



Report to Cabinet

Subject: Greater Nottingham Aligned Core Strategy Option for Consultation

Date: 14th January 2010

Author: Planning Policy Manager on behalf of Head of Strategy and Performance and Head of Planning and Environment

Purpose of Report

- 1 To seek Cabinet approval for the Greater Nottingham Aligned Core Strategy Option for Consultation paper for the purposes of an eight week public consultation exercise.

Background

- 2 The Borough Council in conjunction with the councils of Ashfield, Broxtowe, Erewash, 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 the city and district local authorities, with the exception of Ashfield, where only the Hucknall part is included.
- 3 The first stage in preparing this strategy was the Issues and Options consultation. The councils identified the key issues facing the area and the main options open for addressing those issues. During June and July 2009, the authorities undertook wide ranging public and stakeholder consultation on this report and a summary of the consultation undertaken by Gedling Borough is available on the Borough Council's website. The document is entitled "Greater Nottingham Aligned Core Strategy Issues and Options June 2009 Report of Consultation" and includes a summary of the comments made on section 3 of the Issues and Options document. In addition, the second part of this document includes the responses on the locally distinct issues and options for Gedling Borough Council.

- 4 As members will be aware, the Borough Council had previously consulted on Issues and Options and also the following Preferred Options stage, though that draft document was subsequently withdrawn. Comments made to these earlier consultations have also been taken into account.
- 5 The Aligned Core Strategy must also take into account the Government's East Midlands Regional Plan which was published in March 2009 which 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.

Option for Consultation

- 6 The councils have considered the consultation responses, government guidance and have developed an extensive technical evidence base (including for example flood risk and housing need studies) to draw up more detailed strategic options for public consultation.
- 7 Alignment of the Core Strategy has also been guided by the Joint Planning Advisory Board, with member representation from all of the councils' planning/regeneration Portfolio holders. Policies contained within the Option for Consultation were endorsed for consultation by the Joint Planning Advisory Board on 16th December 2009. In addition, Gedling Borough Council members have also been consulted on the policies within the document through the Local Development Framework steering group meetings in November and December 2009. Conclusions from these discussions have also been incorporated within the document where considered appropriate.
- 8 The Greater Nottingham Aligned Core Strategy Option for Consultation report is an informal, non binding stage and consists of three elements:-
 - A *Vision* setting out how the area and the places within it should develop;
 - A series of *Strategic Objectives* for the area focusing on how to deliver the vision; and
 - A *Delivery Strategy* for achieving the objectives, including policies setting out how much development is intended to happen where, when and by what means. This section also includes under each policy a brief summary of the main points arising from the Issues and Options consultation and a short section setting out the key elements of the evidence base backing up the approach, the findings of the Sustainability Appraisal and why other options have not been selected.
- 9 A separate section on locally distinct issues for Gedling Borough has not been included for this stage of the consultation as it is viewed that the issues and options considered at the first round of consultation have all been adequately covered by the Options for Consultation report. Appendix 1 attached to this report demonstrates how the locally specific issues have now been addressed in the Option for Consultation document.

- 10 A copy of the Greater Nottingham Aligned Core Strategy Option for Consultation Report can be viewed in Appendix 2. It should be noted that this document may be subject to minor editing and presentation changes prior to publishing for consultation. The final document for consultation will be available on line and from the deposit points from the start of the consultation period at the end of January.
- 11 The Sustainability Appraisal of the relevant issues from the Issues and Options report will also be published alongside the draft Aligned Core Strategy. The Sustainability Appraisal of the relevant issues has been used to inform the preparation of the Delivery Strategy policies. Following consultation and comment, the policies will be revised and a full Sustainability Appraisal of them will take place prior to publishing the plan for formal comment in September 2010. A copy of the Sustainability Appraisal is available in the Members room or on request to the Planning Policy section. The Sustainability Appraisal will also be available on line and from the deposit points from the start of the consultation period at the end of January.
- 12 The *Delivery Strategy* is broken down into four themes:

Theme 1: Sustainable Growth

Policies under this theme are aimed at maximising the benefits of growth and ensuring it is accommodated in the most sustainable way possible. It includes:- the approach to Climate Change; how development will achieve the sustainability aims; the location of new development in terms of interdependent and complementary settlements; the approach to employment opportunities; the network of town centres and how this will change; the future of the city centre and regeneration priorities.

Policy 2 The Spatial Strategy is the key policy under this theme which basically summarises the strategy and explains the housing requirements from the Regional Plan. Sites named for development in Gedling Borough include:-

- Gedling Colliery/Chase Farm (1120 homes) – an existing Replacement Local Plan (2005) allocation in the Principal Urban Area;
- North of Papplewick Lane (600 homes) – identified as safeguarded land in Replacement Local Plan (2005); and
- Top Wighay Farm (500 homes) – an existing Replacement Local Plan (2005) allocation adjoining the Sub Regional Centre of Hucknall.

The villages of Bestwood, Calverton and Ravenshead have also been named as settlements capable of accommodating growth but any development will need to be determined through Site Specific Development Plan Documents which will be subject to extensive consultation.

Theme 2: Places for People

Policies under this theme are aimed at “place making”, ensuring the communities planned for are places where people want to live. It includes:- housing mix (size, type, tenure); affordable housing; housing for particular groups; ensuring top quality design; local services infrastructure; health issues

and wellbeing; culture and sport; transport priorities policy and managing travel demand.

Theme 3: Our Environment

This theme is aimed at ensuring the ongoing improvement of our environment, especially the improvements that come from new development. It includes:- Green Infrastructure; open space; biodiversity and landscape character.

Theme 4: Making it Happen

This theme is included to ensure the aspirations of the Aligned Core Strategy can be delivered. At present it is relatively undeveloped since the locational decisions for major developments are only now emerging. These will be worked up for the next draft of the Core Strategy and will set out key infrastructure priorities, how and when they will be delivered and how they will be funded. This will also include the use of section 106 monies and any Community Infrastructure Levy.

Next Steps

- 13 Following approval by all the councils, the aligned Option for Consultation will be published for widespread consultation and engagement commencing for an eight week period on 29th January 2010. This is a crucial stage of the Aligned Core Strategy preparation as it will help to determine the final shape of the Core Strategy and gives the public and stakeholders a chance to comment on the content of the strategy prior to the publication of a full plan. Once views have been received, these will be built into a report setting out the Proposed Submission draft for representation on which further representations can be made. The aligned Core Strategy will then be submitted to the Secretary of State who will organise a Hearing. The Inspector will then draft a binding report on the councils. A summary of the proposed timetable is set out below:-

| | |
|----------------|---|
| January 2010 | Option for Consultation |
| September 2010 | 'Proposed Submission' draft for representations |
| January 2011 | Submission of Aligned Core Strategy to Secretary of State |
| March 2011 | Pre Hearing Meeting |
| April 2011 | Hearing Sessions |
| October 2011 | Inspector's Report received |
| December 2011 | Aligned Core Strategy adopted |
| March 2012 | Publication of Aligned Core Strategy |

Recommendations

- 14 That Cabinet resolves to endorse for consultation the Greater Nottingham Aligned Core Strategy Option for Consultation report over an eight week period commencing at the end of January 2010, as the basis for the continued development of the Local Development Framework Core Strategy for Gedling Borough.