

This matter is being dealt with by:

Suzanne Osborne-James

Reference: n/a

T [REDACTED]

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W nottinghamshire.gov.uk

Dawn Alvey

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

11th March 2016

Dear Dawn

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

Further to our letter dated 24th February 2016 providing strategic planning observations on the above, I am writing with further specific officer comments regarding draft Policy RE8: Waterside and the proposed allocations at PA82 Freeth Street and PA83 Daleside Road.

4207

4937

4938

The County Council understands the wider development aspirations for the Waterside area, which have previously been established within the adopted Local Plan. However, as currently worded, the Council is concerned that this could create a potential policy conflict with Policy WCS10 of the adopted Nottinghamshire and Nottingham Replacement Waste Local Plan Part 1: Waste Core Strategy (adopted December 2013).

Policy WCS10 seeks to safeguard existing waste management facilities from neighbouring uses which may limit or prevent their continuing operation and/or future expansion where appropriate. This reflects national policy as set out within the National Planning Policy For Waste (NPPW) published in October 2014.

Paragraph 8 of the NPPW states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

'the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities'

As an established employment area, there are existing waste transfer and recycling facilities located within the proposed Freeth Street allocation which would potentially be displaced by the development of housing in either the Freeth Street or Daleside Road sites.

One of these facilities is operated by the County Council's waste management contractor, Veolia Environmental Services Ltd, and receives waste from at least three surrounding Borough Councils (waste collection authorities) for sorting and bulking up as part of long-term waste collection and management contracts. The potential need to relocate this transfer facility could therefore have significant operational impacts for the site operator and the relevant waste collection authorities in terms of both proximity and cost.

Comments
relate
to 4207,
4937, 4938

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Wording within Policy RE8 (a) refers to the 'provision of new housing...where this is compatible with and does not prejudice the activities of nearby uses' whereas subsequent wording within the specific development briefs (PA82 and PA83) does not currently provide any equivalent safeguard for existing uses.

Wording within the development briefs specifically envisages housing in the area currently occupied by existing waste facilities. The County Council therefore asks that further consideration be given to the detailed wording of the development briefs either to accommodate additional safeguards, in line with the wording in Policy RE8, or to consider how appropriate replacement provision could be provided for these facilities.

The County Council would welcome further discussion of these concerns and please do not hesitate to contact me if you require any clarification of any of the points raised in this letter.

Yours sincerely

Suzanne Osborne-James
Principal Planning Officer
Nottinghamshire County Council

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