



**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](mailto: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

<b>Q1</b> Are you responding as?	<input type="radio"/> Individual <input type="radio"/> Landowner/Developer <input checked="" type="radio"/> Organisation <input type="radio"/> Other _____
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<b>Q2</b> 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. _____
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	<b>Q3</b> Your Details	<b>Q4</b> Agent's Details (if relevant)
Title		Mr
First Name		James
Last Name		Hollyman
Job Title (if relevant)		Planning Consultant
Organisation (if relevant)	Telereal Trillium	Harris Lamb Limited
Address Line 1	c/o agent	75 – 76 Francis Road
Address Line 2		Edgbaston
Address Line 3		Birmingham
Address Line 4		
Address Line 5		
Post Code		B16 8SP
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?**

Yes     No  
 Yes     No  
 Yes     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).

Yes  
 No

Site included within the Plan  
(please give details)  
Site Ref: \_\_\_\_\_  
Site Name: \_\_\_\_\_

Site not included in the Plan  
(please give details)  
Site Name and address: \_\_\_\_\_  
\_\_\_\_\_

Land between Cowan Street and Beck Street,  
Nottingham NG1 1DY

**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**)

Yes  
 No

Policy  
\_\_\_\_\_

Policy text  
 Justification text

\_\_\_\_\_

Yes  
 No

**Which part?**

- Policies Map
- Section 1: Introduction
- Section 2: Background
- Appendix 1: Parking Guidance
- Appendix 2: Schedule of Proposed Transport Network Schemes
- Appendix 3: Housing Delivery
- Appendix 4: Employment Delivery
- Appendix 5: Retail Delivery
- Appendix 6: Methodology for Significant HMOs Concentration
- 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.

Please see the attached sheet.

(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.

Please see the attached sheet.

(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.

We consider it necessary for us to participate at the oral part of the examination in order to fully describe the site and its suitability for residential development in detail and answer any questions the Examination Inspector may have.

(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](mailto: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.

## ***Reasons why the plan is unsound (Question 11)***

**4185**

Appendix Three of the Land and Planning Policies Plan should allocate land between Cowan Street and Beck Street for residential development (see the attached site location plan and site photographs).

### **Site description**

The site is some 950 sq m in area. The site is located in the main urban area of the city. It is a cleared brownfield site and is currently used for car parking. The site is laid to loose surface, awaiting development. The site is flat with no known constraints to its development.

The site is very well connected to the existing urban area and is within walking distance of local facilities. It is also well connected to the local bus network providing opportunities to access the many facilities, shops and places of employment in the city. It is in close proximity to the national rail network and the Nottingham Express Transit system.

### **Planning considerations**

Policy MU5 of the adopted Nottingham Local Plan allocates the site for mixed use development (site allocation MU5.5 Beck Street / Cowan Street). Policy MU4 of the plan states that the site is suitable for a mix of uses including housing. The council's Strategic Housing Land Availability Assessment states that the site is suitable for residential development.

The National Planning Policy Framework identifies twelve core planning principles. These principles include the need for local planning authorities to 'proactively drive and support sustainable economic development to deliver the homes and businesses ..., infrastructure that the country needs'. Every effort should be made to objectively identify and meet the housing needs for an area and respond positively to wider opportunities for growth.

The core principles also include the need to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings and the active management of patterns of growth to make the fullest use of opportunities for walking, cycling and public transport.

There are no overriding physical or environmental constraints which would prohibit the site coming forward for residential development. In terms of flood risk, the site is in Flood Zone 1.

### **Test of soundness**

Paragraph 14 of the Framework requires LPA's to positively seek opportunities to meet the development needs of their area. The thrust of the guidance in the Framework is that everyone should have the opportunity to live in a high quality, well designed home which is affordable and in a community where they wish to live. In order to achieve this objective it is necessary to significantly increase the supply and choice of homes (see paragraph 47).

Paragraph 47 requires that local planning authorities should 'identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements'.

In pursuing the above aims, LPA's should ensure that development plans are realistic (see paragraph 154) and positively prepared with strategies which are justified and effective (paragraph 182). In justifying the proposed strategy councils are required to promote the *most appropriate* strategy, rather than merely an acceptable strategy.

The site is suitable for housing development and is in an accessible and sustainable location. The site is deliverable on its own within 5 years.

The Framework also requires LPA's to deliver a wide choice of high quality homes and widen opportunities for home ownership (see paragraph 50). The site is capable of providing a variety of house types, providing an attractive, high quality residential environment.

### ***Change sought (Question 12)***

Accordingly we believe that Appendix Three of the Land and Planning Policies Plan should allocate land between Cowan Street and Beck Street for residential development, including student housing. This would make the plan sound since it would allocate a sustainable brownfield site which is capable of delivering much needed housing early in the plan period.



## Cowan St, Nottingham NG1 1DY



Area 952 m<sup>2</sup> / 0.23Acres





