

Report to Cabinet

Subject: Adoption of the Gedling Borough Aligned Core Strategy

Date: 28th August 2014

Author: Planning Policy Manager

Wards Affected

All

Purpose

To request that Council adopt the Gedling Borough Aligned Core Strategy and the amended Policies Map as the statutory development plan for the borough, as supported by the findings of the independent examination into the submission version of the Aligned Core Strategy.

Key Decision

Yes.

Background

1. Gedling Borough Council along with Broxtowe Borough Council and Nottingham City Council have been jointly preparing Aligned Core Strategies which cover their combined administrative areas and which set out a spatial strategy and key planning policies for development. The Aligned Core Strategies set out, along with other matters, the Councils' vision, strategic objectives, delivery strategy and spatial policies for future development. The document covers the period up to 2028.
2. The Aligned Core Strategies set out the broad policy direction and allocate strategic sites for development. It is not the purpose of the document to identify non-strategic sites for development. For Gedling Borough, this will be the purpose of the emerging Local Planning Document.
3. The first public stage in preparing the Aligned Core Strategies was the Issues and Options consultation, which took place in the summer of 2009. This was followed by the Option for Consultation in February 2010 and later consultation in the summer of 2011 on a Housing Provision Position Paper, Policy 1: Climate Change, and Locally Distinct Housing Issues. Consultation on the Publication Version took place in the summer of 2012. Responses to these earlier consultations have helped to shape the current version of the Aligned Core Strategies. Gedling Borough Council approved the submission version of its Aligned Core Strategy on 13th February 2013 for submission to the Secretary of State.

Proposal

4. The submission of the Aligned Core Strategies to the Secretary of State comprised the start of the examination process by the appointed Planning Inspector. This examination included two weeks of hearing sessions during October and November 2013. Following these sessions, the Inspector requested that the Council give further consideration to the distribution of housing around the Borough and proposed changes were put forward by the Borough Council in December 2013. In light of this (and other) additional information, a further series of hearing sessions took place in February 2014.
5. Since the start of the examination process, a number of modifications have been made to the Aligned Core Strategies to respond to comments received, issues raised by the Inspector and to ensure that the Aligned Core Strategies are both sound and legally compliant. Consultation took place on the Main Modifications between 17th March 2014 and 30th April 2014 and the responses received were forwarded to the Inspector. There was no requirement for the Council to provide comments on or respond to the responses received.
6. The Inspector issued her report on 24th July 2014 and it is attached as **Appendix A**. The report concludes that, subject to the Main Modifications previously consulted on, the Aligned Core Strategies meet the criteria for soundness in the National Planning Policy Framework and are fit for adoption by Gedling Borough Council (and also by Broxtowe Borough Council and Nottingham City Council).
7. Thirty five modifications have been made to the submission version of the Aligned Core Strategies in accordance with the Inspector's report. The modifications are attached as **Appendix B**. Most of these are minor changes of wording, however significant changes which affect Gedling Borough Council include:
 - ☐ a new Policy A to confirm the presumption in favour of sustainable development;
 - ☐ a modification to Policy 1: Climate Change to clarify what is expected from developers to move towards a low carbon future, and to provide reassurance that the viability and feasibility of so doing will be taken into consideration when development is proposed;
 - ☐ a modification to Policy 2: Spatial Strategy and its supporting text so that the housing delivery figures reflect the most up-to-date housing trajectory to meet the objectively assessed housing need for the Area and are not presented as phased stages which will constrain the provision of new housing, and so that the calculation of 5 year land supply is explained in accordance with the NPPF;
 - ☐ as proposed by the Councils, Teal Close Netherfield should provide 830 homes and the Gedling Colliery/Chase Farm site at least 600 homes. The numbers of new homes planned in or adjoining named key settlement should be modified so that the strategy of urban concentration in or

adjoining the main built up area of Nottingham and regeneration is given due emphasis. The proposed modification to reduce the number of new homes at Bestwood should not be made.

- ☐ a modification to Policy 2: Spatial Strategy and its supporting text to indicate that measures will be taken to review the ACS if new Government household projections show that they no longer reflect the objective assessment of housing need. Add a new Section 20 to strengthen monitoring arrangements.
 - ☐ a modification to Policy 3: The Green Belt to ensure that a sequential approach is followed when Green Belt boundaries are reviewed in the Part 2 Local Plans and sites for development selected, giving maximum protection to Green Belt land.
 - ☐ a modification to Policy 7: Regeneration to assert that a proactive approach will be taken to encourage the regeneration of previously developed land including the use of Compulsory Purchase powers for land assembly.
8. The final version of Gedling Borough's Aligned Core Strategy (incorporating the above changes) is attached as **Appendix C**. Minor changes will need to be made to the document so that it is provided in a format that can be formally published, although these changes will not affect the content of the document and will be presentational only. The document will be referred to in the future as the Gedling Borough Aligned Core Strategy (GBACS).
 9. The Aligned Core Strategy policies supersede a number of the saved Adopted Local Plan policies which consequently should be deleted. Appendix E of the Aligned Core Strategy lists out the Adopted Local Plan policies and identifies:-
 - which of the policies were not saved as a result of the Direction from the Secretary of State (under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004) issued in July 2008; and
 - which of the policies are now deleted by the adoption of the Aligned Core Strategy.
 10. The remainder of the Adopted Local Plan policies will be deleted following adoption of the Local Planning Document, which is anticipated at the end of 2015. The Local Planning Document will provide more detailed policies and deal with those issues not considered to be 'strategic'.
 11. In accordance with regulation 22(1)(b) of the Town and Country Planning (Local Development) (England) Regulations 2012, **Appendix D** outlines what amendments are required to be made to the proposals map (now renamed the policies map) if the Aligned Core Strategy is adopted. This includes the deletion of several Local Plan Saved Policies (as explained in paragraph 9 above) and the addition of site specific proposals (primarily the strategic allocations at Top Wighay Farm, North of Papplewick Lane and Teal Close). These changes will be shown as amendments to the existing Local Plan Proposals Map. However,

a full refresh of the map will be made following adoption of the Local Planning Document, which will result in a significant number of site specific changes.

Alternative Options

12. The other alternative option is *not* to approve the adoption of the Aligned Core Strategy and amended Policies Map. This option would leave the Borough Council without up-to-date strategic planning policy. This would result in there being a policy vacuum as the adopted Local Plan policies become increasingly out of date. In this case, the policy of the National Planning Policy Framework that permission should be granted if relevant policies are out-of-date would apply. In addition, there would also be no improvement in the Council's Five Year Land Supply as additional sites would not be allocated for housing development to meet the Council's objectively assessed housing need as set out in the Aligned Core Strategy. Without the Aligned Core Strategy in place the Borough Council would be unable to provide certainty for investors, co-ordinate the delivery of infrastructure, or seek funding to support infrastructure and growth. This would harm the Borough Council's ability to deliver on its strategic objectives by delaying the delivery of new homes, holding back economic growth, and stalling regeneration.

Financial Implications

13. The cost of publishing the Adopted Aligned Core Strategy and Policies Map in paper and electronic form is contained within the existing Planning Policy budget.

Appendices

Appendix A – Inspector's Report dated 24th July 2014

Appendix B – Appendix to Inspector's report - Schedule of Main Modifications

Appendix C – Aligned Core Strategy (final version)

Appendix D - Amendments to the Policies Map

Background Papers

None

Recommendation

That Cabinet:

- a) considers and agrees that the Gedling Borough Aligned Core Strategy, as attached at **Appendix C** (and including Appendix E of the Aligned Core

Strategy which confirms which of the Gedling Borough Replacement Local Plan policies would be deleted) is submitted to Full Council for adoption.

- b) considers and agrees that the changes to the Policies Map as set out in **Appendix D**, as a consequence of the deletion of saved policies and the adoption of new Core Strategy policies, under (a) above are submitted to Full Council for adoption.
- c) recommends to Council that it delegates authority to the Corporate Director and the Chairman of Planning Committee to make any minor changes (e.g. typing errors, formatting and images) necessary prior to publication (such changes will not alter the content of Appendix C); and
- d) notes that the adopted documents and an adoption statement will be published in accordance with Regulations 26 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Reasons for Recommendations

The production of the Gedling Borough Aligned Core Strategy is a statutory requirement for the Borough Council. It is a key strategic document that will set long-term planning policy and assist the delivery of the authority's pro-growth agenda.