Suburbs		
Needs of Villages		
Efficient and responsive public services		

Question 8.2

Do you feel that the options within Part A and Part B will help make Gedling Borough a place of safe and strong communities in accordance with the Sustainable Community Strategy Vision?

A place where we take care of our environment

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

2.8.19   While some development is necessary it is possible through planning for this to occur in such a way that a balance is achieved between development and protection of valuable environmental assets. This also includes protection of elements of the built environment which are valuable for historic or design reasons. It is also possible to augment these natural or built assets with provision of new assets.

Priorities	Part A Where to find	Part B Where to find
Balance between the built and natural environment		
Well maintained open spaces		
Preserve the environment		

Priorities	Part A Where to find	Part B Where to find
Distinctive and attractive buildings		

A place where people can lead a healthy and active lifestyle

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

2.8.20 The planning system is a key provider of new Affordable Housing. Through careful planning it is possible to provide affordable housing within new developments in the right areas. Planning is also a key mechanism for the delivery of homes which are appropriate for members of society with different needs such as the elderly or disabled. Planning is also able to provide new open spaces and ensure that new developments are pedestrian friendly, located near facilities such as parks and health centres so as to encourage social interaction and physical activity.

Priorities	Part A Where to find	Part B Where to find
Physically and socially active		
Accessible health and recreational facilities		
Balanced mix of decent housing		

Question 8.4

Do you feel that the options within Part A and Part B will help make Gedling Borough a place where people lead healthy and active lifestyles in accordance with the Sustainable Community Strategy Vision?

2 . The Future of Greater Nottingham

A place that contributes to a vibrant and prosperous Greater Nottingham

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

2.8.21   The planning system is one of the key issues that business and firms need to consider when setting up or relocating. Through ensuring a provision of a range of flexible locations planning is able to ensure that economic growth is of the right type and level. Planning is also able to ensure that members of the community have access to schools, colleges and universities to enable them to develop skills to keep up with the pace of change. Retail facilities also need to be provided at a level and in a location to meet the needs of the community.

	Part A	Part B
Priorities	**Where to find**	**Where to find**
Business and job opportunities		
Convenient services and shopping		
Education and training go skills		

Question 8.5

Do you feel that the options within Part A and Part B will help make Gedling Borough a place that contributes to a vibrant and prosperous Greater Nottingham in accordance with the Sustainable Community Strategy Vision?

3 The Issues and Options

3.1 Accommodating Growth

3.1.1   This chapter considers the scale of future growth of Greater Nottingham, and the options that will help shape the future of the area. It looks principally at providing for new homes, but includes complementary development for jobs, retail and other services which are required to both support new housing growth and provide opportunities for existing communities. It focuses on the following key issues:-

- meeting the development requirements as identified in the Regional Spatial Strategy, taking into account the national policy context
- directing future development and growth to ensure balanced and sustainable growth across Greater Nottingham
- the natural geography and main factors influencing historical development patterns in Greater Nottingham
- the role of more rural towns and villages
- the need for greenfield development including the possible locations of major new greenfield urban extensions
- possible locations for major new development beyond the Core Strategy period (ie to meet future needs)

The Issues and Options

3.1.2   The main issues and options that the Core Strategy will seek to address are:

Issue 1:

Should there be any flexibility regarding the scale of housing growth that is provided for?

3.1.3   The Regional Spatial Strategy (RSS) 8: East Midlands sets the minimum amount of new housing required both for Greater Nottingham and the constituent Districts between 2006 and 2026, as set out in the following table.

	Annual RSS requirement (2006-2026)	Total (2006-2026)
Hucknall (part of Ashfield)	180	3,600
Broxtowe	340	6,800
Erewash	360	7,200
Gedling	400	8,000
Nottingham City	1,000	20,000

	Annual RSS requirement (2006-2026)	Total (2006-2026)
Rushcliffe	750	15,000
Greater Nottingham (total)	3030	60,600

Table 3.1

3.1.4   The numbers of new houses and the distribution between councils is set out in the RSS and the aligned Core Strategies must be in general conformity with the RSS. The RSS sets out circumstances under which the redistribution of housing figures is possible across Greater Nottingham through a Joint Core Strategy for the Housing Market Area (including the Hucknall part of Ashfield). However the aligned Core Strategies are not a formal Joint Core Strategy and rely on agreement between the councils, so it is unclear whether these circumstances apply in Greater Nottingham. Given the already high level of housing provision in all council areas, it is unlikely that any individual council will be willing to accept an even greater proportion of housing, so the scope for any redistribution of housing numbers between council areas is considered to be limited.

3.1.5   The current recession has hit house building particularly badly and this may affect the delivery of houses in the short and medium term. Housing completion rates will be closely monitored and, where possible, the aligned Core Strategy will take account of these economic factors.

3.1.6   Greater Nottingham is part of the 3 Cities and 3 Counties (the '6Cs') New Growth Point (NGP), which also includes Derby and Leicester and their Housing Market Areas. The 6Cs was awarded NGP status in 2007. Being a NGP provides extra resources for the provision of infrastructure required to support growth. However, NGP status does not determine the scale of growth, this being the role of the RSS.

Please consider questions 1a and 1b

Option 1 a

Given that the housing figures in the RSS are minimum requirements, should the Councils provide for more housing than identified?

This would allow for extra flexibility but could undermine regeneration efforts in urban areas and in any event may be unrealistic in the current economic climate.

Option 1 b

Do you think the provisions of the RSS allows any scope to redistribute housing growth between local authority areas?

The opportunities for redistribution are limited as it is unlikely that any local authority would want to provide for an even higher proportion of housing. However Policy 13a in the RSS identifies that a redistribution of housing growth via sound joint Core Strategies would be acceptable provided that the policy of urban concentration is achieved, but is unclear as to whether the approach of aligned Core Strategies being followed in Greater Nottingham would allow for such a redistribution.

Issue 2:

How should future development be distributed around Greater Nottingham?

3.1.7   Although it is considered there are limited opportunities to redistribute housing numbers between Districts, there are issues about the broad spread of development within Districts.

3.1.8   An important part of RSS policy is 'urban concentration with regeneration'. The RSS says that in Greater Nottingham, 40,800 of new homes should be in the built up area (known as the Nottingham Principal Urban Area or PUA), or where this is not possible, then next to it, in the form of Sustainable Urban Extensions. The RSS says that appropriate development of a lesser scale should be located in and adjoining the Sub-Regional Centres. It notes that it should support individual roles and functions and should not be of a scale and character that prejudices the urban renaissance of the PUA.

	Total RSS requirement (2006-2026)	Principal Urban Area (PUA)	Non-Principal Urban Area
Hucknall (part of Ashfield)	3,600	0	3,600
Broxtowe	6,800	3,600	3,200
Erewash	7,200	2,000	5,200
Gedling	8,000	4,600	3,400
Nottingham City	20,000	20,000	0
Rushcliffe	15,000	10,600	4,400

	Total RSS requirement (2006-2026)	Principal Urban Area (PUA)	Non-Principal Urban Area
Greater Nottingham	60,600	40,800	19,800

Table 3.2

3.1.9 This policy means that, for this Core Strategy, the options of developing new settlements or significantly expanding settlements outside the PUA, such as Bingham or Awsworth, are unlikely to be acceptable. It may also mean that development in the more rural towns and villages of Greater Nottingham is restricted. This could potentially result in the loss of sustainable development opportunities (eg on brownfield sites), and that opportunities for providing affordable housing in those areas are reduced.

3.1.10 The policy also means that the proposal for an Ecotown within Rushcliffe will not therefore form part of the strategy at this stage unless significant new evidence emerges. However, it is likely to be considered through the Partial Review of the RSS (see paragraph 2.1.4), and through that process be considered as an option for accommodating longer term growth (see below).

3.1.11 The RSS identifies 'south of Nottingham' as an appropriate location for significant growth. It suggests that it causes least harm to the purposes of the Green Belt. This is backed up by the large RSS housing requirement for Rushcliffe.

3.1.12 The Greater Nottingham Strategic Housing Land Availability Assessment is a review of what land the local authorities consider may be available for new homes. This assessment makes it clear that even when prioritising brownfield land for development, the scale of new housing proposed by the RSS is such that many new homes will need to be built outside the existing urban area on Greenfield sites. Although it is difficult to predict the number of homes which can be provided within the built up area, our current best estimate of those which can be built in these areas and on the edge of urban areas, for instance in Sustainable Urban Extensions (SUEs), is set out in the table below.

	Built 1st April 2006 - 31st March 2008	Remaining RSS requirement008-2026)	Estimate of additional houses available on sites assessed as suitable for development [21]	Remainder to find
Hucknall (part of Ashfield)	472	3,128	2,967	161
Broxtowe	741	6,059	2,338	3,721

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21   Further information is available from the Greater Nottingham Strategic Housing Land Availability Assessment (0-15years)

	Built 1st April 2006 - 31st March 2008	Remaining RSS requirement008-2026)	Estimate of additional houses available on sites assessed as suitable for development [21]	Remainder to find
Erewash	854	6,346	6,127	219
Gedling	743	7,257	4,891	2,366
Nottingham City	2,444	17,556	15,100	2,456
Rushcliffe	949	14,051	2,577	11,474
Greater Nottingham	6,203	54,397	34,000	20,397

Table 3.3

Options to address Issue 2:

Please choose 2a or 2b

Option 2 a

Should 40,800 of all new homes be provided in or next to the Principal Urban Area in line with the Regional Spatial Strategy? (see Map 1 on page 33 for the extent of the Principal Urban Area.

Providing a high percentage of new dwellings in these locations assists the policy of 'urban concentration with regeneration' but significantly limits the sites that can be brought forward for development in more rural areas of Greater Nottingham.

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21   Further information is available from the Greater Nottingham Strategic Housing Land Availability Assessment (0-15years)

Option 2 b

Should there be more flexibility, which would enable other objectives to be met, such as more affordable housing or brownfield development in towns and villages outside the principal Urban Area?

By enabling more houses to be built outside the principal Urban Area, affordable housing could be achieved on more sites thereby increasing the total number provided. Similarly, more borwnfield land could be 'recycled', however, this could undermine the strategy of urban concentration.

Issue 3:

Which large urban extensions are the most appropriate?

3.1.13   The 'Appraisal of Sustainable Urban Extensions' study (2008) considered a number of areas for growth and recommends which SUEs it considers are appropriate for major housing development. It identified more potential capacity within it's 'recommended' SUEs than required to accommodate the RSS housing numbers. Map 1 (below) shows the PUA, and the sites considered by the study. Those in red are those it considered suitable for development and those in orange are those it has discounted. The map also shows 'safeguarded land' as identified in the Adopted Gedling Borough Replacement Local Plan (2005).

3.1.14   Development of Nottingham has historically had a bias' towards growth in the west, based on the advantages of transport accessibility, good access to wider labour pools and markets in the Midlands, and fewer topographical constraints than in the east. This is also broadly reflected in the findings of the Appraisal of Sustainable Urban extensions study indicating that the Green Belt in this area is particularly sensitive.

3.1.15   The Core Strategy will need to consider whether the emphasis on growth to the west of Nottingham should continue based on the inherent advantages, or whether to encourage more growth in the south, east and/or north. These areas may have fewer locational advantages, but development would potentially be more sensitive to Green Belt purposes as set out in paragraph 3.2.3.

Options to address Issue 3:

Please consider questions 3a and 3b

Option 3 a

Do you think the SUEs identified in the Appraisal of Urban Extensions study are the most appropriate? Do you think any of the discounted sites would be better options for development? If so why? Are there any other sites you think are better?

The SUE study considered a large number of sites against a series of criteria and concluded which were the most appropriate for development. It is an important piece of evidence for preparing the Core Strategies, so views on its conclusions are particularly invited.

Option 3 b

Should the historical emphasis on growth to the west of Nottingham be encouraged to continue, or should a more balanced pattern of growth be encouraged (to the south, east and/or north)?

Development to the west of Nottingham would enable advantage to be taken of greater transport accessibility, access to wider labour pools and employment opportunities in the Midlands, and fewer topographical constraints. Encouraging development elsewhere could help protect the more sensitive green belt locations to the west and assist regeneration in other areas.

Issue 4:

How should future development be linked to existing and proposed supporting infrastructure?

3.1.16   In order to be sustainable, new development will need to have supporting infrastructure developed alongside it. This includes schools, shops and community facilities such as healthcare to provide for the needs of the new residents (and bolster existing facilities where present). It also includes development of offices and factories to provide new jobs, both to discourage commuting longer distances and to ensure local employment opportunities for new residents. There will be capacity constraints and this question has been addressed to partner organisations and is considered further within the New Infrastructure to Support Growth chapter.

3.1.17   Other infrastructure needs, such as new transport connections, will be required to make new development as sustainable as possible and reduce its impact, especially so far as traffic is concerned. Some of the SUEs can be more easily served by good public transport links than others. For instance, both Clifton Pastures and Toton/Stapleford could benefit from the planned new Nottingham Express Transit (NET) tram lines, whilst for others providing good quality public transport may be more challenging.

Options to address Issue 4:

Please consider 4a and 4b

Option 4 a

What other development needs to be provided alongside major new housing sites? (see also issue 6b of 'Neighbourhoods and Place Shaping' chapter). To what extent should land for jobs be integrated with major housing sites? Should we plan for commuting, eg into the City centre, rather than providing local jobs?

Supporting infrastructure can include schools, shops and community facilities, as well as open space provision. Providing for this will make it a more attractive and sustainable place to live by providing local employment opportunities for both new and existing residents.

Option 4 b

How important is good public transport to local centres, the City centre, schools, hospitals and employment in deciding locations for large scale new development?

Access to public transport assists in making new development more sustainable and reduces its impact on the highway network. Some locations will offer better access than others but they may limit redevelopment of brownfield land.

Issue 5:

What role should the rural towns and villages have in accommodating future development?

3.1.18   The more rural towns and villages in Greater Nottingham play an important role, both as places to live and as part of Greater Nottingham's locally distinctive settlement pattern. The urban concentration and regeneration policy of the RSS should not, and need not, mean more rural settlements such as Brinsley, Calverton, Cotgrave or Ockbrook are overlooked. Development for local needs and to sustain settlements may be required in these places, and development can also provide much needed affordable housing.

3 . The Issues and Options

Option to address Issue 5:

Please consider question 5a

Option 5 a

Some villages may need development to maintain their role while others could support further growth. What level of development would best support towns and villages and serve local needs while also maintaining and enhancing their local distinctiveness?

Whilst it is important to recognise the rural character of the smaller towns and villages in Greater Nottingham, in some instances an increase in population can assist in retaining village shops and other facilities. It may also help to provide affordable housing and regeneration of brownfield sites.

Issue 6:

How should long term development needs (beyond 2026) be provided for in the Core Strategy?

3.1.19 Government guidance states that Core Strategies should look beyond the current RSS period and set out in general terms how future development needs will be accommodated. The current Partial Review of the RSS which has just begun is looking at this until 2031. In addition, the 2006-based Household Projections point to the need for further major housing development.

3.1.20 The Appraisal of Sustainable Urban Extensions study identified several options for more development adjacent to the Sub Regional Centres of Hucknall and Ilkeston rather than the PUA, and prioritising these locations for development could help meet future needs, but would require a change in policy in the RSS to enhance the roles that Hucknall and Ilkeston play in Greater Nottingham (see reference to SRCs under issue 2).

3.1.21 The RSS also indicates that a 'Sustainable Locations for Growth' study should be undertaken to ascertain any opportunities for growth in Greater Nottingham not already considered, such as new and expanded settlements in the more rural areas of Greater Nottingham. This study is shortly to be commenced.

Options to address Issue 6:

Please consider questions 6a, 6b and 6c

Option 6 a

Should this Core Strategy take a longer term view of the distribution of future development around Greater Nottingham and identify potential locations for development beyond 2026? If so, where should these future areas of growth be?

The RSS identified the need to undertake a review of sustainable growth locations. This requirement has been partially met by the "Appraisal of Sustainable Urban Extensions" report published in June 2008. However, the purpose of the study should be to look beyond the current RSS period and to appraise all locational options for development, even those not included in the current RSS, such as expanding new settlements and possible new settlements.

Option 6 b

In the longer term (post 2026), what should be the future role of the Sub Regional Centres of Hucknall and Ilkeston. Should more development be concentrated here in the longer term?

The RSS focuses future development on the Principal Urban Area which excludes major development in the Sub Regional Centres. More development could help support these Sub Regional Centres but may have implications for their roles and associated infrastructure.

Option 6 c

Is there a role for expanding existing towns or developing new settlements (which could be eco towns) to accommodate future growth and take pressure off existing settlements? If so where would the most appropriate locations be?

As an alternative to directing future development to within or adjoining existing built-up areas, it could be appropriate to expand an existing settlement or develop a new town. However, the infrastructure required to support this kind of development will be extensive and very expensive to provide compares to making the best use or increasing the capacity of existing infrastructure and would therefore only be likely to be viable for very large scale development.

Issue 7:

Are there any other issues or options relating to accommodating growth in Greater Nottingham?

3.2 The Nottingham- Derby Green Belt

Introduction

3.2.1   The built up area of Nottingham is tightly constrained by the Nottingham - Derby Green Belt, as are some of the towns and villages surrounded by it, such as Hucknall, Calverton, Ilkeston, Eastwood and Keyworth. The Regional Spatial Strategy (RSS) confirms that the principal of the Green Belt will be retained. However, it also states that there should be a comprehensive review of the Green Belt to accommodate growth requirements over at least the next 25 years. The scale of development proposed in Greater Nottingham through this Core Strategy means that some land will have to be removed from the Green Belt.

3.2.2   Planning Policy Guidance Note 2 ('Green Belts', 1995) states that the fundamental aim of Green Belt policy is to prevent "urban sprawl" and advises that Green Belts can be tools to shape patterns of urban development at the sub-regional scale, and can help to ensure that development occurs in locations allocated in development plans. Green Belt policy and the appropriate accommodation of growth are therefore closely linked.

3.2.3   Government policy guidance sets out five purposes of Green Belts:

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

The 2006 Nottingham – Derby Green Belt Review and the RSS suggest that the purpose of preventing neighbouring towns from merging into one another is particularly important for Greater Nottingham, highlighting the vital role that the Green Belt has in preventing the coalescence of the Nottingham and Derby conurbations and the towns in the Erewash Valley. A key issue for the Core Strategy will therefore be how to square these conclusions with the suggestions in the 2008 Appraisal of Sustainable Urban Extensions that several sites between Nottingham and Derby would be suitable for development as 'Sustainable Urban Extensions'.

3.2.4   This Chapter looks at:-

- the scope to review the Green Belt in Greater Nottingham
- how a review of the Green Belt to accommodate future growth should be approached.

The Issues and Options

3.2.5   The main issues that the Core Strategy will seek to address are:

> **Issue 1:**
>
> **How should the revision of the Green Belt be approached, in order to accommodate future growth needs?**

3.2.6   Within the Green Belt, there is a severe restriction of inappropriate development. Appropriate developments are set out in PPG2. Since the first statutory Green Belt around Nottingham was designated in 1980, its boundary has been reviewed in individual local plans prepared by local authorities.

3.2.7   The scale of growth to be provided for by the aligned Core Strategies is such that some land will have to be taken out of the Green Belt to accommodate it.   At the very least this will mean modifying the Green Belt to allow for Sustainable Urban Extensions. The Greater Nottingham Strategic Housing Land Availability Assessment and the Appraisal of Sustainable Urban Extensions (both of which are referred to in the 'Accommodating Growth' section) give an indication of the scale of development that may be needed in the Green Belt and possible locations for this development.

3.2.8   The RSS states that "a comprehensive review of the most sustainable locations for growth within the Nottingham Core Housing Market Area and Hucknall will be required urgently to consider how to accommodate future growth requirements over at least the next 25 years" i.e. beyond the RSS plan period. This work has begun and will form part of the forthcoming Partial Review of the RSS. Some parts of Greater Nottingham have "safeguarded land" whereby land has been removed from the Green Belt. It still serves a Green Belt purpose unless a further review identifies the need for future development.

Options to address Issue 1:

Please pick either option 1a or 1b and consider question 1c.

> ## Option 1 a
>
> **Should minimal change be made to the Green Belt now to accommodate growth in Greater Nottingham, followed by incremental changes if required in the future?**
>
> As noted above, some land will have to be taken out of the Green Belt to allow for Sustainable Urban Extensions (and possibly additional smaller scale development) on the edge of the built up area of Nottingham. This does mean however, that any future growth, for instance that proposed by the Partial Review of the RSS, will entail further incremental release of Green Belt land.

Option 1 b

To take account of likely future development needs beyond the Plan period, should the Green Belt boundaries be reviewed further to create "safeguarded land" which could be allocated in a future planning document to meet long term development needs?

This could be adjoining either the built up area of Nottingham or other towns and villages, or to allow for other development options, such as new settlements.

Option 1 c

Are there additional areas of land which should be designated as Green Belt?

If there are areas which are not currently designated as Green Belt but which nevertheless support the purposes of Green Belts (as noted in the introduction to this section), these could be considered for designation as Green Belt in the future.

Issue 2:

What weight should be given to the Green Belt compared to open space within urban areas?

3.2.9   The Green Belt in Greater Nottingham has proved to be a powerful planning policy over the past 30 years. Preventing development in the Green Belt may have assisted redevelopment and regeneration within the built up areas of Greater Nottingham. However, it may also have led to increased development pressure on areas of urban green space, such as allotments and amenity space, and on domestic gardens. There is a need to decide on the appropriate balance between urban concentration and regeneration (which may imply minimising development in the Green Belt) and protecting urban green spaces and avoiding over-intensive development on domestic garden sites (which may require rather more development in the Green Belt).

Options to address Issue 2

Please pick either option 2a or 2b, if you have a preference

Option 2 a

The Green Belt should be treated as so important than any urban open space (allotments, park, etc) should always be considered for development before Green Belt?

Preventing development in the Green Belt may have assisted redevelopment and regeneration within the built up areas of Greater Nottingham. However, it may also have led to increased development pressure on areas of urban green space, such as allotments and amenity space, and on domestic gardens.

Option 2 b

Protection of urban open spaces should be given priority over encroachment into the Green Belt. If so , which type of urban open spaces should this refer to?

This policy could refer specifically to parks, allotments or other types of urban open space. A further issues raised by this option would be the relatively high density development in urban gardens, sometimes referred to as "town cramming", which is also considered under Issue 2 in the 'Neighbourhoods and Place Shaping' section.

Issue 3:

Is the Green Belt designation always the most appropriate way to protect open land separating settlements?

3.2.10   There may be locations which are currently designated as Green Belt and which warrant protection, but in which the purposes of Green Belt do not apply, such as fingers of green space penetrating urban areas. It may be more appropriate to redesignate these as green wedges, or green infrastructure. This could recognise their local value and protect them accordingly, even though they would not have Green Belt status. This might help strengthen the remainder of the Green Belt, which could be seen as more consistent.

3 . The Issues and Options

Options to address Issue 3:

Please pick either 3a or 3b

Option 3 a

Some Green Belt areas, for example where they separate settlements, should be designated as Green Wedges rather than as a Green Belt.

This option would recognise the local value of these areas and protect them accordingly, even though they may not justify Green Belt status.   This option may help to strengthen the remainder of the Green Belt which could be seen as more consistent.

Option 3 b

There should be no designation of Green Wedges.

Under this option, these areas would remain designated as Green Belt even though they may not fulfil all the purposes of Green Belt policy.

Issue 4:

Does Green Belt policy restrict development too much in villages?

3.2.11   Some small villages in Greater Nottingham, such as Stoke Bardolph, Morley, Shelford and Cossall, are 'washed over' by Green Belt, i.e. They do not have a Green Belt boundary, and the whole settlement may be subject to Green Belt policy, which may prevent small scale infill development wihtin these villages. This could impact on their sustainability and ability to provide for local needs.

Option to address Issue 4:

Please state yes or no

Option 4 a

There are severe restrictions on development in some villages; should these be removed?

Villages in the Green Belt may be subject to severe restrictions on development and the Core Strategy could amend or revise these restrictions.

Issue 5:

Are there any other issues or options relating to the Nottingham Derby Green Belt?

3.3 Regeneration

Introduction

3.3.1   This chapter considers the issue of regeneration in Greater Nottingham especially regeneration linked to redevelopment, sometimes known as physical regeneration. Regeneration will be a key theme within the Core Strategy, and other aspects of regeneration, such as skills and training are dealt within the Economy and Employment section. The chapter specifically looks at the approach across Greater Nottingham to the following key issues:

- The priorities for regeneration
- How to support regeneration in Greater Nottingham
- How to make sure new growth supports regeneration wherever possible

The Issues and Options

3.3.2   The main issues and options that the Core Strategy will seek to address are:

Issue 1:

How can the Core Strategy support regeneration initiatives across Greater Nottingham?

3.3.3   Policy 12 of the Regional Spatial Strategy states that development should support the continued growth and regeneration of Nottingham. It also makes specific reference to the need to provide for regeneration of deprived inner urban areas and outer estates.

3.3.4   Greater Nottingham has a range of regeneration challenges, including;

- transforming some areas of housing (particularly former council estates) by diversifying their housing mix in terms of size type and tenure
- the need to facilitate physical change around the edge of the city centre to allow economic growth and the expansion of the city centre in the Southside and Eastside Regeneration Zones
- making the most of the river and canal locations in the Waterside Regeneration Zone of Nottingham by developing new mixed use communities
- tackling problems associated with its industrial legacy, for instance at Cotgrave colliery and Stanton Iron Works.

3 . The Issues and Options

3.3.5   As a response to these issues, there are currently a number of regeneration initiatives taking place across Greater Nottingham. In the City Council area, three Strategic Regeneration Frameworks are currently being developed covering the whole of the City's area except the city centre. These will provide a long-term strategy for regenerating and transforming Nottingham's neighbourhoods. The extent of the Strategic Regeneration Frameworks is shown on the plan below.

3.3.6   The Strategic Regeneration Frameworks are being undertaken as a rolling programme, and will be supported by more detailed Neighbourhood Plans. These will target particular areas in which significant change is envisaged and will set out more detail on the way in which the overall SRF objectives will be delivered at the local level.

3.3.7   The Framework for the North-West of Nottingham City is now nearing completion, and identifies key areas within which neighbourhood transformation is needed to improve the living conditions and general environment. These include the western estates in the areas of Broxtowe, Bilborough and Aspley, where redevelopment of existing housing may be necessary to regenerate the estates and establish a greater choice of housing within the locality.

3.3.8   The second Strategic Regeneration Framework, which includes the East/Central areas of the City was commissioned in early 2009 and is expected to be completed by Spring 2010, and the third, which covers the South of the City, is expected to be commissioned shortly.

3.3.9   In advance of the Strategy Regeneration Framework, a Neighbourhood Plan is being prepared for the Meadows area in Nottingham City. This aims to set out a vision for the regeneration of this neighbourhood, which is currently affected by a number of social problems, along with issues caused by the current design and layout of housing within the area (particularly in the 'New Meadows') and a sense of isolation from surrounding areas as a result of the current network of roads and footpaths. The Neighbourhood Plan for the Meadows is being supported by a Private Finance Initiative (PFI) bid which, if successful, will secure the funding required to deliver the overall transformation and regeneration objectives for the area.

3.3.10   The current Nottingham Local Plan also identifies three specific Regeneration Zones (Southside, Eastside and Waterside) within the vicinity of the city centre. These areas are currently characterised by an under use of land and a generally poor environment with poor linkages to adjoining areas. They all provide opportunities for regeneration schemes which can bring new investment for employment and housing, as well as improvements to the environment and community facilities. The current Nottingham City Local Plan identifies a series of specific sites within the Regeneration Zones for the redevelopment of a mix of different land uses, and specific planning guidance has been prepared for each Regeneration Zone. The location of the Regeneration Zones is shownon the plan below.

3.3.11   Specific questions in relation to the Strategic Regeneration Frameworks, Neighbourhood Plans and Regeneration Zones are included within the Nottingham City chapter of this Issues and Options paper.

3.3.12   In addition, there are also significant regeneration needs within other areas of Greater Nottingham. In particular, the RSS notes that the case for supporting regeneration at Cotgrave and Stanton through brownfield redevelopment should be examined.

3.3.13   Cotgrave Colliery closed in 1994 and the site has remained largely derelict since. The jobs lost by the closure of the Colliery has led to the majority of the population commuting to Nottingham, Leicester and other settlements. There are pockets of social and economic deprivation within Cotgrave, in particular around the existing shopping precinct and some of the former coal board estates. East Midlands Development Agency own the Colliery site and wish to see that it is redeveloped and reused.

3.3.14   Specific issues in relation to Cotgrave are considered within the Rushcliffe section of this Issues and Options paper.

3.3.15   At Stanton there are opportunities relating to the redevelopment of the former ironworks site. The site is one of the locations under consideration for a Sustainable Urban Extension (see Accommodating Growth section), and if progressed, would allow for the re-use of a large area of brownfield land. However, there are considerable challenges in terms of access which require resolution.

3.3.16   Specific issues in relation to Stanton are considered within the Erewash section of this Issues and Options paper.

3.3.17   It will be important to consider how the Core Strategy can help to address the need for regeneration within Greater Nottingham and support the delivery of the regeneration and transformation initiatives set out above.

Insert regeneration map here

Options to address Issue 1:

Please answer question 1a

Option 1 a

Are there any other regeneration priorities in addition to those highlighted above? If so where?

Regeneration is a vital part of ensuring Greater Nottingham achieves its economic, housing and sustainability aims. The priorities set out above will assist in delivering this and will therefore be reflected in the Core Strategy. However, it is important that other opportunities are not missed. There may be other areas of Greater Nottingham which you feel are in need of regeneration. Please suggest any other areas which you think would benefit from regeneration activities and explain why.

Issue 2:

How can major growth proposals benefit existing communities?

3.3.18   The significant amount of new development that will be required over the Core Strategy period presents an opportunity to ensure there are benefits to existing neighbouring communities and the wider area. For instance, new residents in urban extensions can help to support and enhance existing facilities such as shops, schools and other community services.

3.3.19   However, there is a danger that the new development could incorporate facilities that replicate existing services, leading to their decline. It will be important therefore to ensure that new development supports and enhances existing facilities where they are available and capable of being upgraded, whilst also ensuring that it provides for new needs arising from the development which are not capable of being met elsewhere.

3.3.20   In some cases in the past, there has also been a tendency for new development to be designed to face away from existing communities, creating social barriers, reducing physical access and meaning that it does not fully contribute to regeneration aims. It will therefore be important that, where new development takes place either within or adjoining existing areas, it is designed to properly integrate with existing communities in order to avoid these problems and ensure that regeneration benefits for existing communities are maximised.

Options to address Issue 2:

Please pick either option 2a or 2b

Option 2 a

Meet the needs for community facilities and other services as a result of new development mainly through the enhancement and expansion of existing facilities in adjoining communities

This would help to ensure that new developments are better integrated into existing communities and that opportunities for new developments to support, rather than threaten, the viability of existing community facilities are maximised. However, it may not always be possible for existing facilities to cope with the additional demands placed on them by new developments; for example where new primary school provision is required as a consequence of large new developments.

Option 2 b

Meet the needs for community facilities and other services arising from new developments by making new provision mainly within the development

This would ensure that the needs for new community facilities are met through the development itself and that additional demand is not placed on existing community facilities. However, there could also be a threat that new facilities may undermine the viability of existing facilities, resulting in existing residents being less well served.

<u>NB</u> In responding to Issue 2, you may wish to cross-refer to Issue 6 in the Neighbourhoods and Place Shaping Chapter which deals with the provision of local community facilities.

Issue 3:

Are there any other issues or options relating to regeneration in Greater Nottingham?

3.4 Economy and Employment Land

Introduction

3.4.1   This chapter looks at how to maintain and enhance a strong and vibrant economy across Greater Nottingham, which encompasses Nottingham city centre with its regional and sub-regional role.

3.4.2   In particular, the Regional Spatial Strategy (RSS) recognises that Nottingham, Derby and Leicester operate in a "3 Cities Sub-Area" where their economies, labour markets, shopping catchments, travel patterns and housing markets 'all overlap and interact', and together they account for half of the East Midlands economy.

3.4.3   Greater Nottingham benefits from major employment locations such as Lenton Lane and Colwick Park, and major employers such as Boots, Capital One and Rolls Royce. It is very important to consider the contribution of **all** forms of employment across the conurbation, including sectors such as retail, leisure and tourism and how these shape the conurbation's economy.

3.4.4   Despite its many economic advantages, global economic issues are impacting on businesses in all sectors, and therefore a strong focus will be necessary on maintaining the existing competitiveness of the Greater Nottingham economy. This should enable the conurbation to develop economic resilience through uncertain times and help promote economic development over the aligned Core Strategies lifespan.

3.4.5   The chapter addresses the following key issues:

- Ensuring sufficient new jobs for the planned population growth, taking into account the current levels of unemployment, including worklessness, in some parts of the area;

- Helping to consolidate and create a viable role for existing industries and businesses;
- Providing for new high-quality and well-located employment-generating development, with a range and choice of sites;
- Maximising the role of the city centre as a major economic driver within and across Greater Nottingham (and the wider region), and enhancing its profile within a regional and national context;
- Enhancing the economic role of the various town centres within Greater Nottingham.
- Ensuring that the conurbation's economy is supported by maximising the benefits of its strategic geographic location, labour pool and a strengthened infrastructure.

3.4.6   The main issues and options that the Core Strategy will seek to address are:

Issue 1:

How do we ensure sufficient new jobs are available for the planned growth in population and also tackle high levels of unemployment, including worklessness, in some parts of Greater Nottingham?

3.4.7   The Nottingham City Region Employment Land Study (NCRELS), referred to in this section as the 'Employment Land Study', shows that the working population of Greater Nottingham is projected to grow by 13,400 between 2003 and 2016. It will therefore be important to keep in balance the level of jobs and/or employment land required to meet the needs of a rising working age population over the Core Strategy period. Providing for this need should help to keep as many people as possible in employment, a key concern given the challenging current economic climate. Providing the right number and types of jobs will also help to discourage out-commuting from Greater Nottingham, which can be considered unsustainable given the current policy framework established at both national and regional levels.

3.4.8   A further consideration are the high levels of unemployment and benefit dependency in some parts of the conurbation (notably the inner city, Hucknall and Ilkeston). New jobs are also needed to give more opportunities for these people to move into employment.

3.4.9   The Employment Land Study establishes future employment requirements to meet the projected population growth. The extent of industrial and warehousing land is expected to fall from its current levels until 2016, and it is therefore difficult to establish a quantity of new floorspace required in this sector. Nevertheless, new floorspace for all sectors will be required to meet restructuring, modernisation or inward investment needs.

3.4.10   The Study states that the conurbation needs to provide a further supply of deliverable office space of between 124,137 sq.m and 426, 537 sq.m. These figures represent the lower and upper limits of a range of floorspace need, dependent on the scale of the future loss of existing office stock and the take up of existing development sites.

3.4.11   However, data is only available until 2016, so if the Employment Land Study is used to plan for new office space, then a further refresh to the above figures would be necessary in due course.

3.4.12   Issue 1 is seen as a strategic overarching issue which provides a context for the following issues (2-5). The approach taken to addressing the issue of job and/or employment land requirements will affect the type and levels of policy intervention which may subsequently be required.

Options to address Issue 1:

Please pick either 1a, 1b or 1c.

Option 1 a

Use the Employment Land Study to meet the identified undersupply of deliverable office space across Greater Nottingham to 2016 by planning for additional office space requirements to meet the projected job growth.

This will require offices to be provided for in the range indicated above (para.3.4.9). In order to provide the required floorspace to meet employment needs, the loss of office space to other uses and the take up of existing identified sites will have to kept under review, and the level of floorspace provided adjusted accordingly. Following this option would ensure that evidence underpins the approach to projected employment activity.

Option 1 b

Plan for a higher level of additional employment requirements to encourage economic growth above projected levels.

This option would provide for more floorspace than that in option 1a to help to boost employment and economic growth. However, if the demand for new office space does not materialise, it could lead to sites or premises laying vacant.

Option 1 c

Set no targets for a balance of, or the need for, particular types of employment.

This would see a developer-led approach to meeting employment needs across Greater Nottingham. This may result in an unbalanced economy, with either too few or too many jobs being created (resulting in higher levels of either out- or in-commuting), either in particular areas of, or across the whole of greater Nottingham, when aligned to the increase in working age population.

3 . The Issues and Options

Issue 2:

How do we consolidate and create a viable role for existing industries and businesses?

3.4.13   The continued decline of traditional industries and the growth of the service sector particularly apply to Greater Nottingham, which has a long and historic industrial legacy. The conurbation's Employment Land Study forecasts a 21% increase in office-based jobs and a 15% decrease in industrial and warehousing jobs across the conurbation between the years of 2003 and 2016. The aligned Core Strategies will need to provide a policy framework for ongoing economic restructuring, ensuring that good quality office sites are not inappropriately developed for other uses, while also being realistic about the long-term future of existing industrial sectors and their potential to provide the necessary levels of employment.

3.4.14   The Employment Land Study states that 'considerable amounts' of industrial / warehousing land could be released to other uses whilst still meeting market requirements. The Study recommends Local Authorities across Greater Nottingham consider de-allocating 'poor quality' committed sites. However, it also states how industrial and related employment 'remains an important economic driver' within the area and that employment land policy should protect viable sites and 'support less-skilled jobs for less-skilled workers, especially in and near the most deprived areas'. Therefore, it is important to preserve the role that key strategic employment sites currently make to the economy of Greater Nottingham. For example, large areas of employment at both Blenheim (Bulwell) and Manners (Ilkeston) Industrial Estates are important sources of jobs and cater for a range of numerous businesses and enterprises.

3.4.15   There are a significant number of Small and Medium Enterprises (SME) located around Greater Nottingham. These businesses span a wide range of sectors and make a significant contribution to the conurbation's economy. It is important to maintain this position over the plan period and ensure SME's continue to provide a vital source of jobs to Greater Nottingham's labour pool.

3.4.16   A practical balance needs to be reached between the release of 'poor quality' and under-used employment sites and giving the necessary protection to safeguard existing viable and locally-valued sites such as those mentioned in 3.4.13.

Options to address Issue 2:

Please choose either 2a, 2b or 2c.

Option 2 a

Introduce a stringent approach, to safeguard all forms of employment land and premises from proposals that threaten its existing use.

Although this would result in employment uses being secured, it could result in an increasingly large number of vacant or under-used premises which serve little commercial purpose whilst also preventing other development which could help meet regeneration aims.

Option 2 b

Adopt an approach to Employment land and premises which:-

- **safeguards well located land that continues to meet the needs of modern businesses**
- **safeguards 'locally valuable', strategically important, or sites that are required to meet identified regeneration aims**
- **Releases those that are poor quality and under-used to be developed for other uses**
- **Works with partners to remove development constraints on existing employment sites which are well located.**

This approach is based on policy recommendations from the Employment Land Study. Existing sources of employment would be protected after assessing their viability. This option acknowledges that some employment land is no longer viable in its current use, and therefore should be released for redevelopment.

Option 2 c

Allow business investment decisions to be the key driver in determining which land is viable and should remain in employment use. Only proposals resulting in a significant reduction in employment would be resisted.

This approach may help bring forward other required land uses (most notably housing) due to higher land values. This could however result in a lack of employment opportunities within Greater Nottingham as existing sites/premises are lost. It is also likely that sites highly suitable for employment uses, or which serve an important local need, would be lost, because they will be attractive to other uses.

3 . The Issues and Options

Issue 3:

How should we provide high quality and well located employment-generating development?

3.4.17   Encouraging the right type of new employment-generating development is essential to facilitate ongoing economic restructuring. It is also important in the context of providing a sufficient level of jobs. Many existing employment sites suffer from characteristics such as a lack of environmental quality, limited size, but most importantly poor accessibility. Such sites have been characterised by a lack of commercial take-up and under-use, so it is important that future allocations are attractive to the commercial market. Indeed, as part of accounting for some of the employment land which will be lost to other uses, the evidence re-affirms that 'new better quality industrial sites should be identified in accessible locations, close to the M1'. Doing so will allow for relocations, modernisation, and re-structuring of industries, helping them to remain viable.

3.4.18   It is projected that office development will be the major driver of economic growth across Greater Nottingham with the Regional Economic Strategy (RES) seeking additional investment within the service sector. Evidence suggests a large shortfall of deliverable office space within the conurbation and the 'urgent requirement to identify land' for this purpose, especially in and around Nottingham city centre.

3.4.19   Providing sufficient land for economic development in Greater Nottingham may also have sustainability benefits by helping to limit the level of out-commuting which could take place over the lifetime of the Core Strategy. It is also important to ensure that where significant new employment opportunities are proposed (e.g. within Sustainable Urban Extension sites), these achieve sustainability objectives as outlined within the adopted RSS. This will help to ensure that accessibility between jobs, homes and services is strengthened, fully promoting sustainable and integrated patterns of new development. This issue is discussed in greater detail in the **Accommodating Growth** chapter (Issues 3 and 4) alongside the accompanying options.

Options to address Issue 3:

Choose between 3a or 3b and state whether you agree with 3c.

Option 3 a

Provide a sufficient level of new sustainable employment sites that are attractive to the market, in terms of size, environmental quality and accessibility for example. If so, where might these sites be located?

The option takes account of factors which have been recognised as being a constraint on delivery, by providing for the allocation of new sites in locations which are more attractive to the market. This could increase the take-up of identified employment sites and ensure that any demonstrated need is readily met in a co-ordinated way across Greater Nottingham.

Option 3 b

Do not specify the location of new employment land.

This would leave the location of new employment-generating development to individual business investment decisions, subject to other relevant planning policy. This option may result in an ad-hoc approach to providing new employment land across Greater Nottingham with a possibility that employment requirements would not be met. This is due in part to challenging housing requirements to 2026, where potential new employment sites which may be in favourable locations for commercial development are overlooked in preference to alternative land-uses.

Option 3 c

Actively encourage proposals and enterprises that support the diversification of the rural economy.

This approach reflects and supports the role the rural economy can play across Greater Nottingham. Ongoing economic restructuring has resulted in the long-term and nationwide decline of agricultural sectors over recent decades. The Core Strategy could include an approach which supports proposals to diversify economic activity within rural areas of Greater Nottingham, subject to other planning policies and most notably green belt. This could ensure that rural areas remain sustainable locations in maintaining a local source of jobs for those living in the immediate locality.

Issue 4:

How can Nottingham city centre maximise its benefit to the economy of Greater Nottingham?

3.4.20   Nottingham city centre is a commercial centre of regional importance. National and regional planning guidance re-affirms the crucial role played by city centres in supporting the economy of their surrounding areas and communities. Benefits include the City as a brand, the diverse range and critical mass of businesses and employment opportunities, the facilities and services present which serve businesses, the high level of accessibility to Greater Nottingham and beyond, including the expanding Nottingham Express Transit (NET) Tram System. These factors make the city centre the prime office location in the East Midlands, and further growth is this sector is to be encouraged.

3.4.21   All these attributes serve to create a viable and thriving environment in which a wide range of businesses want to invest, providing a significant economic appeal. The Core Strategy provides an opportunity to enhance these attributes through consolidating the role of the City, expanding its extent, and improving the inter-relationships with the surrounding conurbation.

Options to address Issue 4:

Please choose between 4a and 4b.

Option 4 a

Concentrate new office and commercial development in and around Nottingham city centre, particularly in the Regeneration Zones.

There are significant opportunities to expand and enhance the role of Nottingham city centre, and to capitalise on these opportunities, Regeneration Zones have been designated around the city centre which are capable of accommodating significant office development. Continuing this approach would help plan with some certainty for the quantities of employment land whilst supporting the economic role the city centre plays in both the local and regional economies. This approach is broadly in line with the findings of the Employment Land Study.

Option 4 b

Allow a more dispersed pattern of office and commercial development around Greater Nottingham

This approach acknowledges the role other locations, such as business parks, could play in accommodating additional economic growth, including office-based jobs. However, allowing for a large proportion of new office-based jobs to be located away from the city centre could undermine its economic role, and miss making the most of its advantages, such as proximity to supporting services and its accessibility.

Issue 5:

What role can the other town centres in Greater Nottingham play in supporting the local economy?

3.4.22 Centres such as Hucknall, Ilkeston, Arnold, Beeston, Bulwell and West Bridgford are important employment locations, both for their retail and service functions and for more local office development. They have advantages of being relatively accessible, especially by public transport, and the presence of supporting services.

3.4.23 Enhancing their wider economic roles by encouraging more office-based employment would ensure that more localised needs are met in sustainable locations. However, given the fact that most town centres have only limited opportunities for expansion, a balance between new office development and ensuring their ongoing retail vitality and viability role will be required. Providing for such locally based employment needs, should not undermine the role of the city centre.

Option to address Issue 5:

Please consider question 5a

Option 5 a

Is there scope for the existing town centres in Greater Nottingham to accommodate office based employment? Which of them would be most suitable for further development?

Some town centres may be able to accommodate office based development, and this would have the advantages of accessibility and the presence of other services, though to a lesser extent than the city centre. Some town centres may have more potential than others, due to either their location or the availability of suitable land.

Issue 6:

How does Greater Nottingham support its economy by ensuring the conurbation benefits from its strategic location, labour pool and infrastructure?

3.4.24   Greater Nottingham benefits greatly from its central location from a national, regional and sub-regional perspective. This ensures that there is a substantial and highly diverse labour pool to support the conurbation's economy. However, ongoing economic restructuring has resulted in various skills gaps in the labour pool. It is therefore important that the Core Strategy, working with relevant partners, encourages the re-skilling of the workforce as promoted through the RES objectives seeking to meet the needs of the knowledge-based economy.

3.4.25   The increasing importance of knowledge-based skills and jobs in the economy has been acknowledged through Nottingham being designated as one of only six Science Cities in the UK. This recognises Nottingham as an exemplar of international science and technology innovation in research and business. Of particular importance to the knowledge-based economy are Nottingham's hospitals and universities. The Queen's Medical Centre and City Hospital are of sub-regional importance, and the City's two universities, the University of Nottingham and Nottingham Trent University, have campuses around the conurbation. In addition, Nottingham Science and Technology Park, which is located adjacent to the University of Nottingham, and the proposed Nottingham Medi-Park, located adjacent to the Queen's Medical Centre, provide key areas where knowledge-based industries can benefit from close proximity to both one-another and the hospitals and universities. Such initiatives to encourage innovation and enterprise will help deliver further RES objectives by providing a platform for long-term economic growth.

3.4.26   The conurbation also benefits from good levels of accessibility, particularly in respect to ongoing improvements to strategic transportation links. It is served by a frequent direct rail service to London and other regional cities including a new service to Leeds. Similarly, widening of the M1 and the dualling of the A453 represent improvements to the conurbation's road infrastructure. Greater Nottingham also benefits greatly from its proximity to an expanding East Midlands Airport, with flights to all major European cities. It is a major employer, both in its own right and in helping to support a wide range of airport-related businesses.

3.4.27   Policy 21 of the Regional Spatial Strategy highlights Greater Nottingham as a possible area for a new Strategic Distribution site, which are accessible to the rail network and so can be served by rail freight. Providing such a facility could help contribute towards a stated regional demand and may also provide new employment opportunities.

3.4.28   The aligned Core Strategies will have an important role in building on all of these factors to help ensure the conurbation's economy can grow. Effective partnership working will be required to help deliver such aims.

Options to address Issue 6

Please state whether you agree with 6a, 6b,6c and 6d.

Option 6 a

Support the expansion and development of a knowledge-based economy utilising the role of the Universities and the Hospitals.

This approach would help to meet the ambitious targets to enhance the knowledge-based economy in Greater Nottingham, and the aspirations set out in the Science City Prospectus. This approach will promote the availability of sites attractive to these sectors (including, if appropriate, by identifying broad locations where knowledge intensive developments could be located), and help to develop a highly-skilled labour force. This will require ongoing work with partners to attract the right kind of investment and to ensure that the workforce have access to the right skills and qualifications to best support the shift towards a knowledge-based City economy.

Option 6 b

Develop the role that East Midlands Airport has in the local economy

Inclusion of a policy approach to encourage development associated with the airport in appropriate locations in the conurbation could help to capture some of the benefits of airport growth within the Greater Nottingham economy.

Option 6 c

Provide for a Strategic Rail Freight Distribution Centre within Greater Nottingham. Where might suitable locations be?

This option seeks to improve the infrastructure and maximise the potential capacity of rail freight in Greater Nottingham. The RSS states that Greater Nottingham may be a possible location for a Rail Freight Distribution Centre. Providing for one could help reduce freight vehicles using the strategic road network. If a particular site cannot be identified, criterion for site selection could be developed.

Option 6 d

Maximise opportunities for training initiatives to re-skill the Greater Nottingham workforce

This option could help to focus future strategies, planning decisions and wider public sector interventions to address re-skilling the workforce. A wider 'spatial' and integrative approach to planning could mean Local Authorities and their partner organisations working together to provide further relevant training opportunities in up-skilling the working population of Greater Nottingham. One particular example of such opportunities is utilising s.106 agreements to secure local employment and training opportunities as part of new employment-generating development.

Issue 7:

Are there any other issues or options relating to the economy and employment land in Greater Nottingham?

3.5 The Role of Nottingham and its City and Town Centres

Introduction

3.5.1   This chapter considers the role of Nottingham and its city and town centres. It specifically looks at the approach across Greater Nottingham to the following key issues:

- The regional context of Nottingham and its city centre, including the role of Nottingham as a Core City, a key driver of the regional economy and a focus for leisure, tourism and culture
- The role and hierarchy of the city and town centres

The Issues and Options

3.5.2   The main issues and options that the Core Strategy will seek to address are:

Issue 1:

How can the Core Strategy help strengthen Nottingham's role as a Core City?

3.5.3   The Nottingham urban area is the largest conurbation in the East Midlands, and is often considered to be the Region's capital. It is a centre for knowledge-intensive industries such as research and development, and is designated as both a 'Core City' and a 'Science

City.' [22] Greater Nottingham currently has a local economy which employs more than300,000 people and is currently worth more than £11.6 billion per annum. Figures for the latest five years show strong economic growth which, at more than 32%, is greater than the level of economic growth for the Region as a whole (30%) and for England (29%). Growth in Greater Nottingham over the last year has remained fairly constant in relation to previous years (at 5.3%). This is in line with national and regional averages (5.3% and 5.2% respectively), however, these figures do not reflect the current economic downturn.

3.5.4 The Core City Prospectus sets out a vision to consolidate Nottingham's position as the leading city in the East Midlands, the region's most important economic driver and great European city. It also shows that Nottingham's particular strengths as a Core City stem from its critical mass of business,

3.5.5 services and supporting infrastructure, which provide a significant economic appeal to the City. In addition, Nottingham also has key strengths in relation to its connectivity to the rest of the region and other key cities, its well-established knowledge and technology sector (particular focused around its universities and hospitals), its city centre retail and entertainment offer, and its extensive cultural and sporting facilities.

3.5.6 It is important that the Core Strategies consider how to capitalise on Nottingham's general strengths and enhance its role as a Core City. However, as Nottingham's role as a Core City is an over-arching theme, it has clear linkages with other sections of this Issues and Options consultation. Specific options on how to help strengthen Nottingham's role as a Core City are therefore set out later within this chapter and within the Economy and Employment Land chapter.

Options to address Issue 1:

Nottingham's role as a Core City is an over-arching theme which relates to many other specific topics. Specific options on how to help strengthen Nottingham's role as a Core City are therefore set out later within this chapter and within the Economy and Employment Land chapter. See below for full details of where these options can be found:

Sport, leisure, tourism and culture – see Issue 2 in this chapter

City centre retail – see Issue 3 in this chapter

Other general retail – see Issue 4 in this chapter

City centre commerce and economy – see Issue 4 in the Economy and Employment Land chapter **Science City** – see Issue 5 in the Economy and Employment Land chapter

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22   Issues and Options in relation to Science City are dealt with in the Economy and Employment Land chapter.

Issue 2:

How can the Core Strategy help strengthen Greater Nottingham's role as a focus for sport, leisure, tourism and culture?

3.5.7   Data shows that Nottingham City was visited by 12.3m tourists in 2006, and it is estimated that the tourist economy accounts for some £466m and supports around 7,200 local jobs.   The vast majority of tourist activity is concentrated within the city centre. Completion of the Old Market Square and Lace Market Square has opened up new leisure opportunities, and there are currently in excess of 1,600 hotel bedrooms in the city centre. Nottingham Contemporary (a regional art gallery) is also currently on target to be completed in the city centre by Spring 2009. It is likely that demand for future hotel provision will be focused around the regeneration projects to the south and east of the city centre, and around major transport hubs.

3.5.8   The conurbation contains a number of major spectator sports venues. It also contains a number of international-class sports facilities, award-winning theatres, museums, and is a centre for learning and for creative industries. Greater Nottingham also contains numerous areas of historic value, from the medieval and industrial core of the city centre, areas influenced by the legend of Robin Hood, areas and buildings that have been developed as a result of the textile industry, and areas and buildings that are connected to literary figures such as Byron and D.H Lawrence.

3.5.9   The Core Strategy will need to consider how to best support and strengthen Nottingham's role and offer in terms of leisure, culture and tourism.

Options to address Issue 2

Please pick either option 2a or 2b

Option 2 a

Support the protection of and development of sporting, leisure, tourism and cultural facilities

This would assist in both maintaining and, wherever possible, enhancing Greater Nottingham's role as a focus for leisure, tourism and culture. However, it is also possible that this option might not fully capture the benefits of grouping facilities within specific areas.

Option 2 b

Focus development or strategic sport, leisure, tourism or cultural developments in particular areas of Greater Nottingham

This option may assist in the creation of distinct cultural or sporting quarters/clusters for major facilities, which may bring wider benefits in terms of enhancing Greater Nottingham's overall status. However, this might also mean than opportunities outside these areas are not fully addressed.

Issue 3:

What approach should the Core Strategy take to the city centre's position in retail terms, and towards defining a retail hierarchy for the rest of Greater Nottingham?

3.5.10 Experian data placed Nottingham as the 5th best retail centre in Britain in terms of comparison shopping expenditure in 2007. The 2008 ranking places it 6th meaning that the city centre has lost its top five position for the first time since 1998. Despite annual comparison goods spend increasing by £30 million between 2006 and 2007, CACI's Retail Footprint 2007 survey ranked Nottingham 7th in the hierarchy of centres resulting in a fall of 2 places from the previous year.

3.5.11 Other retail centres such as Derby, Sheffield/Meadowhall, Mansfield, Newark and Loughborough/Leicester also have an influence on shopping patterns for the Greater Nottingham area due to their proximity and the range of services that they offer. Strengthening the role of the retail centres within the Greater Nottingham area may help to reverse this pattern.

3.5.12 The Retail Studies that cover Greater Nottingham conclude that Nottingham city centre is performing well in terms of viability and vitality,and that the successful delivery of the new Broadmarsh centre is vital to Nottingham's retailing future and in maintaining its position in terms of retail rankings.

3.5.13 The studies recommend the following retail hierarchy for the following centres:

Major Regional Centre

- Nottingham city centre

Major District Centres/Town Centres:

- Arnold
- Beeston
- Hucknall

- Ilkeston
- Long Eaton

District Centres:

- Bulwell
- Borrowash
- Carlton Square
- Clifton
- Eastwood
- Hyson Green
- Kimberley
- Sandiacre
- Stapleford
- Sherwood
- West Bridgford

3.5.14   The Retail studies have also identified capacity and need for further retail development in certain parts of Greater Nottingham, especially post 2016 and subject to population growth.   Some centres are not performing as well as they should, such as Bulwell and Hucknall. The relevant Core Strategy may provide an opportunity to address such issues.

3.5.15   PPS6 requires a sequential approach to retail development, which focuses new retail development within existing Town and District centres. The Retail Studies generally conclude that:

- It is important to resist the continued pressure for more out-of-centre development of retail warehouses, and pressure to relax bulky goods conditions on existing retail warehouses, as this will result in the slower and more difficult town centre options not being possible or being deferred
- Food retailers should be encouraged to open non-food only stores in the town centres, perhaps to help anchor new town centre developments, rather than allowing more space for comparison goods sales in existing out-of-centre superstores or larger superstores.

3.5.16   It is important that these principles are set out within the Core Strategy.

Options to address Issue 3:

Please state whether you agree with option 3a, pick either option 3b or 3c and state the methods that could assist reviving existing less successful centres under option 3d.

Option 3 a

Consider improving the quality and range of opportunities for retail in the city centre, which could include allocating strategic sites for retail development

This option may help to address the recommendations of the Retail Study in relation to maintaining and enhancing the city centre's position as one of the best performing retail centres in the country.

Option 3 b

Adopt the hierarchy recommended within the retail studies covering Greater Nottingham for existing centres

This would provide a clear common hierarchy for the town centres within Greater Nottingham in terms of their role and function. However, it may mean that opportunities to enhance other centres are not addressed

Option 3 c

Consider enhanced roles for certain existing centres - if so where?

This may assist in the enhancement of certain retail centres across Greater Nottingham, helping maintain their viability and vitality, and may help to support new growth. This could also include directing certain types of retail and other facilities to certain centres. However, this might also have a negative impact on the viability and vitality of the city centre and/or other existing centres.

Option 3 d

How can the Core Strategies help to provide support for less successful centres?

Core Strategies could suggest a number of methods, such as action plans, masterplans and management plans. However, there may be other means of support that the Core Strategies could suggest.

3 . The Issues and Options

> **Issue 4:**
>
> Are there any other issues or options relating to the role of Nottingham and its city and town centres?

3.6 Neighbourhoods & Place Shaping

Introduction

3.6.1   This chapter considers the theme of neighbourhoods and place shaping. It specifically looks at the approach across Greater Nottingham to the following key issues:

- How an appropriate mix of housing, type and tenure can be provided in new development
- What approaches should be taken to delivering new affordable housing
- The design of new developments – including making sure new homes are adaptable for all occupants throughout their lives

The provision of, and accessibility to, local community facilities

The Issues and Options

3.6.2   The main issues and options that the Core Strategy will seek to address are:

> **Issue 1:**
>
> To what extent should the Core Strategy attempt to influence housing type, mix and tenure in order to maintain a balanced housing market?

3.6.3   There is a significant variation in the type and tenure of housing across the Greater Nottingham area, with particular areas being characterised by specific types of housing. For example, there is a much higher concentration of owner occupied housing in areas such as Gedling (81%) and Rushcliffe (79%) in comparison with Nottingham City, where the level is only 50%. Conversely, the proportion of social rented housing is much higher within Nottingham City (33%) than within Rushcliffe (9.9%) and Gedling (11.1%).

3.6.4   In addition, there is a significantly higher proportion of detached properties in Rushcliffe (47%) than within Nottingham City (16%), whereas the proportion of terraced properties in the City is much higher (31%) than within Rushcliffe (11%). Finally, the size of housing also shows significant variation. For instance, within Nottingham City the majority of houses (34%) have 5 rooms and only 10% of houses have more than 7 rooms. Conversely, 33% of all houses within Rushcliffe have more than 7 rooms. [It is important to note, however, that there are also significant variations in the housing mix within local authority areas, and the Nottingham Core Strategic Housing Market Assessment (SHMA) identifies a number of housing 'sub-markets' below the local authority level. These are small areas which are characterised by particular types of housing.]

3.6.5   The Nottingham Core SHMA identifies a range of issues in relation to the current housing mix across the conurbation.   These particularly include the need for housing renewal in the City along with improving neighbourhoods and environments and the lack of choice for some within the housing market.

3.6.6   The Core Strategy will need to consider how to address the mix of housing within Greater Nottingham in order to maintain mixed and balanced communities and meet the wider housing needs across Greater Nottingham in line with PPS3 guidance.

3.6.7   In accordance with Government guidance, the Core Strategy will also need to address the housing needs of particular groups, including older people, people with disabilities and students. This also includes gypsies, travellers and travelling showpeople. However, the identification of specific sites to meet these needs will be dealt with in a subsequent document, and any such sites will have to meet criteria set out in Government guidance.

Options to address Issue 1:

Please pick either option 1a, 1b, 1c or 1d.

Option 1 a

Adopt an approach that doesn't attempt to influence housing mix

This option may result in the continuation of current patterns of housing mix and type across Greater Nottingham – potentially exacerbating existing imbalances and meaning that some housing needs are not provided for. However, in the current economic climate it may encourage more housing to be built in the short term.

Option 1 b

Adopt a general approach seeking a suitable housing mix on all new development sites

This option would provide a basis for securing a suitable mix of housing types on new development sites, to suit the individual circumstance of the site. This could provide a flexible approach to shaping the nature of new development, but may not provide the level of detail required to address specific issues in some areas.

Option 1 c

Adopt an approach to housing mix based across the whole of Greater Nottingham

This option would provide a basis for determining an appropriate mix of housing types on new development sites, including provision for gypsy, travellers and travelling showpeople by taking into account the existing housing mix across Greater Nottingham as a whole. This option could begin to address particular needs, although a general approach across Greater Nottingham may mean that some more specific local issues are not fully addressed.

Option 1 d

Adopt an approach to housing mix based on housing sub-markets

This option would provide a basis for determining an appropriate mix of housing types on new development sites by taking into account the existing housing mix at the housing sub-market level (housing sub-markets are small areas of housing with common characteristics within the overall Housing Market Area). This option could be used to address particular needs and issues at the more local level. It should be noted, however, that some housing sub-markets perform particular roles (eg the city centre) and it may not therefore be desirable to seek to a full range and type of houses at the sub-market level in every instance.

Issue 2:

What approach should the Core Strategy take to preserving existing settlement forms where they are appropriate?

3.6.8   There are pressures to intensify housing development in some areas of Greater Nottingham, for example where existing family housing is being cleared to make way for more intensive forms of development – such as in Edwalton and Ravenshead. Whilst appropriate in some cases, this can impact on the overall housing mix and have a negative impact on the character of existing communities in some instances. The Core Strategy will need to consider how to address these pressures in order to maintain mixed and balanced communities across Greater Nottingham.

Options to address Issue 2:

Please state whether you agree with option 2a.

Option 2 a

Should the Core Strategy protect existing patterns of development where they are already considered appropriate? If so, Where?

This would help to manage and restrict the pressure for more intensified development in areas where this would be detrimental to the existing character and mix of the area. However, it may also restrict development opportunities within existing urban areas and mean that more new housing has to be provided elsewhere.

Issue 3:

What approach should be taken towards affordable housing provision?

3.6.9   Government guidance in PPS3 requires the provision of affordable housing to meet the needs of local communities, where it is viable to do so. Greater Nottingham currently has a significant identified need for affordable housing – estimated at around 47% of planned new supply across the area as a whole (but varying significantly between the constituent local authorities – from around 21% of planned supply in Nottingham City to approximately 85% of planned supply in Erewash). The Core Strategy will have to address the need for affordable housing in order to ensure the future supply of housing meets the needs of communities within Greater Nottingham.

Options to address Issue 3:

Please pick either option 3a or 3b and state whether you agree with option 3c.

Option 3 a

Set an overall target for the number of affordable houses to be developed in Greater Nottingham, based on viability.

This option could provide a useful target for the whole area. However, it may be difficult to implement and manage such a target given the local variation in affordable housing need and viability across Greater Nottingham.

3 . The Issues and Options

Option 3 b

Set affordable housing targets based on housing sub-markets or local authority areas, based on viability.

This option should reflect local variations in viability but may result in policies specific to each Local Authority area.

Option 3 c

Within the context of options 3a and 3b above, set targets for different types of affordable housing (rented, shared ownership etc)

In accordance with PPS3, the Core Strategy could set out the proportions of affordable housing that should be available for rent, shared ownership etc. A Greater Nottingham target may be useful but is unlikely to reflect variations within the area, whilst a more detailed approach may result in policies specific to each Local Authority area.

Issue 4:

What approach should be taken towards affordable housing provision in rural areas?

3.6.10   PPS3 notes that opportunities for delivering affordable housing in rural communities tend to be more limited. It states that where viable and practical Local Authorities should consider allocating and releasing sites solely for affordable housing in rural areas

3.6.11   Determining the level of affordable housing need in rural areas is difficult. However, the Nottingham Core SHMA examines the need for affordable housing within parishes in Greater Nottingham with a population of less than 3,000. It concludes that there is a degree of rural housing need within most rural parishes in the area, although the level of need varies significantly. In total, it suggests that that is a need to develop between 60 and 100 affordable houses per year within the rural areas of Greater Nottingham, although it also concludes that more detailed assessments will need to be undertaken to determine precise needs for individual rural settlements. Some parishes, such as East Bridgford have already developed sites purely for affordable housing, as they demonstrated a specific affordable housing requirement through a local housing needs assessment.

3.6.12   The Core Strategy will need to consider how to approach the provision of affordable housing in rural areas.

Options to address Issue 4:

Please state whether you agree with options 4a and 4b

Option 4 a

What approach should be taken towards affordable housing provision in rural areas?

Where there is an identified level of need in a rural parish, it may be prudent to develop an approach which allows small sites to be developed specifically for affordable housing as long as mechanisms are in place to allow such houses to remain affordable.. Whilst this approach would provide a general way of addressing the issue there is often difficulty in persuading landowners to release such sites.

Option 4 b

Consider the need to allocate sites specifically for affordable housing development

PPS3 also enables sites to be specifically allocated for affordable housing within small rural settlements. The Core Strategy could consider allocating such sites where there is evidence of a particular need, although the actual location of any such site would be determined in a later Site Specific Allocations document.

Issue 5:

How can the Core Strategy help to deliver high quality design in new developments and ensure that new homes are adaptable for all occupants throughout their lives?

3.6.13   The Commission for Architecture and the Built Environment 'Audit of Housing Design Quality in the East Midlands, West Midlands and the South East' showed that the East Midlands has poor design quality for new housing when compared with other regions. The Core Strategy will therefore need to consider how higher design standards can be secured. In addition, the population profile of Greater Nottingham is generally ageing in line with national trends. These issues will need to be considered through the Core Strategy in order to ensure that the needs of Greater Nottingham's communities are adequately provided for in the future.

3 . The Issues and Options

Options to address Issue 5:

Please state whether you agree with options 5a or 5b, and then pick either option 5c or 5d

Option 5 a

Set out Greater Nottingham-wide policies on design

This option would provide a basis for securing higher standards of design for all forms of new development, to suit the individual circumstances of the site. This could provide a flexible approach to shaping the nature of new development, but may not provide the level of detail required to address specific issues in some areas – this could be an issue where significant new growth is proposed.

Option 5 b

Require new developments across Greater Nottingham to meet a high Building for Life standard and the guidance in Manual for Streets.

The Building for Life standards aim to improve the design of new homes and create high quality neighbourhoods in which communities can flourish. Similarly, the Manual for Streets sets out guidance for residential street design that aims to ensure streets are places that people want to live and spend time in, rather than just transport corridors. This option could therefore help to improve the design standard of new developments in Greater Nottingham, but may increase the cost of development and therefore impact on viability.

Option 5 c

Require new developments across Greater Nottingham to meet Lifetime Homes standards

The Lifetime Homes Standards provide guidelines for accessible and adaptable accommodation for everyone, from young families to older people and individuals with a temporary or permanent physical impairment. Requiring all new development to meet these standards would help to provide a flexible and adaptable supply of housing to suit the needs and changing circumstances of all members of the community. However, such an approach may be overly prescriptive and may place unreasonable costs on the development industry undermining the viability of development.

Option 5 d

Require developers to provide a proportion of all new housing to Lifetime Homes standards

This option would provide a less prescriptive approach to delivering a supply of adaptable homes to meet the individual needs and changing circumstances of communities within Greater Nottingham, but would not have the same level of impact as option 5c.

NB Issues and options relating to standards of sustainability in new developments are covered in the Climate Change section.

Issue 6:

How can the Core Strategy plan for the provision of, and access to, local community facilities?

3.6.14 The ability to access key community facilities is vital to the creation of successful communities. Government guidance in PPS1 states that planning polices should address accessibility for all members of the community to jobs, health, housing, education, shops, leisure and community facilities (which could include, for example, community halls, doctors surgeries, etc).

3.6.15 The Local Improvement Finance Trust (LIFT) programme, which is a Government initiative to help modernise health and social care premises, also has important implications for the provision of community facilities. The LIFT programme aims to help re-build local facilities and provide a range of services within a single location to enable easier community access and support wider social regeneration. Nottingham City, Nottinghamshire County and Derbyshire County Councils have all either delivered recent improvements to health facilities or are considering the provision of future service improvements through this programme.

3.6.16 The Core Strategy will therefore need to address these issues in order to provide for the needs of all communities within Greater Nottingham.

3 . The Issues and Options

Options to address Issue 6:

Please state whether you agree with options 6a, 6b, and 6c.

Option 6 a

Protect existing local community facilities within Greater Nottingham

This would protect existing community facilities (which could include community halls, doctors surgeries etc), unless there is strong justification for their loss, would help to ensure the maintenance of successful communities across Greater Nottingham.

Option 6 b

Support the provision of new local community facilities in accessible locations and in association with large new developments

This would help to focus the provision of future community facilities within locations that are easily accessible to the communities they are intended to serve, and ensure that large new developments are sustainable and do not place additional pressure on existing facilities. In responding to this issue, you may wish to cross-refer to Issue 2 within the Regeneration chapter which deals with community facilities in association with new developments.

Option 6 c

Encourage the joint use of community facilities and for them to be located close together

The joint use (for example the use of school sports facilities for community recreation purposes outside of school hours) may bring wider community benefits. Similarly, if community facilities are located close to one another, or on the same site, this could improve accessibility to services by reducing the need to travel to more than one location.

Issue 7:

How can the Core Strategy help to reduce health inequalities and crime in Greater Nottingham?

3.6.17   Good health and quality health services are a fundamental requirement for sustainable communities. They are also key objectives of the various Community Strategies and Sustainable Community Strategies for the councils within Greater Nottingham.   It is therefore important that the aligned Core Strategies help to deliver these objectives including, for example, by having regard to the plans and programmes of the various Primary Care Trusts and Hospital Trusts which operate within Greater Nottingham. However, the Core Strategy can also help to deliver these aims in other ways such as ensuring adequate provision of outdoor recreation space and encouraging local residents to use healthy modes of transport such as walking and cycling through the provision of improved walking and cycling links

3.6.18   In addition, the need to create a real and perceived safer environment by reducing crime and the fear of crime is important. This is also recognised as a fundamental objective in the Community Strategies and Sustainable Community Strategies for the Greater Nottingham councils.   As a key mechanism for helping to deliver Community Strategy objectives, it is therefore important that the Core Strategy helps to support these aims. This could be achieved, for example, by designing new developments to reduce opportunities for crime and create environments which feel safe, such as by ensuring adequate surveillance of paths and public open spaces and by providing appropriate street lighting. It could also be achieved through the provision of good quality facilities, services and activities for young people, which may assist in discouraging crime and anti-social behaviour from this age group.

Options to address Issue 7

Please answer question 7a

Option 7 a

The issues and options related to health, wellbeing and crime are addressed throughout various chapters of this document. In particular, the 'New Infrastructure to Support Growth', 'Regeneration' and 'Green Infrastructure' chapters, along with other issues relating to design within this chapter, incorporate the options to address this issue.

Do you think these sufficiently address this issue? If not, what else should be considered?

Issue 8

Are there any other issues or options relating to neighbourhoods and place shaping in Greater Nottingham?

3 . The Issues and Options

3.7 Transport and Accessibility

Introduction

3.7.1   This chapter considers the future of the transport system in Greater Nottingham, especially how the system will have to change and adapt to meet the requirement for growth, and how to address government priorities for reducing the need to travel.   Transport investment in Greater Nottingham is programmed through the Local Transport Plans, which have government objectives of congestion, air quality, road safety and accessibility, and local objectives related to regeneration & neighbourhood renewal, quality of life and efficient maintenance.

3.7.2   East Midlands Airport is located just outside of Greater Nottingham, close to junction 26 of the M1. As well as providing a wide range of national and international destinations it generates a significant number of trips by both travellers and employees. Its economic impacts are discussed in the Economy and Employment Chapter.

3.7.3   This chapter focuses on the following key issues:-

- How to make major new developments as accessible and sustainable as possible through location choice and infrastructure/service improvements
- The balance between different types of transport, such as buses, trams and cars and how congestion is being tackled

Major transport priorities

The Issues and Options

3.7.4   The main issues and options that the Core Strategy will seek to address are:

> **Issue 1:**
>
> How should the accessibility of major new developments be approached?

3.7.5   Major new residential, commercial and retail development will have a significant cumulative impact on travel demand in Greater Nottingham, especially into, within and potentially, out of the City over the coming years which will place more pressure on already congested highway and public transport networks. These impacts and associated mitigation measures will need to be determined through a comprehensive land use and transport modelling exercise across the area of influence.

3.7.6   To make best use of existing infrastructure, new development is most sensibly located in areas which are already accessible by public transport, walking and cycling and/or where there are no immediate highway capacity issues which cannot be resolved.   However, a balance may be required where brownfield opportunities exist, but are less accessible.

3.7.7 To accord with government and regional policy, the process to identify how best to serve future major development must start with travel demand management and a "Smarter Choices" approach as described in Issue 2 below.

3.7.8 The next stage is to identify new public transport infrastructure and services along with measures to encourage walking and cycling to make developments accessible sustainably. This will include exploring opportunities to provide additional NET tram lines and associated park and ride services, but the scope to implement such schemes will be limited due to prohibitive costs. In the medium term the provision of new and improved bus services (including new cross-conurbation services) with prioritising infrastructure to improve journey times and reliability will offer the most potential to accommodate travel demands and build patronage with a view to potential further NET tram lines in the longer term.

3.7.9 Regional policy indicates that targeted improvements to highway capacity should only be considered as a last resort to accommodate residual car trips after intensive travel demand management and public transport, walking and cycling options have been explored.

Options to address Issue 1:

Please state whether you agree with options 1a and 1b

Option 1 a

Major new development should only be located within accessible corridors

Accessible corridors are those already well served by public transport (buses, tram, rail), and/or without existing congestion problems. Locating developments within such corridors will enable the new travel demand to be accommodated with minimal impact. This will, however, limit development opportunities, particularly for large scale development, and less well connected brownfield opportunities could also be missed.

Option 1 b

Major new development should only be permitted in association with the provision of major new public transport infrastructure and services and highway capacity improvements

To ensure that the travel demand from major new development is handled sustainably it will be necessary to require developers to provide significantly improved, or even new, public transport infrastructure and services together with intensive travel demand management (such as personalised travel plans) and, as a last resort, major highway capacity improvements to accommodate residual car trips.

Issue 2:

What should be the balance between different modes of transport, together with demand management?

3.7.10   Significant growth both in housing and economic development has led to pressure on the transport system; roads are congested and public transport is at or near capacity on key arterial routes during peak hours of demand. Further growth will exacerbate the situation without appropriate investment and demand management.

3.7.11   With a few exceptions, it is not economically viable or socially acceptable to build new roads within the existing urban area, therefore it is essential to make the best use of existing transport infrastructure with targeted programmes of improvements to capacity where this is the only option to accommodate growth.   In addition congestion targets and policies to reduce the need to travel mean planning for more car usage is unlikely to be tenable.

3.7.12   Demand management is about encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. Smarter Choices are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking. These techniques can be very effective at changing travel behaviour, but some, such as personal travel plans, can be expensive when provided to large numbers of people. In Greater Nottingham the Big Wheel is an award-winning transport awareness marketing tool being utilised to promote sustainable travel options in a fun and informative manner.

3.7.13   The potential for Smarter Choices to make a real difference relies on the alternative modes of transport being in place. The area has an excellent network of public transport including a comprehensive network of high quality, high frequency bus services on which patronage continues to grow, the first line of the tram serving the north and northwest of the conurbation and a series of park and ride sites serving both. These commercially operated services are supported by a network of Link Buses which connect communities and important destinations such as the hospitals and provide important services to areas which are not served by commercial bus operations and would otherwise be isolated.

3.7.14   Trams, particularly when combined with park and ride facilities, have proved effective in attracting car commuters with NET Line One taking around three million private car trips per year off the road network.

3.7.15   There are suburban rail links to some parts of Greater Nottingham, with the Robin Hood Line to the north being particularly popular. Sunday services have recently begun and there may be opportunities to extend it to Bingham. The recently opened parkway station near Junction 24 of the M1 may act as a Park and Ride for Nottingham, and will increase public transport access to the East Midlands Airport.

3.7.16 Walking and cycling are important modes for short journeys and can be a real alternative to the private car given appropriate, prioritised, safe and convenient infrastructure. A programme of Primary Pedestrian Routes is being implemented to provide upgraded links between the outlying residential areas (often with low car ownership) and the city centre giving access to jobs and services to inner city communities. To complement this, a Strategic Cycle Route Network has been established and a programme of improvements to the routes proposed is being developed and implemented through the joint Greater Nottingham Local Transport Plan. The main radial and orbital routes are particularly important for commuting cyclists and can make an impact on private car usage for such journeys. Similar smaller scale programmes are being introduced within both town and district centres across the area.

Options to address Issue 2:

Please state whether you agree with options 2a and 2b, or whether you prefer 2c.

Option 2 a

Focus on the promotion and development of public transport (especially bus) facilities and priority, look at the feasibility of developing further the NET tram network and rail links, and improve cycling and walking links.

This approach, which is consistent with Greater Nottingham Local Transport Plan objectives, would help to constrain peak hour car use and tackle congestion, improve reliability of public transport and make cycling and walking more attractive options, but could reduce road capacity for private cars. This could be highly effective if combined with intensive demand management through travel planning, and if this principle was applied to adjacent existing developments, it could reduce car use demand in some locations.

Option 2 b

Introduce very intensive demand management to encourage the use of public transport

Such demand management would include financial disincentives to private car usage such as the proposed Workplace Parking Levy, extreme controls over levels of parking associated with new development and intensive travel planning including personalised travel plans which are devised on an individual basis and can be very effective in reducing travel demand given provision of the high quality alternative modes.

Option 2 c

Give less priority to public transport, cycling and walking where this would have an adverse impact on road capacity for private cars

This would reduce the reliability of public transport, but would allow current levels of capacity for private cars.   However, the growth of car traffic would be likely to erode any benefits and lead to increased congestion. Whilst congestion can be an effective tool to manage demand it is environmentally and economically damaging and inefficient, and combined with a lack of alternatives, the transport system might fail. This approach would be inconsistent with local, regional and national objectives relating to sustainable transport provision.

Issue 3:

What should be the priorities for major transport infrastructure?

3.7.17   The priorities for major transport infrastructure in Greater Nottingham are listed below.   The planned improvements (which all have funding identified) represent a very significant investment in the transport infrastructure for Greater Nottingham.   However, much remains unfunded at present, and given the high proportion of Regional Funding Allocation to be spent in Greater Nottingham over the next 10 years, funding for transport elsewhere in the region may be prioritised after this period.

3.7.18   Existing planned major public transport improvements include:

- Nottingham Express Transit Phase 2 (Extensions to Clifton and Chilwell)
- Nottingham Station Hub
- Nottingham to Lincoln Rail Improvements
- Gamston Park and Ride

3.7.19   Existing planned major highway improvements include:

- A46 Improvements - Newark to Widmerpool
- A453 Widening – M1 to Nottingham
- Hucknall Town Centre Improvements
- Nottingham Ring Road Improvement Scheme
- Turning Point East Phase 1 (Nottingham city centre inner ring road improvements)

3.7.20   Other schemes identified but not currently funded that may support growth include:

- Further tram extensions
- Potential tram-train routes
- Cross-city bus transit corridors
- West Bridgford bus priority measures

- Ilkeston Station
- Nottingham to Grantham Rail Upgrade
- Robin Hood Line Bingham Extension and Capacity Improvements
- A60 Leapool Park and Ride Site
- Kimberley Town Centre improvements
- Turning Point East future phases
- A52 Radcliffe Bypass
- A52 Grade Separated Junctions (West Bridgford)
- 4th Trent Crossing near Radcliffe
- Gedling Access Road

Options to address Issue 3:

Please pick between 3a, 3b and 3c

Option 3 a

Should the priorities for investment in major transport schemes focus on:

Public Transport

The Greater Nottingham and Derbyshire Local Transport Plans contain long-term Visions which includes public transport and highway major schemes which will help to deliver growth and enhance accessibility within the conurbation. By focusing on public transport, the benefits of behavioural change can be maximised, but road capacity for private vehicles can be reduced. Maintaining or increasing highway capacity may have short term benefits, but increased traffic is likely to erode these benefits, and congestion could increase.

Option 3 b

Should the priorities for investment in major transport schemes focus on:

High Capacity

The Greater Nottingham and Derbyshire Local Transport Plans contain long-term Visions which includes public transport and highway major schemes which will help to deliver growth and enhance accessibility within the conurbation. By focusing on public transport, the benefits of behavioural change can be maximised, but road capacity for private vehicles can be reduced. Maintaining or increasing highway capacity may have short term benefits, and congestion could increase.

Option 3 c

Should the priorities for investment in major transport schemes focus on:

Both

The Greater Nottingham and Derbyshire Local Transport Plans contain long-term Visions which includes public transport and highway major schemes which will help to deliver growth and enhance accessibility within the conurbation. By focusing on public transport, the benefits of behavioural change can be maximised, but road capacity for private vehicles can be reduced.   Maintaining or increasing highway capacity may have short term benefits, and congestion could increase.

Issue 4:

Are there any other issues or options relating to transport and accessibility in Greater Nottingham?

3.8 New Infrastructure to Support Growth

Introduction

3.8.1   In planning for growth, it is essential that the infrastructure needed to support that growth is provided for. The type and scale of new and improved infrastructure that might be needed to support the housing and other growth being planned for is partly looked at already within other sections. Please see:

Accommodating Growth	–	Issue 4:	The link between future development and existing and proposed supporting infrastructure
Neighbourhood and Place-shaping	–	Issue 6:	Provision of, and access to, local community facilities
Transport	–	Issue 3:	Major transport infrastructure
Green Infrastructure and Landscape Character	–	Issue 1:	Protection and enhancement of Green Infrastructure

3.8.2   In addition to this, all the councils across Greater Nottingham need to identify where existing infrastructure may or may not be able to support growth, and what infrastructure improvements may be necessary if development is to go ahead in a particular location; for

example, to the south of Nottingham. The types of infrastructure that will need looking at could include, for example, new roads, tram lines, schools, health centres, flood defences, play areas, parks and other green spaces.

3.8.3   What the authorities also have to consider is how to best make sure necessary infrastructure is delivered alongside or in advance of growth. In particular, the authorities have to decide in what way developers should contribute financially towards new and improved infrastructure to support their developments.

3.8.4   This Chapter looks at:

- where infrastructure is already adequate to support growth and where it is not
- the ways in which new infrastructure requirements linked to housing and other growth might be delivered and funded
- whether the councils should continue to use Planning Obligations (Section 106 Agreements) to secure new and improved infrastructure or whether a Community Infrastructure Levy (CIL) should be used instead.

The Issues and Options

3.8.5   The main issues and options that the Core Strategy will seek to address are:

Issue 1:

Where can existing infrastructure support growth in Greater Nottingham?

3.8.6   One of the most critical issues in planning for growth is making sure that there is the necessary infrastructure to support it. There may be locations where existing infrastructure is sufficient to accommodate a certain level of growth without significant improvements being necessary, but there will be other locations where existing infrastructure can support only limited growth or no growth at all. Where existing infrastructure is inadequate, growth will either not be able to go ahead in that area or else necessary infrastructure improvements will have to be made.

3.8.7   Such requirements can consist of:

- on and off site transport provision/enhancements
- the provision or improvement of open space, sport and recreation facilities
- other community facilities
- sustainable development measures (e.g. renewable energy technology)
- education and health facilities
- the provision of affordable housing

3.8.8   The councils have already started to identify if and where there are deficits in infrastructure provision across Greater Nottingham and to find out what improvements are needed to enable growth to go ahead, through the ongoing preparation of a separate

3 . The Issues and Options

Infrastructure Capacity Study. This study is being prepared with the assistance of all the main infrastructure and utility providers. This includes, for example, the local highways authorities, education authorities and water companies.

3.8.9   What the councils need to know from you is what your views are.

Options to address Issue 1:

Please consider questions 1a and 1b

Option 1 a

Where can existing infrastructure support growth in Greater Nottingham?

Please specify (the name of the place or area), the types of infrastructure which are capable of supporting growth, and why existing infrastructure can support growth.

Option 1 b

Where is existing infrastructure not capable of supporting growth and, what improvements are necessary to allow growth to go ahead?

Again, please specify the location, what types of infrastructure, why it cannot support growth, and what improvements are necessary to support additional growth (it may be your view that no improvement can be practically achieved to allow growth to go ahead).

Issue 2:

How should developers contribute to infrastructure which their developments need to go ahead?

3.8.10   The way in which developers currently contribute towards infrastructure funding is through what are known as Planning Obligations (or Section 106 Agreements). These enable developers to provide directly or make a financial contribution towards the provision of infrastructure made necessary by their development. Planning Obligations are usually negotiated on an individual basis for each and every development. It is a process that has been widely criticised. The concerns include:

- that Planning Obligations, especially how they are negotiated, are not transparent enough
- there can be inconsistency between the contributions made towards new infrastructure
- they often only apply to bigger developments, which can mean the impacts of smaller developments can be ignored

- they tend not to be that effective in funding infrastructure improvements across a wider area (for example, the whole of Greater Nottingham) because it can be difficult to pool together the funds paid to different councils
- that for large infrastructure requirements (for example, a major new road), the existing system can unfairly lead to the first developer in an area or the last developer contributing disproportionately to the cost of required infrastructure, because their development is the 'tipping point' for the need for a piece of infrastructure, while others make a low contribution or no contribution at all.

3.8.11   In response to these criticisms, the Government introduced the Community Infrastructure Levy (CIL) which could largely replace Planning Obligations. Although the exact way in which the CIL will operate has yet to be finalised, it will provide a more standardised, consistent and transparent way of ensuring that developers help fund infrastructure that will support their developments. It will not apply to affordable housing provision, which will be secured through a separate process.

3.8.12   There would be a set charge for each development based on simple formulae which would relate the sum charged to the size and character of the development paying it. It would apply to a wider range of developments than is the case with Planning Obligations, which would allow the cumulative impacts of smaller developments to be better addressed.

3.8.13   CIL should enable developer contributions to be more easily pooled, especially across different council areas. This could help in funding bigger infrastructure improvements across Greater Nottingham, particularly where funding from developments in more than one council area is necessary. This ability for a CIL to support new infrastructure over wider areas could help the councils in working together to support growth across the whole of Greater Nottingham.

3.8.14   It may also enable infrastructure to be forward funded, and then be reimbursed from a CIL. This could help to bring forward particular development schemes that need significant new infrastructure before they can go ahead.

3.8.15   The councils do not necessarily have to introduce a CIL as it is discretionary to do so. If the councils do decide to introduce a CIL, it will need to be developed following specific procedures to ensure what is proposed is both fair and viable. It will be important to ensure that any charging mechanism does not set the level of contribution too high, thus either preventing development or reducing its quality. The councils will need to be clear about what the infrastructure requirements are likely to be arising from the new development and how these will be funded, taking account of what developers can realistically be expected to pay and what other funding sources are available. This information will help establish what the standard charges would be for different types of development.

3.8.16   Specific issues to consider in responding to issue 2 include:

- What types of infrastructure should CIL cover, if implemented?

- Do you believe CIL would better enable the delivery of infrastructure that serves more than one council area than is possible with the use of Planning Obligations alone?
- If councils put a CIL in place what mechanism(s) might they use to forward fund infrastructure delivery prior to developments starting and developer contributions then becoming available?

Options to address Issue 2

Please pick option 2a, 2b or 2c

Option 2 a

Introduce a Community Infrastructure Levy (CIL) to help fund most new infrastructure requirements?

One of the key questions that the councils need to ask you is whether or not they should introduce a CIL to cover the whole of Greater Nottingham and its surrounding area. If it is decided that this is a good idea, then detailed issues such as exactly how much it would cost developers would be decided later on.

Option 2 b

Continue to use Planning Obligations in the same way as the councils do at present?

This option would see the operation of the Planning Obligation process in much the same way as happens now. This option would provide councils and developers with more freedom to negotiate what infrastructure related contributions are made, on a development by development basis, than would be possible with a CIL.

Option 2 c

Continue to use Planning Obligations but make more use of standard formulae, with greater ability for financial contributions to be pooled for use across Greater Nottingham and its surrounding area.

Even if a CIL is introduced, and Planning Obligations continue to be used, the councils could still try to make them more consistent by making greater use of standard formulae when calculating the financial contributions. This approach could also potentially allow for wider pooling of contributions across council areas to take place than happens at the moment.

Issue 3:

Are there any other issues or options relating to new infrastructure to support growth in Greater Nottingham?

3.9 Green Infrastructure and Landscape Character

Introduction

3.9.1   This chapter looks at the provision of Green Infrastructure and character of the landscape in Greater Nottingham. Green Infrastructure is a network of multi-functional green spaces, which helps to provide a natural life support system for people and wildlife. This network of both public and privately owned land and water supports native species, maintains natural and ecological processes, sustains air and water resources, and contributes to the health and quality of life of people and communities.

3.9.2   In addition, Green Infrastructure can add to an area's uniqueness, making it a place that is distinctive, stimulating and an exceptional place to live and work. Ongoing work to produce an up to date and comprehensive assessment of the landscape character of the Greater Nottingham area will help provide an evidence base on which informed decisions can be made about future development proposals.

3.9.3   Landscape provides the setting for our day-to-day lives. The term does not just mean special or designated landscapes and it does not only apply to the countryside. Landscape can mean a small patch of urban wasteland as much as it does an expanse of lowland plain. It results from the way that different environments - both natural (the influences of geology, soils, climate, flora and fauna) and cultural (the historical and current impact of land use, settlement, and enclosure) interact together and are perceived by us. People value landscape for many different reasons, not all of them related to traditional concepts of aesthetics and beauty. It can provide habitats for wildlife and of how people have lived on the land and harnessed its resources. Landscape has social and community value, as an important part of people's day-to-day lives. It has economic value, providing the context for economic activity and often being a central factor in attracting business and tourism.

3.9.4   Landscape Character Assessment has emerged as an appropriate way to look at landscape because it provides a structured approach to identifying character and distinctiveness as well as value. It helps to ensure development contributes to and respects landscape character when it happens, and as such will inform all development decisions, and is therefore not raised here as an issue in its own right.

3.9.5   This chapter focuses on the following key issues:

- The principle of providing for green infrastructure and allow consideration as to how the aligned Core Strategy can support and enhance Green Infrastructure.
- What the future priorities for providing for new and/or improved Green Infrastructure should be.

- How to best protect and enhance biodiversity in Greater Nottingham.

- How to best improve access to countryside.

The Issues and Options

3.9.6   The main issues and options that the Core Strategy will seek to address are:

Issue 1:

We need to protect and enhance Green Infrastructure. In doing so, what is the most appropriate way to provide open spaces to meet the recreational, amenity and environmental needs of local people? What should the priorities be?

3.9.7   The Regional Spatial Strategy (RSS) recognises that the environmental impact of development should be considered from the outset, and a co-ordinated approach should be taken to providing new and enhanced existing green infrastructure across local authority boundaries. The recommended approach is to integrate the growth proposals with the broader objective of achieving linked, enhanced green networks, integrated with other strategies. This approach can more easily be achieved in major new development, where it can assist in delivering and enhancing Green Infrastructure initiatives such as the proposed Trent River Park through Nottingham and a possible Sherwood Forest Regional Park in the north of Greater Nottingham. (The 2008 Sustainable Urban Extension Study looked at possible locations for such new urban extensions and the issue of Green Infrastructure was a key element of the assessment of sites).

3.9.8   One of the key themes of the New Growth Point programme is Green Infrastructure, with work initially focusing on the mapping and identification of gaps in provision/quality of green infrastructure followed by an action plan of projects at both strategic and local level.

3.9.9   As such, a Green Infrastructure Strategy and Action Plan is now being prepared. The overarching aim of the Strategy will be to achieve a step change in the quality and connectivity of Green Infrastructure across the area to match the scale of growth proposed and to provide a focus for attracting and retaining new development and investment.

3.9.10   In terms of existing open spaces, these can vary significantly in quality and diversity throughout the Greater Nottingham area. Some can suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance and poor location. In some areas, there may not be enough appropriate open space to meet local recreational need or to provide amenity.

Options to address Issue 1:

Please consider 1a or 1b and say whether you agree with 1c and 1d

Option 1 a

Require new developments to provide for enhanced green networks?

By incorporating Green Infrastructure within the newly built up areas, this will increase the 'footprint' of the built up area (thereby encroaching further into the green belt or open countryside), but will increase accessibility to local open spaces.

Option 1 b

Where are the existing deficiencies in Green Infrastructure provision?

Needs and deficiencies in open space and facilities will be identified through district wide assessments. Based on these assessments, open space strategies will be developed setting out standards for quantity, quality and accessibility.

Option 1 c

Should equal priority be given to the protection and enhancement of open space in both the urban area and in rural towns and villages?

Historically, a greater emphasis has been given to urban open spaces on the basis that the rural towns and villages have the benefit of easier access to the surrounding open countryside. However, the rights of way network is sometimes limited in reality, with little readily accessible open space.

Option 1 d

Require all existing open spaces be protected from loss, even where they are poorly located and managed, or only where they have a clear function and value to the community (in meeting local need for formal and informal recreation and 'natural' open spaces)?

Protecting all open spaces may result in investment in open space and management being spread too thinly, less targeted and effective. Allowing development on poorly located or problematic areas of open space could help to reduce problems for instance by creating natural surveillance and allow the creation of enhanced open spaces that would more appropriately meet local need.

Issue 2:

How should biodiversity in Greater Nottingham be protected and enhanced?

3.9.11   Biodiversity describes the variety of life in a specified region or area. Conserving biodiversity has numerous wider benefits, with a key role to play in meeting quality of life, well being and sustainability objectives in issues such as housing, health, education, tourism, and economic development.

3.9.12   Government policy outlines that an indication should be given to the location of designated sites of importance for biological and geological interest, with policies making clear distinctions between the hierarchy of such sites; and any areas or sites for the restoration or creation of new priority habitats should be identified and supported through appropriate policies.

3.9.13   The Regional Spatial Strategy identifies priorities for enhancing the region's biodiversity and recognises the need to deliver a major step change increase in the level of biodiversity across the East Midlands.

3.9.14   The biodiversity value of Green Infrastructure can be threatened by a variety of activities. These include pressure from development, problems such as poor management and design, and the loss of key features such as urban gardens. The distribution of habitats and species may also be affected by climate change.

Options to address Issue 2:

Please choose either 2a. 2b or 2c.

Option 2 a

Identify specific sites and corridors within which development will not be permitted where it causes loss or damage to acknowledged biodiversity interests.

This would protect specific corridors and sites but may not protect a range of important species or habitats that could be damaged or lost outside of identified areas. It could prevent development which might be desirable for other reasons.

Option 2 b

Identify specific sites and corridors of acknowledged biodiversity importance and ensure that all development proposals, wherever they are, identify positive measures to protect and enhance biodiversity. This would also include an explicit objective of protecting and promoting specific features for biodiversity which may be declining or threatened, such as private gardens in urban areas.

This would help to ensure a more comprehensive assessment of biodiversity impacts and opportunities through development proposals and enable a core ecological framework to be recognised and delivered. This is reliant on all the specific sites and corridors being correctly identified.

Option 2 c

Do not identify specific sites and corridors of biodiversity   importance and use a criteria based policy approach to encourage the protection and enhancement of biodiversity in all developments where appropriate.

A criteria based approach will ensure that all sites can be assessed against this policy. However, this may not result in a strong, core ecological framework being identified, conserved and enhanced and may lead to more piecemeal activities which do not maximise their biodiversity potential.

Issue 3:

How should access to the countryside in Greater Nottingham be improved to benefit local residents and visitors?

3.9.15   Access to the countryside and the natural environment is poorer in some parts of Greater Nottingham than others, in particular for communities with poor health and economic disadvantage.

3.9.16   There is presently little opportunity for the Councils within Greater Nottingham to secure new areas of open space unless the land is being redeveloped for residential use. A key issue for the Core Strategy to contend with is how best this issue can be resolved to ensure that a fair and equitable supply of green open areas can be delivered through the planning system and one way of doing this is by improving access to the open countryside that surrounds the built up areas within Greater Nottingham. Linking the urban area to the countryside can be improved by making use of existing corridors such as rivers, canals and also the National cycle network.

3 . The Issues and Options

Options to address Issue 3:

Please choose either 3a or 3b

Option 3 a

Target opportunities for improvements on identified routes and routeways from urban areas where access is currently poor and set out a clear and sustainable approach to creating and enhancing access to the countryside, recreational management areas, river valleys and facilities to serve towns and villages and to support local tourism opportunities.

This would enable a more targeted approach to improving access to the countryside for local communities where it is poor, investing in appropriate countryside management and visitor facilities across Greater Nottingham and managing visitor pressure at key 'honey pot' sites. However this approach may miss more general improvements of enhancing access to the countryside.

Option 3 b

Do not focus on specific sites or areas but support a general approach of improving access to the countryside from urban areas.

This option could help to improve access to the countryside across Greater Nottingham but may result in patchy or more limited improvements due to a less targeted approach and would not necessarily help to manage visitor pressure in existing highly visited areas without specified facilities and routeways as a focus for investment and enhancement.

Issue 4

Are there any other issues or options relating to Green Infrastructure and landscape in Greater Nottingham?

3.10 Climate Change

Introduction

3.10.1   This chapter considers the issue of climate change in Greater Nottingham and will look at options for tackling climate change (mitigation) and making new development more resilient to it (adaption). Any potential policy arising from these issues can only apply to new developments as the planning system has no control over existing buildings.

3.10.2   Climate change affects us all, and addressing it is one of the Government's main concerns, and the Planning Act 2008 requires Core Strategies to contribute to climate change policy.

3.10.3   This chapter will consider:

● Whether an approach requiring a percentage of energy in new developments to be derived from renewable or low carbon sources is appropriate (following pioneering work by the London Boroughs of Merton and Croydon, more commonly known as the 'Merton Rule').

● Whether it is appropriate to consider addressing sustainability in building construction and whether the inclusion of a BREEAM (BRE Environmental Assessment Method) ecohomes rating or a star rating from the Code for Sustainable Homes is necessary.

● The need to avoid flood risk and accommodate the impacts of climate change.

The Issues and Options

3.10.4   The main issues and options that the Core Strategy will seek to address are:

> **Issue 1:**
>
> **To what extent should the Core Strategy take account of the need to reduce carbon dioxide (CO_2) emissions in new developments and what approach should be taken towards reducing energy use, reducing emissions and promoting the development of renewable energy?**

3.10.5   Climate change is recognised as being one of the most significant issues for the future of the area cutting across all land use sectors as such many policy options. The UK has a binding target under the Kyoto Protocol to reduce emissions of six greenhouse gases by 12.5% from 1990 levels in the period 2008-2012 and the Government also has an additional goal of reaching zero carbon in new housing developments by 2016. It has set a target of 10% of UK electricity from renewable sources by 2010 and 20% by 2020.

3.10.6   The Regional Spatial Strategy promotes the Government's ambition of zero carbon development. It identifies the need to reduce the causes of climate change and to reduce its impacts. It encourages the development policies to reduce the need for energy and promotes a proportion of energy supply to be derived from decentralised and renewable or low-carbon sources.

3.10.7   To ensure the sustainable future growth of Greater Nottingham, that contributes to the regional and national carbon reduction targets, it will be necessary to ensure new development is both highly efficient and generates as much of its own energy needs as possible. At present renewable energy sources make only a small contribution to the area's energy use. To achieve the renewable energy targets set out in the RSS, more renewable and low carbon energy generation schemes will need to be developed. The scale of the growth needed offers the opportunity for local distribution networks for electricity and heat.

3 . The Issues and Options

Options to address Issue 1:

Please say whether you agree with options 1a, 1b, 1c and 1d

Option 1 a

Require a percentage of energy in new developments to be derived from renewable sources. Do you have any evidence to suggest that these targets are either too high or too low?

This option would seek to reduce annual Carbon Dioxide (CO_2) emissions in new developments, and would ensure that Greater Nottingham is contributing towards the national targets. Work has already been undertaken within Nottinghamshire which would support a percentage reduction of CO_2 in new developments above current building regulations Erewash Borough Council is not included in this work, but are currently working towards a similar approach. The actual amount of carbon to be saved annually through the use of low or zero carbon energy sources could be calculated by applying specific percentages to expected building carbon footprints (see glossary). The Nottinghamshire work is geared to provide different targets for domestic and non-domestic as a twin track approach to the overall percentage target as follows:

		Current - 2010	2010-2013	2013-2016	2016 onward
DOMESTIC	% Low/Zero Carbon Contribution	20%	23.5%	27%	100%
	Benchmark CO_2 emissions to be used in setting target (kgCO_2/m2/year)	36.7	31.2	27	N/A
		Current - 2011	2011-2015	2015-2019	2019 onward
NON-DOMESTIC	% Low/Zero Carbon Contribution	10%	10%	10%	N/A
	2005 static Benchmark CO_2 emissions to be used in setting target (kgCO_2/m2/year)	100t	100t	100t	N/A

Option 1 b

Require new housing developments to comply with a BREEAM (Building Research Establishment Environmental Assessment Method) ecohomes rating or a star rating from the Code for Sustainable Homes as a minimum standard.

This option could only apply to residential development. All Registered Social Housing and housing provided through the Housing and Communities Agency already has to meet Level 3 of the Code for Sustainable Homes. Applying this level to privately developed housing would lead to a reduction in carbon dioxide (CO2) emissions, but this reduction would remain constant and would not make a 'step change' in the percentage of carbon reduction required in line with the national targets. It would be overtaken by building regulations in time.

Option 1 c

Adopt an approach which requires large scale development and/or sustainable urban extensions meet enhanced levels (higher than options 1a and 1b above) of reduction in carbon dioxide (CO_2) emissions.

This option would seek to reduce annual carbon dioxide (CO_2) emissions at greater levels in large scale developments, and would ensure that Greater Nottingham is contributing towards the national targets at a higher level.

Option 1 d

Do not apply any additional reductions in Carbon Dioxide (CO_2) emissions

The Building Regulation and national/regional targets would set the levels of carbon reduction required in new developments.

Issue 2:

What approach should be taken towards ensuring that new developments do not increase the risk of flooding?

3.10.8 The impact of climate change and the extensive flooding which occurred during the summer of 2007 have heightened the importance of flooding as an issue. Greater Nottingham has extensive areas of fluvial flood plains. Flood risk assessments have already been carried out for the study area and, where appropriate, flood risk mitigation measures have been

identified as part of these assessments, including the Left Bank Flood Alleviation Scheme on the River Trent. Minor works are proposed in Gedling and Nottingham City with more substantial works proposed in Broxtowe and Erewash.

3.10.9   In the past new development has often increased flood risk and therefore in the future any new development should help to reduce flood risk, for instance through the use of Sustainable Drainage Systems (SuDS).

Options to address Issue 2:

Please pick either 2a or 2b

Option 2 a

Aim to minimise the risk of flooding by refusing any new development on Flood Risk Zones 2 and 3 unless exceptional circumstances can be justified

This approach would ensure no new development is at risk of flooding or contribute to increased flood risk, however, it could prevent some development within flood risk areas which are required in order to meet wider sustainability objectives, for instance, on previously developed land.

Option 2 b

Allow development on Flood Risk Zones 2 and 3 on previously developed land where it is shown to be adequately defended or the sequential test has been applied

Some development within flood plains may be required in order to meet the regional housing requirement, for instance, on previously developed land in and around the City Centre. In this instance, new developments will need to demonstrate that they have assessed other locations for new development before those which are liable to flood which would ensure that the risk of flooding is not exacerbated to the satisfaction of the Environment Agency. This option would still allow development if acceptable mitigation measures were in place where necessary.

Issue 3:

Are there any other issues or options relating to climate change in Greater Nottingham?

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4 Locally Distinct Issues and Options for Gedling Borough Council

4.1 Introduction

4.1.1 This section outlines for Gedling Borough those issues and options which are of more local importance and are referred to as the part B issues and options. The part A issues and options in Section 4 help to provide the context for the Part B issues and options. In order to aid the consultation process, the numbering system of the individual issues and options from part A is carried forward into Part B.

4.2 Accommodating Growth

4.2.1 Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues identified in Part A

Issue 2

How should future development be distributed around Greater Nottingham?

Please choose either 2c, 2d or 2e

Option 2 c

Should the Core Strategy focus growth for the Urban area on a small number of large sites?

Option 2 d

Should the Core Strategy focus growth for the Urban area on a larger number of smaller sites?

Option 2 e

Should the Core Strategy focus growth for the Urban area on a mixture of large and small sites?

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4 . Locally Distinct Issues and Options for Gedling Borough Council

4.2.2   The Regional Spatial Strategy (RSS) requires Gedling Borough to deliver 400 dwellings per year, 8000 in total for the years 2006-2026. Of these at least 230 dwellings per year (4600 - 57% or the RSS total) must be provided within or adjacent to the Principal Urban Area. This leaves 170 dwellings per year (3600 - 43% of the RSS total) to be provided elsewhere in the Borough. It should be noted that these figures do not take account of what has already been built since 2006.

4.2.3   Focusing growth onto one or two sites allows for a more sustainable planning outcome. Due to the size of the site it generates its own need for facilities such as schools, open space and shops and therefore as part of the development it is required that these new facilities are provided. Also due to the economies of scale it is possible to make the site more ecologically sustainable as the larger sites can justify on site renewable energy generation. However, as demonstrated through the Sustainable Urban Extensions study there is no real choice of sites within Gedling Borough that could provide these benefits and it would also focus the impacts of the development onto one area of Gedling Borough.

4.2.4   Alternatively a number of smaller sites could be developed. This would spread the impact of development and likely produce wider variation in the style of the new dwellings. Due to the size of the sites the developments would require fewer on site facilities but this would place more pressure on existing services and facilities. The number of dwellings that can be accommodated on these sites also needs to be carefully examined. It may be that to meet the housing targets in the RSS that densities need to increase to levels that are not viable or sustainable.

4.2.5   Focusing on a mixture may allow for a larger site to be developed in two phases with the second phase protected as 'Safeguarded Land'. This would stagger the impacts of development in the area of the large site but would not provide certainty over when the second stage will be developed.

Question 2.1

Do you think there are any additional options that should be considered?

Issue 3

Which large urban extensions are the most appropriate?

Option 3 c

Should the Core Strategy identify landscape characteristics that should limit or direct development?

4 . Locally Distinct Issues and Options for Gedling Borough Council

4.2.6   One example of this is the ridgelines that run around the edge of Arnold, effectively providing the north eastern boundary of Greater Nottingham. This forms a natural boundary for Arnold and helps to define it as a community. Developments that breach the ridgelines could become isolated due to the natural topography. Using the ridgelines also stops development becoming to prominent on the skyline. However this could unduly limit growth in certain areas and lead to unsustainable sites being developed due to lack of alternatives.

Issue 5

What role should the rural towns and villages have in accommodating future development?

Please choose either option 5b or 5c.

Option 5 b

Should the Core Strategy focus non-PUA development on villages where there is an opportunity to provide new services and facilities?

Option 5 c

Should the Core Strategy focus non-PUA development on villages where there is a good level of existing services and facilities?

4.2.7   As outlined earlier, the Regional Spatial Strategy requires Gedling Borough to deliver 400 dwellings per year, 8000 in total for the years 2006-2026. Of these a minimum of 230 dwellings per year (4600 - 57% or the RSS total) must be provided within or adjacent to the Principal Urban Area. This leaves 170 dwellings per year (3600 - 43% of the RSS total) to be provided elsewhere in the Borough. It should be noted that these figures do not take account of what has already been built since 2006.

4.2.8   Providing new dwellings in villages that lack services and facilities may lead to the critical mass required to allow new facilities or services to locate in these villages to the benefit of existing and new residents alike. However there may be issues relating to tensions between the new and existing residents if a village is suddenly expanded. Alternatively locating new dwellings in areas well served by facilities and services will make use of these, subject to appropriate contributions to increase capacity where needed. However these villages may have already been the subject of growth in the past and these services may be at or near capacity. It could also lead to the villages without services and villages becoming more unsustainable in the long run.

4 . Locally Distinct Issues and Options for Gedling Borough Council

Question 2.2

Do you think there are any additional options that should be considered?

Question 2.3

Where a Part A issue is not listed here it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

Issues & Options specific to Gedling Borough

Issue 9

How should the Core Strategy approach the requirement for a continuous five year land supply?

Please choose either 9a or 9b

Option 9 a

Should the Core Strategy set the priority for the sequence of new development sites in Gedling Borough?

Option 9 b

Should the market dictate the timing of site development?

4.2.9   The first option would ensure that Gedling Borough maintains a five year land supply in line with the targets set in the RSS. This would also stop any potential oversupply in certain sub-markets and prevent Development Control having to deal with a number of large and complex applications at the same time. However this is a constraint on development and it would be difficult to decide the order sites are developed in. The alternative of letting the market dictate the timing would be simple to administer. The market would naturally avoid oversupply to ensure that new developments remain viable. However there is no guarantee of the market delivering this and may result in an ad hoc approach and would not provide certainty over the development of a range and type of sites required.

Question 2.4

Do you think there are any additional options that should be considered?

Question 2.5

Do you think there are any other issues to be addressed under the theme of 'Accommodating Growth' in Gedling Borough?

4.3 The Nottingham Derby Green Belt

4.3.1   Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

4.3.2   It should be noted that the entire rural area of Gedling Borough is affected by the Green Belt and that there is currently no 'Open Countryside' policy.

Options relating to issues identified in Part A

Question 3.1

Where Part A issues are not listed above it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

Issues and Options specific to Gedling Borough

Issue 5

How should the Core Strategy approach the need for robust and defensible Green Belt Boundaries?

4.3.3   Ensuring that Green Belt boundaries are robust and defensible is important in protecting the Green Belt from inappropriate development. A defensible Green Belt boundary such as a road of property boundary ensures that development does not creep into inappropriate areas.

Option 5 a

Should the Core Strategy update Green Belt Boundaries to take account of the situation on the ground?

4.3.4 This would help to form defensible green belt boundaries by ensuring that the boundary follows a physical feature such as a road or a dwelling boundary. However this could lead to more land being opened up for development for example in back gardens or on the edge of the urban areas and villages.

Question 3.2

Do you think there are any additional options that should be considered?

Question 3.3

Do you think there are any other issues to be addressed under the theme of 'The Nottingham Derby Green Belt' within Gedling Borough?

4.4 The Economy and Employment Land

4.4.1 Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues identified in Part A

Issue 2

How do we consolidate and create a viable role for <u>existing</u> industries and business?

Option 2 d

Should the Core Strategy consolidate employment uses in employment areas or other appropriate locations?

4.4.2   There are likely to be uses that are long established which now cause amenity problems for neighbouring uses. Adopting this approach would allow business to locate on sites that would allow them to expand their operations unrestricted. It would also encourage the redevelopment of these sites . However this approach could cause problems for existing business as relocation can be expensive and suitable sites may not be available.

Question 4.1

Do you think there are any additional options that should be considered?

Issue 3

How should we provide high quality and well located employment-generating development?

Option 3 e

Should the Core Strategy identify a range of sites of differing size and quality?

4.4.3   The Nottingham City Region Employment Land Study (NCRELS) Report makes clear distinctions between the need for land for offices and industry and warehousing. Across the conurbation the NCRELS Report identified a need for more office space but less industry and warehousing.   For Gedling Borough the NCRELS Report did not make specific recommendations as to the amount of floor space required due to the accuracy of these figures at the district level. Adopting this strategy would allow sites to be used for differing purposes based on their characteristics.

Option 3 f

Should the Core Strategy seek to encourage more of the types of business currently found in Gedling Borough? If so how could this be done?

4.4.4   The NCRELS Report identified that on the eastern side of Greater Nottingham businesses tend to be smaller and of lower skill levels. This was due to the distance from the M1 and the reduction in rents that results from this. The means that Gedling provides scope for business start-ups and those who do not need to be located near the strategic road network. This provides both advantages and disadvantages in that business space is available at appropriate rent levels for start-up business but that employment is generally based on jobs with lower skill levels. Providing sites designed for business not found in Gedling Borough may force some established smaller companies out due to higher rents or deny them potential space to expand.

4 . Locally Distinct Issues and Options for Gedling Borough Council

4.4.5 This could include providing space for business that may be relocating from Regeneration Zones within Nottingham City. There are a number of areas around Nottingham City Centre that have been identified as 'Regeneration Zones'. These areas are earmarked for major redevelopment schemes with a combination of public and private money. Business currently located within these areas take advantage of the relatively low rents and good access to the labour pool. The regeneration of these areas will likely provide higher quality developments with higher rents which will result in existing uses needing to relocate. It may be possible for some of these uses to be accommodated within Gedling Borough bringing with them jobs. However it may force business currently located within Gedling to move out and may require suitable new employment sites to be identified.

Option 3 g

Should the Core Strategy seek to encourage more 'knowledge based' business to locate in Gedling Borough? If so how could this be done?

4.4.6 The NCRELS Report identified that Gedling Borough had the lowest level of 'knowledge based' industries such as finance, media, IT and high tech manufacturing in Greater Nottingham. While this means that workers in Gedling will generally have a lower level of skills than other workers, Gedling Borough does provide an important function by achieving a mix of job types within the conurbation as a whole.

Option 3 h

Should the Core Strategy provide for employment sites in association with new residential allocations?

4.4.7 A number of sites have been identified around the Borough that may be suitable for large scale developments. These sites could be suitable for mixed use development with a significant employment element. These would provide flexible opportunities for business in accessible locations. It would also provide jobs in close proximity to housing leading to a reduction in travel to work times. However, the proximity of housing may limit the type of business that locate on these sites due to potential amenity problems for future residents.

Option 3 i

Should the Core Strategy actively encourage Live-Work Units in Gedling Borough? If so how could this be done?

4.4.8 Live-Work Units are dwellings that also act as business space for small companies and are largely the result of the technological advances and the desire for a better work-life balance. They can help achieve a number of sustainability objectives through better use of land and reduced travel time. They can also help save costs as there is no need for two

different units. However, it is difficult to judge the take up of this type of property due to the specific requirements of the potential owner and it could be difficult to draft a policy that supports their development in anything other than general terms. Adopting this strategy could result in providing a certain number of Live-Work Units within the Borough and allowing them in existing areas.

Question 4.2

Do you think there are any additional options that should be considered?

Question 4.3

Where a Part A issues is not listed here it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

Issues & Options Specific to Gedling

4.4.9   It is felt that there are no issues and options that are specific to Gedling Borough that need to be addressed should be considered here.

Question 4.4

Do you think there are any other issues to be addressed under the theme of 'Economyand Employment Land' in Gedling Borough?

4.5 The Role of Nottingham and its City and Town Centres

4.5.1   Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues identified in Part A

Issue 3

What approach should the Core Strategy take to the City Centre's position in retail terms, and towards defining a retail hierarchy for the rest of Greater Nottingham?

4 . Locally Distinct Issues and Options for Gedling Borough Council

Option 3 e

Should the Core Strategy change the designation of any of the identified centres in Gedling Borough?

4.5.2 The status of the various shopping centres in Gedling Borough is important as it sets the baseline for policy decision as to the level and type of facilities that can locate there. In terms of Gedling Borough this could result in the re-grading of Carlton Square, which is currently identified as a District Centre due to the presence of the Tesco superstore, as a Local Centre. It could also mean designating Victoria Retail Park as a town centre allowing a greater range of retail to locate there but this may lead to it acting as a magnet drawing development from Netherfield leading to a decline in the range and quality of retail.

Option 3 f

Should the Core Strategy address centres too small to be included in the Greater Nottingham Retail Study?

4.5.3 Smaller retail centres such as village centres and local parades in the Borough were of insufficient size to be considered by the Greater Nottingham Retail Study.

4.5.4 This could extend the retail hierarchy to acknowledge the importance of village centres and local facilities across Gedling Borough and provide additional protection to essential facilities. It could also lead to an inflexibility in the type of business allowed to locate in them reducing their effectiveness.

Question 5.1

Do you think there are any additional options that should be considered?

Question 5.2

Where Part A issues are not listed above it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

Issues and Options specific to Gedling Borough

Issue 5

What approach should the Core Strategy take to accommodating future needs for retail growth (both comparison and convenience goods)?

4.5.5   The Greater Nottingham Retail Study states that there is a spending capacity for new convenience goods retail floor space in Gedling. The Retail Study concluded that there is capacity for one new food superstore in Gedling Borough together with enhancement of existing centres. If existing centres can not be enhanced to absorb the extra convenience spending then there might be a case for an additional food superstore. The pattern of settlements, centres and out-of-centre stores suggests that a new District Centre should serve the area between Mapperley Plains and Carlton Square. This area appears to be somewhat under served by main food stores. A new District Centre would need to be anchored by a new food superstore (which would also be likely to contain some comparison goods retail floor space) in order to be competitive.

4.5.6   The Greater Nottingham Retail Study states there will be capacity for new comparison goods retail floor space in the future. The Retail Study shows that Gedling will expect slightly increased capacity for more non-central shopping in the Borough and that capacity will start to occur from about 2010/2011. In Gedling Borough the focus should be on accommodating within or on the edge of Arnold Town Centre, Carlton Square or as part of a possible new District Centre in the Borough.

Please choose either 5a or 5b.

Option 5 a

Should future retail growth be accommodated within or on the edge of existing District or Local Centres?

Option 5 b

Should future retail growth be accommodated as part of a new District Centre incorporating a new food superstore?

Question 5.3

Do you think there are any additional options that should be considered?

Question 5.4

Do you think there are any other issues to be addressed under the theme of 'The Role of the City and Town Centres' within Gedling Borough?

4.6 Neighbourhoods & Place Shaping

4.6.1   Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to Issues Identified in Part A

Issue 2

What approach should the Core Strategy take to preserving existing settlement forms where they are already appropriate?

4.6.2   Part A deals generally with this issue. However the use of backland or garden land for new housing development is especially prevalent in Gedling Borough and it is important that the Issues and Options explores the use of garden land and allows all opinions to be heard.

Option 2 b

Should the Core Strategy include a policy that supports the use of backland development in certain areas? If so in which areas should it be supported?

4.6.3   Inclusion of this policy would reduce the need to develop greenfield sites. Backland sites are already within residential areas so generally have good access to services and facilities. However backland development can change the characteristics of areas as a result of over intensive development and is not always appropriate.

Option 2 c

Should the Core Strategy include a policy that restricts the use of backland development in certain areas? If so in which areas should it be restricted?

4.6.4 This policy protects the characteristics of certain areas and maintains a good supply of larger homes suitable for families. It also protects garden land which is an important Green Infrastructure asset. However it increases the pressure to release green field sites, does not reflect the trend towards smaller households and can push up prices excluding many people from the housing market in areas in which they wish to live.

Question 6.1

Do you think there are any additional options that should be considered?

Issue 3

What approach should be taken towards affordable housing provision?

Option 3 d

Should the Core Strategy adopt a flexible approach in regards to what is accepted as contributions for affordable housing?

4.6.5 Currently Gedling Borough Council only accept contributions for Affordable Housing to be made on site. This ensures that truly mixed communities are achieved. However this means that the Borough Council are only able to require affordable housing contributions on a smaller number of sites. By being more flexible in what we accept as contributions towards affordable housing up to date information on the need for affordable housing in certain areas can be taken into account. This approach would likely mean accepting off-site contributions so that affordable housing can be provided elsewhere in the Borough.

Option 3 e

Should all new housing development in the Borough provide affordable housing contributions regardless of size? If not what should that threshold be?

4.6.6 PPS3: Housing [23] sets an indicative minimum threshold of 15 dwellings to trigger the requirement of an affordable housing contribution. This paragraph also allows Local Authorities to set lower thresholds if evidence shows that this is viable and practical. The evidence of the Affordable Housing Viability Study is that in certain housing sub-markets contributions will not adversely affect the viability of schemes.

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23   PPS3 para. 29

4 . Locally Distinct Issues and Options for Gedling Borough Council

4.6.7   The term housing sub-markets refers to areas of housing established by consultants during work on the Affordable Housing Viability Study. Sub-markets are made up of areas where similar dwellings have sold for similar amounts. Due to various factors two similar dwellings could sell for different amounts based on their locations. Adopting an approach based on housing sub-markets will allow the opportunity to increase the provision of affordable housing without adversely affecting the viability of sites.

4.6.8   Different forms of housing could also be required to contribute different levels of affordable housing. For instance sites that are developed by Social Landlords could be exempt from contributions as these are likely to provide sufficient affordable housing while sites of large scale executive housing could all be required to make contributions regardless of the number of dwellings.

4.6.9   Ensuring that all additional dwellings make a contribution to the provision of affordable housing will provide a higher level of affordable housing. A large proportion of recent housing in Gedling has been provided through small sites which have not contributed towards achieving a mixed community. However it may adversely affect the viability of some sites and lead to supply of smaller sites drying up.

Question 6.2

Do you think there are any additional options that should be considered?

Issue 5

How can the Core Strategy help to deliver high quality design in new developments and ensure that new homes are adaptable for all occupants throughout their lives?

Option 5 e

Should the Core Strategy ensure that buildings that are highly visible or open to the public are exemplars of good design and are of architectural merit? If so how should this be achieved?

4.6.10   This option would seek to ensure that opportunities to create landmark or interesting buildings are taken. The East Midlands has been identified as lacking in examples of cutting edge design and this option could help redress the balance.

Option 5 f

Should the Core Strategy focus the provision Lifetime Homes on housing sub-markets with an identified need?

4.6.11   The Lifetime Homes standard aims to ensure that new homes are built in such a way that they are suitable for those with specific needs. This includes people with disabilities, the elderly or those with young children. It could take the form of ensuring that there are no steps to negotiate to enter the property, that the doors are wide enough to allow wheelchairs to enter or that they are easily adaptable to enable people to stay in their own homes for longer.

4.6.12   This option could be in addition to 5d in that it would allow for the needs of specific sub-markets to be addressed by having a higher figure in certain areas. This could either be to focus Lifetimes Homes in areas already popular with families with young children, those with disabilities and the elderly or seek to provide a more even spread by focusing Lifetime Homes in areas of under supply.

Option 5 g

Should the Core Strategy increase the amount of public art in Gedling Borough? If so how could this be achieved?

4.6.13   Like Option 5e above, this would help make distinct places, create talking points and help people get involved in decision making in their areas. There are a variety of different ways this option could be implemented. One way this could be achieved is through requiring development to provide a percentage of the cost of development for public art. This could be used on or off site depending on the type of development. The provision could be used for permanent or temporary installations. Negotiations could be conducted on a case by case basis as to whether to make provision on or off site. Only certain developments could make contributions and a threshold could be set to ensure the viability of schemes is not adversely affected.

Question 6.3

Do you think there are any additional options that should be considered?

Question 6.4

Where a Part A issues is not listed here it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

4 . Locally Distinct Issues and Options for Gedling Borough Council

Issues & Options Specific to Gedling Borough

Issue 7

How can the Core Strategy make efficient use of land while protecting against over intensive forms of development?

4.6.14   There is a drive nationally for higher density development in order to reduce the need to use green field land. However development of too high a density can lead to an unbalanced housing market in terms of the type of dwelling provided and alter the characteristics of the area.

Please choose either 7a, 7b, 7c or 7d.

Option 7 a

Should the Core Strategy set a common density for all new developments across the Borough? What should this density be?

Option 7 b

Should the Core Strategy require different densities for all new developments to reflect the sub-market in which they are located?

Option 7 c

Should the Core Strategy require different densities for all new developments to contrast with the sub-market in which they are located?

Option 7 d

Should the Core Strategy allow a site by site judgement to dictate the density of development?

4.6.15   PPS3: Housing [24] sets an indicative minimum threshold of 30 dwellings per hectare for all new developments. Setting a figure above this will ensure that efficient use is made of housing land. However a balance must be struck between achieving high densities and

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24   PPS3 para. 47

the appropriateness of the development form given the requirement for a balanced housing mix and the need to avoid over intensive development. Setting lower densities would result in a less intensive form of development and lead to larger dwellings. However it would also require more land and lead to pressure to release more green field land.

4.6.16   With regard to Options 7b and 7c, the Core Strategy could include both these options but apply them to different areas. It may be that within the urban area it is appropriate to seek a different type of development which reduces the need to release green field sites but within rural areas the existing form of development is protected to maintain the characteristics of villages.

4.6.17   Option 7d is the most flexible option but would provide no certainty to developers and lead to lengthy negotiations. The lack of certainty for developers is key here as they would not have information to allow them to establish if the site is viable.

Question 6.5

Do you think there are any additional options that should be considered?

Question 6.6

Do you think there are any other issues to be addressed under the theme of 'Neighbourhoods & Place Shaping' within Gedling Borough?

4.7 Transport and Accessibility

4.7.1   Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues identified in Part A

Question 7.1

Where Part A issues are not listed above it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

4 . Locally Distinct Issues and Options for Gedling Borough Council

Issues and Options specific to Gedling Borough

Issue 4

How should the Core Strategy address the accessibility of the District and Local Centres?

Option 4 a

Should the Core Strategy seek to improve transport links to, from and between the District and Local Centres? If so, how could this be achieved?

4.7.2   Better transport links between the District and Local Centres, other centres (including the City Centre) or residential areas may help business access services such as banking and legal services and also improve customer access. However it may also lead to more members of the public going to the City Centre to shop.

Question 7.2

Do you think there are any additional options that should be considered?

Question 7.3

Do you think there are any other issues to be addressed under the theme of 'Transport and Accessibility' within Gedling Borough?

4.8 New Infrastructure to Support Growth

4.8.1   Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues identified in Part A

Question 8.1

Where Part A issues are not listed above it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

Issues and Options specific to Gedling Borough

4.8.2 It is felt that there are no issues and options that are specific to Gedling Borough that need to be addressed here.

Question 8.2

Do you think there are any other issues to be addressed under the theme of 'Prioritising and Funding New Infrastructure' within Gedling Borough?

4.9 Green Infrastructure and Landscape Character

4.9.1 Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues in Part A

Issue 1

We need to protect and enhance Green Infrastructure. In doing so what is the most appropriate way to provide open spaces to meet the recreational, amenity and environmental needs of local people? What should the priorities be?

Option 1 e

Should the Core Strategy adopt different approaches to the provision and/or protection of any of the following:

- Municipal parks and Gardens
- Outdoor sports facilities (inc. school playing fields)
- Amenity green spaces
- Open space provision for children and teenagers
- Allotments, community gardens and urban farms
- River and canal corridors
- Cycle ways and other footpaths/rights of way

4.9.2 Under the Replacement Local Plan 'open space' has a very narrow definition and refers to parks, play areas and other similar facilities. Under a Green Infrastructure approach a wider definition is used allowing greater flexibility in the type of land uses protected from development or provided as part of a new development. Adopting this approach would allow the different needs or requirements within the catchment area to be reflected in planning decisions. However this approach would require a number of different policies covering each

of the types identified above. The alternative would be to protect and provide these types of open space on an equal basis. This would be straightforward in policy terms but be inflexible and not reflect the differing needs or requirements. Under this approach it would be required that a portion of the open space is open to all members of the public and could be applied differently to sites of different size.

Question 9.1

Do you think there are any additional options that should be considered?

Issue 2

How should biodiversity in Greater Nottingham be protected and enhanced?

Option 2 d

Should the Core Strategy adopt different approaches to the provision an/or protection of any of the following:

- Natural and semi-natural urban green spaces
- Agricultural land
- Landscape designations
- Local ecological designations
- River and canal corridors
- Cycle ways and other footpaths/rights of way

4.9.3   This approach would allow the differences in the value of these assets to be reflected in planning decisions. For examples Sites of Importance for Nature Conservation (SINCs) are sites that have been identified by Nottingham Biological and Geological Records Office of as being of ecological value for Nottinghamshire and are protected from development wherever possible. On the other hand some urban green spaces are not protected under the Replacement Local Plan and are of limited ecological value but are vulnerable to development. The alternative approach is to protect and provide these on an equal basis. This would lead to an increase in the provision but could lead to the protection of sites with limited value or sites with a higher value being inappropriately developed.

Question 9.2

Do you think there are any additional options that should be considered?

Question 9.3

Where a Part A issue is not listed here it is our view that no reasonable options exist to address it at the Borough level.

Issues & Options Specific to Gedling

4.9.4   It is felt that there are no issues and options that are specific to Gedling Borough that need to be addressed here.

Question 9.4

Do you think there are any other issues to be addressed under the theme of 'Green Infrastructure' in Gedling Borough?

4.10 Climate Change

4.10.1   Part A of the Issues & Options dealt with strategic issues across the whole of the conurbation of Greater Nottingham. This chapter sets out issues and options in addition to the strategic issues set out out in Part A which have specific relevance for Gedling Borough.

Options relating to issues identified in Part A

Question 10.1

Where Part A issues are not listed above it is our view that no reasonable options exist to address it at the Borough level. Do you agree?

Issues and Options specific to Gedling Borough

4.10.2   It is felt that there are no issues and options that are specific to Gedling Borough that need to be addressed here.

Question 10.2

Do you think there are any other issues to be addressed under the theme of 'Climate Change' within Gedling Borough?

Appendix A Sustainability Appraisal

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Appendix B Glossary

Glossary of Terms and Abbreviations

B.1   Affordable Housing: Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

B.2   Allocation: Land identified as appropriate for a specific land use.

B.3   Ancient Monument: A structure regarded by the Secretary of State for the Environment, Transport and the Regions as being of national importance by virtue of its historic, architectural, traditional or archaeological interest. Scheduled Ancient Monuments are listed in a schedule compiled under the requirements of Section 1 of the Ancient Monuments and Archaeological Areas Act, 1979.

B.4   Annual Monitoring Report (AMR): A report which is produced annually to establish what is happening now and what may happen in the future and compare trends against existing LDF policies to determine if changes need to be made.

B.5   Biodiversity: The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

B.6   BREEAM: An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management.

B.7   Brownfield Land: A general term used to define land which has been previously developed.

B.8   Census of Population: A survey of the entire population of the United Kingdom, undertaken on a ten-yearly basis.

B.9   Civic Space: A subset of open space consisting of urban squares, markets and other paved or hard landscaped areas with a civic function.

B.10   Comparison Goods: A term used in retailing to indicate goods purchased for longer term use and likely to be subject to 'comparison' between suppliers before purchase. For example, clothing, footwear, household goods, books, stationery, chemist goods, photographic goods, jewellery, cycles, pushchairs.

B.11   **Conservation Area:** An area designated by Local Planning Authority under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990, regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

B.12   **Convenience Goods:** A term used in retailing to indicate goods purchased for regular consumption. For example food, groceries, drink, confectionary, tobacco, newspapers.

B.13   **Countryside:** The rural parts of the District lying outside the defined Main Urban Areas and Named Settlements excluding land designated as Green Belt.

B.14   **Density:** The intensity of development in a given area. Usually measured, for housing, in terms of number of dwellings per hectare.

B.15   **Department for Communities and Local Government (CLG):** The Government Department responsible for planning and local government.

B.16   **Development Plan Document (DPD):** A Spatial planning document which is part of the Local Development Framework, subject to extensive consultation and independent examination.

B.17   **Environmental Assets:** Physical features and conditions of notable value occurring within the District.

B.18   **Green Belt:** An area of land surrounding a City having five distinct purposes:

i.   to check the unrestricted sprawl of large built up areas;
ii.   to prevent neighbouring towns from merging into one another;
iii.   to assist in safeguarding the countryside from encroachment;
iv.   to preserve the setting and special character of historic towns,

B.19   and;

v.   to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

B.20   as set out in PPG2 'Green Belts', ODPM, January 1995.

B.21   **Green Infrastructure:** the network of protected sites, green spaces and linkages which provide for multi-functional uses relating to ecological services, quality of life and economic value.

B.22   **Green Space:** A subset of open space, consisting of any vegetated land or structure, water or geological feature within urban areas.

B.23   **Green Wedge:** Strategic corridors in the countryside which are locally designated and which perform a lesser degree of restraint than Green Belts.

B.24   **Ha/ha (Hectare):** An area 10,000 sq. metres or 2.471 acres.

B.25   **Intermediate Affordable Housing:** Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (eg HomeBuy), other low cost homes for sale and intermediate rent.

B.26   Joint Structure Plan (JSP): The Nottinghamshire and Nottingham Joint Structure Plan, establishing the interim strategic policy context for Development Plan Documents. Will be superseded by the next Regional Spatial Strategy.

B.27   Key Diagram: Map, picture, figure or plan which is integral to the importance of the document.

B.28   **Knowledge Economy:** Classification of a particular individual industry, if 25% of its workforce is qualified to graduate standard.

B.29   **Listed Buildings:** A building or structure of special architectural or historic interest included on a list prepared by the Secretary of State for Culture, Media and Sport under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. Consent is normally required for its demolition in whole or part, and for any works of alteration or extension (both internal and external) which would affect its special interest.

B.30   **Local Development Document (LDD):** A Document that forms part of the Local Development Framework and can be either a Development Plan Document or a Supplementary Planning Document.

B.31   **Local Development Framework (LDF):** A portfolio of Local Development Documents which set out the spatial strategy for the development of the District.

B.32   **Local Development Scheme (LDS):** A document setting out the timescales for the production of the Local Development Documents.

B.33   **Local Nature Reserve (LNR):** Established by a Local Authority under the powers of the National Parks and Access to the Countryside Act 1949.

B.34   **Local Plan:** Comprises a Written Statement and a Proposals Map. The Written Statement includes the Authority's detailed policies and proposals for the development and use of land together with reasoned justification for these proposals.

B.35   **Local Strategic Partnership:** An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life.

B.36   **Mature Landscape Areas:** Areas identified by the County Council as being of landscape importance on the basis that they represent those areas least affected by intensive arable production, mineral extraction, commercial forestry, housing, industry, roads etc.

B.37   **Nottingham Express Transit (NET):** The light rail system for Greater Nottingham.

B.38   **Nottingham and Nottinghamshire Joint Structure Plan:** The Joint Structure Plan sets out the strategic land use policies to guide the scale and location of development within Nottingham and Nottinghamshire. The Plan covers the scale and broad location of housing

and employment land, the protection and enhancement of the environment, transport, recreation and tourism, and shopping. This document will eventually be replaced by the RSS (Regional Spatial Strategy).

Open Space: Any unbuilt land within the boundary of a village, town or city which provides, or has the potential to provide, environmental, social and/or economic benefits to communities, whether direct or indirect.

B.39 **Planning and Compulsory Purchase Act 2004:** Government legislation which sets out the changes to the planning system.

B.40 **Planning Policy Guidance/Statement (PPG/PPS):** Published by the Office of the Deputy Prime Minister to provide concise and practical guidance. These are produced for a variety of specific topics and can be found at www.communities.gov.uk.

B.41 **Previously Developed Land:** Land which has in the past been a developed site (see Brownfield land)

B.42 Regional Spatial Strategy (RSS): Strategic planning guidance for the Region that Development Plan Documents have to be in general conformity with.

B.43 **Regional Transport Strategy (RTS):** aims to integrate land-use planning and transport planning to steer new development into more sustainable locations, reduce the need to travel and enable journeys to be made by more sustainable modes of transport.

B.44 **Renewable Energy:** The term 'renewable energy' covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.

B.45 **Robin Hood Line:** The passenger railway line developed to connect Nottingham, Hucknall, Kirkby-in-Ashfield, Mansfield and Worksop.

B.46 **Rural Area:** Those parts of the District identified as Green Belt or Countryside.

B.47 **Saved Policies:** Policies in the current Local Plan which have been safeguarded and then reused in other documents.

B.48 **Section 106 agreement (s106):** Planning obligations (or "section 106 agreements") are an established and valuable mechanism for securing necessary infrastructure arising from a development proposal. They are commonly used to bring development in line with the objectives of sustainable development as outlined through the relevant local, regional and national planning policies.

B.49 **Site of Importance for Nature Conservation (SINC):** Site of local importance for nature conservation or geology identified by the Nottinghamshire Wildlife Audit Steering Group.

B.50   Site of Special Scientific Interest (SSSI): The designation under Section 28 of the Wildlife and Countryside Act, 1981, of an area of land of special interest by reason of its flora, fauna, geological or physiological features.

B.51   Social Rented Housing : Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

B.52   Statement of Community Involvement (SCI): This document informs of how the Council intends to engage the community on all major planning applications and in the preparation of the new Local Development Framework an important planning document that replaces the current Local Plan Review.

B.53   Supplementary Planning Document (SPD): Provide supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

B.54   Sustainability Appraisal (SA): Examines the social, environmental and economic effects of strategies and policies in a Local Development Document from the outset of preparation.

B.55   Sustainable Communities: Places in which people want to live, now and in the future. They embody the principles of sustainable development at the local level. This means they improve quality of life for all whilst safeguarding the environment for future generations. (Source DCLG)

B.56   Sustainable Community Strategy: A joint plan agreed by the Local Strategic Partnerships to enhance the economic, social and environmental wellbeing of each District/Borough.

B.57   Sustainable Development: A guiding principle for all activities in their relationship with the environment. One of the most popular definitions is that "sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs". (Source: DCLG)

B.58   White Land: Land outside of Main Urban Areas and Named Settlements specifically excluded from Green Belt but safeguarded from development.

B.59   Waste Local Plan: Prepared by the County Council acting as the Authority responsible for waste related issues including disposal, treatment, transfer and recycling within the County.

B.60   Worklessness: Refers to people who are unemployed or economically inactive, and who are in receipt of working age benefits.' (Social Exclusion Unit, 2004).