



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?

Landowner/Developer

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.

ID No. _____

Q3 Your Details

Title	Mr
First Name	Matthew
Last Name	Stafford
Job Title (if relevant)	Strategic Planning Manager
Organisation (if relevant)	1 Angel Square
Address Line 1	Manchester
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	M60 0AG
Telephone Number	[REDACTED]
E-mail Address	[REDACTED]

Q4 Agent's Details (if relevant)

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
- Yes
- Yes

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 **Q7**)

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
- Site included within the Plan
(please give details)
Site Ref: ____PA39____
Site Name: _Carlton Road Albany Works Site and Former Co-op_____
- Site not included in the Plan
(please give details)
Site Name and address:

b) Does your response relate to a Policy? (if yes, please give the Policy, give details then move to **Q7**)

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 **Q7**)

- Yes
- Policy ____SH 7_____
- Policy text
- Justification text
- _____
- _____
- Yes
Site Allocations: Site ID PA39

Which part?

- Policies Map
- Appendix 3: Housing Delivery
- Appendix 5: Retail Delivery

d) Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q7**) Yes

Which document?

- Sustainability Appraisal
- Preferred Option Report of Consultation
- Retail Background Paper
- Site Assessment Background Paper
- Sustainable, Inclusive and Mixed Communities Background Paper

e) Does your response relate to another item not listed? (please specify then move to **Q7** where you can provide more details)

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

Q7 Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no)

Yes

Q8 Do you consider the Part 2 Local Plan to be 'sound'? (please tick yes or no)

No

If you consider that the Plan is unsound, explain why (please select all that apply and explain in the box to Q9)

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

Yes

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

Yes

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

Yes

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

Yes

Q9 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.

Objection to policy SH7 & Site Allocations: Site ID PA39
 Name Carlton Road - Former Albany Works Site and Co-op

The comments are submitted by The Co-operative Group the leaseholder of the former Coop store on land to

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the east of Seymour Street. The land is within the ownership of Nottingham City Council who have a legal restriction on the use of the site for a food supermarket.

The proposed approach to allocate the Coop site and former site of the Albany Works to the west of Seymour Street for mixed use development A1 retail supermarket of 2,000sqm (GIA) and residential (35 predominantly family housing) is not considered to be deliverable and therefore not a sustainable use of the site as:

- It does not take into account the current lawful A1 retail use of the Coop site;
- It does not accord with the legal restriction on the use of the site for a food supermarket;
- The mixed use allocation does not distribute the uses but appears to reflect a current planning application (15/03180/PFUL3 for a retail store (Class A1) with associated parking, service area and access works (submitted by Lidl UK GmbH);
- If the Lidl schemes is permitted by the Council the user restriction applied by Nottingham City Council prohibits the delivery of the proposed mixed use allocation; and
- The delivery of a residential use (35 predominantly family housing) on the Coop site is not deliverable having regard to the site constraints, development abnormalities and viability.

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Furthermore, as the allocation does not distribute the proposed uses e.g. retail use could come forward and/or remain on the Coop site. It is therefore contradictory to remove the former Coop store from the proposed Neighbourhood Centre boundary. This approach is not appropriate as it does not take into account the existing lawful retail use which will conflict with future policy. If adopted the lawful re-use of the site will be required to meet more onerous policy tests to be met through exclusion from Policy SH7: Centres of Neighbourhood Importance (CONIs).

Excluding the Coop site from the CONI boundary will lead to a disjointed centre as the existing centre stretches and retail/commercial uses continue further east along Carlton Road and the centre is proposed to be extended to the west to allow for the Lidl scheme should the application be approved. Removing the Coop from the centre and proposing unviable residential development (given the legal restriction on the use of the Coop for a food supermarket and any approval of the Lidl scheme) will fragment the centre and leave the site redundant. This will not protect both the retail function and the local character of the CONI and maintain and enhance the vitality and viability of the CONI.

For these reasons the allocation is not sound or realistic and the land will not come forward for the proposed mix of uses. This is contrary to policy set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) which requires emerging policy to be justified and effective.

(please continue on a separate sheet if necessary)

Q10 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 **Q9**. 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.

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To make the plan sound and address the objections prior to the Examination the Coop site should remain in the boundary of the CONI and the mixed use allocation should be revised to facilitate the reuse of the site for retail use and all other appropriate development needed in town centres as set out in the NPPF including leisure, commercial, office, tourism, cultural, community uses.

(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.

Q11 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

Q12 If you wish to participate in person at the examination, please outline why you consider this to be necessary.

The Inspector will be best assisted in consideration of the matters through our participation given the knowledge of the site and main issues. It will also be essentially in ensuring fairness and impartiality in the plan making process especially in this instance where the allocation relates to Nottingham City Council's own land.

(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.