

This matter is being dealt with by:

**Nina Wilson**

Reference: n/a

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Dawn Alvey

Sent via email to: localplan@nottinghamcity.gov.uk

24<sup>th</sup> February 2016

Dear Dawn

### **Consultation on the Nottingham City Local Plan Part 2: Land and Planning Policies - Publication**

Thank you for your email dated 28<sup>th</sup> January 2016 requesting strategic planning observations on the above application. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make.

#### *Minerals*

The Nottingham Aligned Core Strategy states that minerals matters will be dealt with in Part 2 and that the following matters will be covered (paragraphs 1.3.11-12):

- The designation of Minerals Safeguarding Areas – to be defined on the policies map and relevant supporting policies will set out the Mineral Consultation Areas based upon these
- Prior extraction
- Applications for new minerals workings
- Reclamation
- Former mining hazards

It also states that all site allocations in Part 2 (included the strategic sites identified in the Core Strategy) will take account of the above considerations.

The Part 2 document includes a section titled 'Minerals' and includes three Policies (MI1-3) on Minerals Safeguarding Areas, Restoration, After-use and Aftercare and Hydrocarbons. This is supported by Figure 3 which maps the Minerals Safeguarding Area. Policy IN2L Land Contamination, Instability and Pollution addresses former mining hazards. The County Council considers that these elements combined cover all of the points listed above.

The County Council have a number of comments to make in relation to the various sections: Policy MI1: Mineral Safeguarding Areas,

- Paragraph 5.59 makes reference to a Figure 5 that details various mineral resources, but there is no Figure 5 within the Part 2 document. It is assumed that this should be Map 7 from the background paper. The County Council consider that it would be very useful for this map to be included within the Part 2 document as it provides the details that applicants will need in demonstrating whether the economic value of the resource in line with Policy MI1. Restoration, After-use and Aftercare

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- The County Council is unsure of the rationale behind point 5 of the policy only applying to agricultural after-use; management of soils and drainage, access, hedges and fences are applicable to after-uses wider than agriculture. Hydrocarbon

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- The County Council is unsure why point 6 of the policy is contained under the heading of 'restoration' as it is not applicable to this stage of the process.

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Aside from the points raised above, the County Council supports the approach to minerals planning taken within the Part 2 Plan; it is considered to complement the Nottinghamshire Minerals Local Plan (Submission Draft, February 2016).

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The discussion regarding Barton-in-Fabis in the Background Paper is noted and the County Council is in agreement with the approach proposed given its consistency with the Mineral Local Plan Submission Draft.

#### Waste

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The Nottinghamshire and Nottingham Waste Core Strategy encourages best practice in the management of waste management for all development in accordance with national policy set out in the National Planning Policy for Waste (paragraph 8) which sets out waste considerations for local planning authorities when planning applications for determining non-waste development. As set out in Policy WCS2 of the Waste Core Strategy, development should be 'designed, constructed and implemented to minimise the creation of waste, maximise the use of recycled materials and assist the collection, separation, sorting, recycling and recovery of waste arising from the development.' It is noted that Policy 1 of the adopted Nottingham Aligned Core Strategy makes reference to the minimisation of waste, however, further consideration in the detailed development management policies in this Part 2 document may also be beneficial.

Yours sincerely

Nina Wilson  
Principal Planning Officer  
Nottinghamshire County Council

*This document is unsigned as it is electronically forwarded. If you require a signed copy, then please contact the sender.*

# Memo

From: Nancy Ashbridge, Landscape & Reclamation, Highways, Trent Bridge House

To: Nina Wilson, Planning Policy, County Hall

Date: 24<sup>th</sup> February 2016

Your ref:

Our ref: G402 (City)

Tel: [REDACTED]

Email: [REDACTED]

## **Nottingham City Local Plan Part 2 Consultation: The Land and Planning Policies Development Plan Document (LAPP)**

Thank you for consulting the Landscape and Reclamation Team regarding the above document. We recommend the following amendments:-

4849 Policy SH4 (Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations) – should include the following consideration: - j) whether the proposed development would have significant landscape and visual impacts.

4850 Policy RE6 (Regeneration of Boots site) – h) qualitative improvements to on site open space provision – add “and links to existing open space/green infrastructure”

4851 Policy RE7 (Regeneration of Stanton Tip) – i) creation of new green space within the development – add “and links to existing open space/green infrastructure”

4852 Policy DE1 (Building Design and Use) - paragraph 4.75 (justification for the policy) states that the development of some edge of urban sites could impact on the wider landscape and that where this is the case, the design and layout should have regard to the Greater Nottingham Landscape Character Assessment. This needs to be more specific – see below comments on Policy DE2.

4853 Policy DE2 (Context and Place Making) – paragraph 4.84 states that this policy seeks to implement Core Strategy: Policy 10 (Design and Enhancing Local Identity). Policy 10 of the Core Strategy (Part 1) refers to the Greater Nottingham Landscape Assessment and in paragraph 3.16.8 states that the criteria to assess the impact of development proposals on the landscape will be included in Part 2 Local Plans. This is not the case however.

We suggest that the following points are added to Policy DE2 – Development proposals will be expected to:-

- 4854
- “provide new green space, enhance existing and provide links to adjacent green space/GI corridors”.

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● “ensure that where new development is on the urban edge, proposals should take account of the recommended actions for the relevant policy zone within the Greater Nottingham Landscape Character Assessment (2009)”

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● “provide a landscape and visual impact assessment, of an appropriate level to the proposed development, which will inform mitigation required to reduce those impacts”.

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Policy TR3 (Cycling) - paragraph 4.215 could be added “the Council will work with partners (eg. Sustrans/Nottinghamshire County Council) to provide continuity across boundaries and safeguard the potential of future routes against piecemeal development.

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Policy M12 (Minerals – Restoration, After-use and After-care) - paragraph 5.69 – the following could be added - “Recommended landscape actions for the relevant policy zone should be implemented where appropriate. Native species should be used in restoration as recommended in the species list for that character area”.

If you have any queries regarding the above please do not hesitate to contact me.

For more information please contact: Nancy Ashbridge

**Response received for Horizon Factory Consultation**

This matter is being dealt with by:

**Eilidh McCallum**

Reference: N'ham LP Thane Road, Horizon

[REDACTED]  
[REDACTED]  
[REDACTED]



Dawn Alvey  
Nottingham City Council  
Via email to [REDACTED]

25 October 2016

Dear Dawn

**Nottingham Land and Planning Policies Document – Local Plan Part 2 Publication Version.  
Proposed Site Allocation PA86 – Thane Road, Horizon Factory for Employment use (B1, B2,  
B8)**

Thank you for your letter dated 28 September regarding the above consultation. I have consulted with my colleagues across relevant divisions of the County Council and have the following comments to make. These comments have been agreed with the Chairman of Environment and Sustainability Committee.

**5083** Ecology  
The County Council has no comment to make in relation to nature conservation.

**5084** Strategic Highways  
The proposed allocation details show that part of the site frontage will be reserved for the Southern Bus Corridor improvements. It should also be noted that this is a like for like replacement of employment land previously used by Imperial Tobacco and accordingly should generate similar amounts of traffic. The adjoining junction of Thane Road and A52 is currently being considered for improvement by Highways England (HE) who are investigating options. The likely traffic generation will need to be factored in to HE's assessment. The County Council have informed the HE design team accordingly. In view of the aforementioned, the County Council can advise that they have no strategic transport planning observations to make.

It should be noted that all comments contained above could be subject to change. These comments are based on the information supplied and are without prejudice to any comments the County Council may make on any future planning applications submitted for this site.

**5085** Landscape and Visual Impact  
The site lies within the urban area of Nottingham, just to the north of the Trent Valley character area as designated in the Greater Nottingham Landscape Character Assessment (2009). As stated in the appraisal, there are long distance views of the site from the south. There is an opportunity to reduce the visual impact of any new development with more sensitive design and by keeping the building set back from Thane Road. More substantial tree planting would also help to reduce the visual impact – native species should be used, as recommended in the landscape character assessment.

**5086** The canal to the west is a designated BioSINC. There is a substantial buffer of vegetation to the western boundary of the site – this should be retained and enhanced. A policy/allocation for the site should include the following:

1. Proposals should retain and enhance the areas of vegetation adjacent to the Beeston Canal

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2. The design and layout of the site should minimise the visual impact of the development – particularly views from the south. The building should be set back from Thane Road with more substantial tree planting to reduce visual impact.

Should you require any further assistance in relation to any of these matters please do not hesitate to contact me.

Yours sincerely

Eilidh McCallum  
Planning Officer  
Nottinghamshire County Council

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