



Nottingham
City Council

Nottingham City Council Local Plan Part 2: Land and Planning Policies Document Publication Version Response Form

Ref:

For official
use only

You are advised to read the [guidance note](#) before completing this form, but if you have any questions, please call 0115 876 4594. For the [online](#) form if your response to any question is longer than 10,000 characters or contains maps/diagrams you can either upload your response using the [online](#) form or send it via [email](#).

Please return this response form to localplan@nottinghamcity.gov.uk or Nottingham City Council, LH BOX 52, Planning Policy Team, Loxley House, Station Street, Nottingham, NG2 3NG.

Your response will be regarded as a formal response on the Local Plan Part 2: Land and Planning Policy Document.

Responses must be received by 5.00pm Friday 11 March 2016.

Part A – Contact Details and Future Notifications

Q1 Are you responding as?	<input type="radio"/> Individual <input type="radio"/> Landowner/Developer <input type="radio"/> Organisation <input type="radio"/> Other _____
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Q2 If you have commented before on the Local Plan and have your consultee ID number (this will have been provided on your consultation letter) please provide it.	<input type="radio"/> ID No. _N/A_____
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	Q3 Your Details	Q4 Agent's Details (if relevant)
Title		Mr
First Name		Mark
Last Name		Jackson
Job Title (if relevant)		
Organisation (if relevant)	EON UK Plc	Cushman & Wakefield
Address Line 1		1 Colmore Square
Address Line 2		Birmingham
Address Line 3		
Address Line 4		
Address Line 5		
Post Code		B4 6AJ
Telephone Number		
E-mail Address		

Q5 Do you wish to be notified of any of the following?

(please tick yes or no for each question)

**Submission of the Local Plan Part 2 for Examination?
Publication of the Recommendations of the Inspector?
Adoption of the Local Plan Part 2?**

- | | |
|---------------------------|-------------------------------------|
| <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| <input type="radio"/> Yes | <input checked="" type="radio"/> No |

Part B – Your Response

If you wish to make more than one response you will need to fill out another form for each response.

Q6 What does your response relate to? (please select one only from a-e below).

a) Does your response relate to a site (whether included or not included within the Plan)? (if yes, please specify the site and move to **Q9**)

Which site? (please provide details of the site including ref number and site name. If your comments relate to a site not included in the Plan please provide details so that the site can easily be identified).

- | |
|--|
| <input type="radio"/> Yes |
| <input checked="" type="radio"/> No |
| <input type="radio"/> Site included within the Plan
(please give details)
Site Ref: ___PA61
Site Name: __Royal Quarter – Burton Street_____ |
| <input type="radio"/> Site not included in the Plan
(please give details)
Site Name and address:
_____N/A_____ |

b) Does your response relate to a Policy? (if yes, please give the Policy, give details then move to **Q9**)

Which Policy? (please provide the Policy reference)

Does your response relate to the Policy text or justification text?

Which part of the text? (please provide the related Policy criteria or paragraph number)

c) Does your response relate to another part of the document? (if yes, please state which section then move to **Q9**)

- | |
|--|
| <input checked="" type="radio"/> Yes |
| <input type="radio"/> No |
| Policy
___N/A_____ |
| <input checked="" type="radio"/> Policy text |
| <input type="radio"/> Justification text |
| ___N/A_____ |
| <input type="radio"/> Yes |
| <input checked="" type="radio"/> No |

Which part?

- | |
|---|
| <input type="radio"/> Policies Map |
| <input checked="" type="radio"/> Section 1: Introduction |
| <input checked="" type="radio"/> Section 2: Background |
| <input checked="" type="radio"/> Appendix 1: Parking Guidance |
| <input checked="" type="radio"/> Appendix 2: Schedule of Proposed Transport Network Schemes |
| <input checked="" type="radio"/> Appendix 3: Housing Delivery |
| <input checked="" type="radio"/> Appendix 4: Employment Delivery |
| <input checked="" type="radio"/> Appendix 5: Retail Delivery |
| <input checked="" type="radio"/> Appendix 6: Methodology for Significant HMOs Concentration |
| <input type="radio"/> Appendix 7: Schedule of Caves |

d) Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q9**)

- Yes
 No

Which document?

- Sustainability Appraisal
- Equalities Impact Assessment
- Preferred Option Report of Consultation
- Employment Background Paper
- Retail Background Paper
- Green Belt Background Paper
- Climate Change Background Paper
- Site Assessment Background Paper
- Minerals Background Paper
- Sustainable, Inclusive and Mixed Communities Background Paper
- Transport Background Paper
- Infrastructure Delivery Plan

e) Does your response relate to another item not listed?
 (please specify then move to **Q9** where you can provide more details)

- Yes (please give details)

Q7 and **Q8** are required by Planning Regulations. Please refer to the [guidance note](#) for more information

Q9 Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no)

- Yes
 No

Q10 Do you consider the Part 2 Local Plan to be 'sound'? (please tick yes or no)

- Yes
 No

If you consider that the Plan is unsound, explain why (please select all that apply and explain in the box to **Q11**)

a) Do you consider the Plan is unsound because it is **not 'positively prepared'**?

- Yes
 No

b) Do you consider the Plan is unsound because it is **not 'justified'**?

- Yes
 No

c) Do you consider the Plan is unsound because it is **not 'effective'**?

- Yes
 No

d) Do you consider the Plan is unsound because it is **not 'consistent with national Policy'**?

- Yes
 No

Q11 Please explain why you 'support' or 'do not support' the Local Plan Part 2 (ie why you think the Plan is/is not legally compliant/sound). Try and be as precise as possible.

4150

EON UK broadly supports the Local Plan Part 2 and this extends to broad support for Site Allocation PA61 – Burton Street, Guildhall, Police Station and Fire Station – which identifies the suitable uses to include:

Hotel (Class C1)
Offices (Class B1a)
Non-residential institution (Class D1)
Leisure (Class D2)
Residential (Class C3)
Ancillary A Class uses (Class A1/2/3/4)

However, EON does not consider the Site Allocation and supporting text provides sufficient effective guidance (shown in the development principles) in relation to the redevelopment/re-use of this prominent city centre development block. Specifically my client's concerns relate to the absence of guidance in relation to the amenity of the adjoining buildings to the site allocation. Without specific parameters being explained clearly my client considers the site allocation to not be effective in that it may unnecessarily constrain or delay development of this city centre block due to providing a lack of clear development parameters.

(please continue on a separate sheet if necessary)

Q12 Please set out what change(s) you consider necessary to make the Plan legally compliant or sound, having regard to the reasons you identified in **Q11**. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

EON recommend the following text (shown underlined set within the submitted text) is added to the development principles text contained on page 236:

Development principles:

This is an important and prominent site and development should incorporate high quality building design, public realm and environmental improvements. Development should preserve or enhance the significance of heritage assets including the Guildhall (a Grade II listed building to be retained), other nearby Listed Buildings and the adjacent Arboretum Conservation Area. The suitability of new uses will need careful consideration to ensure that the sensitive reuse of heritage assets can be achieved. Within an archaeological constraints area and an area where caves are known to be present. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. There is immediate potential for low carbon energy via the District Heating System. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required. Development must have regard to the amenity of occupiers of adjoining properties throughout the construction process, specifically in relation to noise, dust, air quality and vehicular access in order that the adjoining properties continue to meet occupiers residential/operational

requirements. EON UK occupies the adjoining building, Trinity House, from which over 900 people work. The building is in operation 24 hours and requires unencumbered vehicular access. Development proposals will be required to demonstrate that the proposed uses and the construction process will not adversely impact the amenity of adjoining uses in relation to noise, dust, air quality and vehicular access prior to commencement of development.

(please continue on a separate sheet if necessary)

Please note your response should cover succinctly all the information, evidence and supporting information necessary to support/justify the response and the suggested change, as there will not normally be a subsequent opportunity to make further responses. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.

Q13 If your response is seeking a change, do you consider it necessary to participate at the examination in person?

- Yes, I wish to participate in person at the examination
- No, I do not wish to participate in person at the examination

Q14 If you wish to participate in person at the examination, please outline why you consider this to be necessary.

It is necessary to participate in person at the examination as the concerns expressed by EON are of a technical nature and it would be beneficial to the Inspector for these matters to be explained and discussed in an examination forum if the matters cannot be resolved through this consultation.

(please continue on a separate sheet if necessary)

Please note the Inspector will determine who participates at the Examination and the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the examination.

Responses must be received by 5.00pm Friday 11 March 2016.

Thank you for taking the time to have your say on the Nottingham City Council Local Plan Part 2: Land and Planning Policy Document. For further information about this consultation and / or the Local Plan document please contact: Local Plans team on 0115 876 4594 or email localplan@nottinghamcity.gov.uk

Data Protection - The response(s) you submit on the Local Plan Part 2 will be used in the plan making process and may be in use for the lifetime of the Local Plan in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that responses cannot be treated as confidential and will be made available for public inspection. All responses can be viewed at the Council offices. If you provide your email address this will be the method of communication used in the future by default unless you advise us otherwise.