



Planning Policy Team
Nottingham City Council
Loxley House
Station Street
Nottingham
NG2 3NG

By email

10 March 2016

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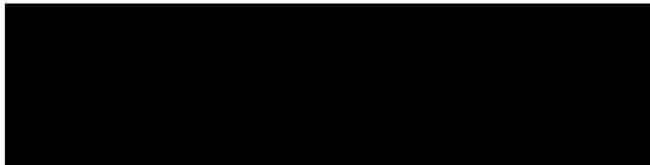
Dear Sir/Madam

**NOTTINGHAM CITY COUNCIL: LAND AND PLANNING POLICIES DPD -
LOCAL PLAN PART 2 CONSULTATION**

On behalf of our client, Land Securities PLC (The Cornerhouse), we enclose a copy of our representations to the Land and Planning Policies DPD (Local Plan Part 2) Consultation.

We have attached a representation form to accompany each policy comment and hope these make our responses clear. In the meantime, should you have any queries about our representations, please do not hesitate to contact me.

Yours faithfully



Ross Brereton

Enc: Representation Pro-Formas



**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?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

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 Site Ref: _____
 Site Name: _____
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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 SH1
- Policy text
- Justification text
- See Q8
- 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 **Q7**)

No

Which document?

- Sustainability Appraisal
- Equalities Impact Assessment
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- Employment Background Paper
- Retail Background Paper
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(please specify then move to **Q7** 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

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'**?

No

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'**?

No

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.

Do not support

No requirement for leisure uses

4209

Our primary concern regarding Policy SH1 relates to the encouragement of significant leisure floorspace within the City Centre Primary Shopping Area. We have reviewed the Broxtowe, Gedling, Rushcliffe and Nottingham Retail Study (2015) which updates the findings of the previous comprehensive retail study undertaken in 2008 and 2013 by DTZ.

Having specifically reviewed the information concerning Nottingham City Centre, we note that the leisure offer 'remains strong' and above the national average, whilst the level of convenience and comparison retail floorspace is below the national average. This supports the Core Strategy which states that capacity will exist for around 35,500sqm of comparison floorspace by 2021, rising to around 47,000sqm by 2026.

Given that there is no direct reference to the requirement for leisure uses within the Primary Shopping Area, and that retail provision is below the national average, the Primary Shopping Area should focus on encouraging retail development over leisure uses as this is where retail development should be concentrated. The loss of suitable retail floorspace for leisure uses will not only saturate the leisure market in Nottingham City Centre but will also dilute the retail offer, encouraging a greater need.

Broadmarsh and Victoria Centres

4413

We are also concerned that Policy SH1 places too much emphasis on the development of the Broadmarsh and Victoria Centres. Instead, the policy should encourage retail across the entire Primary Shopping Area to improve its overall viability, especially since the shopping centres have both received planning permission for redevelopment. The loss of 10,900sqm of A1 floorspace at the Broadmarsh Centre will significantly increase the need elsewhere within the City Centre.

Conflicts with Policy SH2

4415

The encouragement of a significant increase of leisure floorspace in Policy SH1 is inconsistent with parts 1 and 2 of Policy SH2, which seeks to preserve the predominant shopping character.

Public realm improvements

4417

This is not relevant to the development of in-centre uses and is covered by other policies within the Local Plan. This should be removed.

On this basis, we consider that the policy is inconsistent with NPPF Paragraph 23 because it fails to provide a diverse retail offer and does not meet the identified need of Local Plan Policy 5. It is also unsound as required by NPPF Paragraph 182.

(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.

4413

The policy should focus on meeting the required retail need as set out in the Core Strategy and the Nottingham Retail Study (2015) to ensure soundness.

'Planning permission will be granted for a significant increase in the retail and leisure floorspace within the City Centre's Primary Shopping Area as shown on the accompanying Policies Map, initially to focus on the Broadmarsh Centre and Victoria Centre, with consolidation and enhancement elsewhere. Development will be required to:

- a) *Strengthen the overall quality and diversity of the retail and leisure offer within the City Centre to reinforce its position as the principal shopping and leisure destination within the region; and*
- b) *Deliver balanced improvements to the City Centre through providing a significantly increased retail and leisure offer in a form that reflects and build upon its unique individual characteristics and strengths; and*

4416

- e) ~~*Provide major improvements to connectivity and the quality of public realm within the City Centre including through the creation of new and enhanced pedestrian and cycle routes, and public spaces.*~~

(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?

- No, I do not 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.

(please continue on a separate sheet if necessary)

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<input type="radio"/> Yes
<input type="radio"/> Yes

Part B – Your Response

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<input type="radio"/> Yes
Policy SH3
<input type="radio"/> Policy text
See Q9
<input type="radio"/> Yes

Which part?

<input type="radio"/> Policies Map

d) Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q7**) No

Which document?	<input type="radio"/> Sustainability Appraisal <input type="radio"/> Equalities Impact Assessment <input type="radio"/> Preferred Option Report of Consultation <input type="radio"/> Employment Background Paper <input type="radio"/> Retail Background Paper <input type="radio"/> Green Belt Background Paper <input type="radio"/> Climate Change Background Paper <input type="radio"/> Site Assessment Background Paper <input type="radio"/> Minerals Background Paper <input type="radio"/> Sustainable, Inclusive and Mixed Communities Background Paper <input type="radio"/> Transport Background Paper <input type="radio"/> Infrastructure Delivery Plan
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Yes (please give details)

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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'**?

No

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Yes

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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.

Do not support

4859

The proposed policy and accompanying Proposals Map do not define the extent of the Secondary Frontage therefore it is unclear as to which parts of the Primary Shopping Area are designated under this policy.

At present, the policy is inconsistent with national policy as the extent of centres and Primary Shopping Areas should be based on a clear definition of primary and secondary frontages in designated centres.

4418

We encourage the Council to designate the Cornerhouse within the secondary frontage as it boasts uses (eg restaurants and cinema) in accordance with the definition of primary and secondary frontages set out in NPPF Appendix 2.

(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.

4859

The Proposals Map should identify the Secondary Frontages and the policy itself should be amended to reflect this.

'Within Secondary Frontages, as defined on the Proposals Map...'

(please continue on a separate sheet if necessary)

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Which Policy? (please provide the Policy reference)

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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 SH4

Justification text

3.118 and 3.120

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 **Q7**) No

Which document?

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- Equalities Impact Assessment
- Preferred Option Report of Consultation
- Employment Background Paper
- Retail Background Paper
- Green Belt Background Paper
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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.

Do not support

4419

We object to the justification of this policy. Our concerns relate to paragraph 3.118. It states: *'Whilst most of this area falls within the NPPF definition of 'edge of centre', early discussion with the City Council will establish the need for and appropriateness of undertaking sequential tests for proposals within the City Centre boundary.'*

This presents the opportunity for a developer to negotiate with the Council as to whether a sequential test is required. This is not consistent with NPPF paragraph 24 and should be found unsound if this is not removed.

4420

There is also no conclusive evidence to support the *'scope for substantial investment in leisure facilities'* given that the Retail Study (2015) identifies the leisure offer to remain strong within Nottingham City Centre and above the national average.

(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.

4419

To ensure the policy can be found sound and is consistent with NPPF paragraph 24, paragraph 3.118 should be amended as follows:

Paragraph 3.118 - *'The NPPF provides a definition of 'edge of centre' and states that account should also be taken of local circumstances. Whilst significant retail investment is expected to take place within the City Centre Primary Shopping Area, there is also scope for substantial investment in other main town centre uses including office, leisure, culture and tourism facilities (excluding warehouse clubs and factory outlet centres) immediately outside the Primary Shopping Area but within the City Centre boundary as defined on the Policies Map and in accordance with Policies 4, 5, 6 and 7 of the Core Strategy. Whilst most of this area falls within the NPPF definition of 'edge of centre', early discussions with the City Council will establish the need for and appropriateness of undertaking sequential tests for proposals within the City Centre boundary.'*

(please continue on a separate sheet if necessary)

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Last Name		Brereton
Job Title (if relevant)		
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- Yes
- Policy SH6
- Policy text
- See Q9
- No

Which part?

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(please specify then move to **Q7** 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

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'**?

No

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'**?

No

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.

Partly support

Cumulative Impact

4421

Our client is concerned with the potential cumulative impact of A3, A4, A5 and high occupancy licensed premises in the City Centre. The delivery of too much leisure will dilute the predominant retail character and further reduce the opportunities to deliver the retail floorspace that the Core Strategy and Nottingham Retail Study (2015) identify.

Whilst we acknowledge that the Council will consider these uses in relation to the area in which they are located, we strongly recommend that the Council identifies specific parameters that the applicant must consider (eg restriction on [use] within xx m from another [use] unit/facility **and/or** xx number of A3/A4 units per xx number of A1 units).

4422

A5 and large occupancy uses (eg nightclubs) are particularly problematic and have the ability to impact on the vitality of the Cornerhouse as well as the strategic priorities of Policy RE5 - *Royal Quarter*.

A3 and A4 uses

4423

We support this policy to an extent as it helps to control A3 and A4 uses. However, it conflicts with other proposed policies (including SH1, RE5 and PA61), which we object to on the basis that they support significant leisure uses.

Policies SH1, regeneration policies RE1-RE8 and site allocation policies that propose leisure uses should reflect Policy SH6.

The policy can be deemed ineffective and unjustified.

(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.

4421

The Council should define their own parameters which will help to mitigate the cumulative impact of such uses and make the policy more effective and justified. The policy itself should be reworded as follows:

'Within the City Centre as defined on the Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5 and / or high occupancy (500 people / 500sqm or greater) licensed premises / entertainment venues (A4 and Sui Generis uses) where it does not harm the character, function, vitality and viability of the area in which it is located. Proposals will be assessed against the following criteria:

a) whether The proposal supports any local development strategy for the area, including

that set out in any area specific development plan policy and/or adopted SPD;

- b) whether the proposal would result in harmful impacts when considered in combination with the existing and proposed distribution of food, drink and entertainment uses, taking into account any supporting evidence of harm caused by such uses;*
- c) whether the proposal would conflict with the defined cumulative impact parameters for A3, A4, A5 and Sui Generis uses; and*
- d) whether the proposal would result in an unacceptable impact on the amenities of nearby residential occupiers including those on routes to/from the proposal, and any prejudicial effect on future residential development proposals.*

(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?

- No, I do not 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.

(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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?	<input type="radio"/> Organisation
----------------------------------	------------------------------------

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 _____
--	--

	Q3 Your Details	Q4 Agent's Details (if relevant)
Title		Mr
First Name		Ross
Last Name		Brereton
Job Title (if relevant)		
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)	Indigo Planning Ltd
Address Line 1		Swan Court
Address Line 2		11 Worple Road
Address Line 3		London
Address Line 4		
Address Line 5		
Post Code		SW19 4JS
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
- 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).

- 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: _____

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 RE2
- Policy text
- See Q9
- 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 **Q7**) No

Which document?	<input type="radio"/> Sustainability Appraisal <input type="radio"/> Equalities Impact Assessment <input type="radio"/> Preferred Option Report of Consultation <input type="radio"/> Employment Background Paper <input type="radio"/> Retail Background Paper <input type="radio"/> Green Belt Background Paper <input type="radio"/> Climate Change Background Paper <input type="radio"/> Site Assessment Background Paper <input type="radio"/> Minerals Background Paper <input type="radio"/> Sustainable, Inclusive and Mixed Communities Background Paper <input type="radio"/> Transport Background Paper <input type="radio"/> Infrastructure Delivery Plan
------------------------	---

e) Does your response relate to another item not listed?
 (please specify then move to **Q7** 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

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'**?

No

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'**?

No

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.

Do not support

4424

Our client is concerned with the proposed strategic aims of the Canal Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer '*remains strong*' and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.

On this basis, there is no requirement for a significant increase in leisure uses as proposed in part G, especially when coupled with other quarters in the city that also propose leisure uses.

It is also within proximity to the recently approved Broadmarsh Centre which has received consent for a significant uplift in leisure floorspace and a reduction in A1 floorspace by 10,900sqm.

An increase in leisure uses over retail floorspace will dilute the retail offer in the City Centre further.

(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.

4424

References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

G) '*Contributing towards the creation of an expanding, lively and vibrant independent shopping and leisure area to the south of the Broadmarsh Centre, building on investment in the Nottingham Station transport interchange and supporting the enhancement of established businesses*'.

(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

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

examination in person?

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

(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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

- 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: _____

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 RE3
- Policy text
- See Q9
- 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 **Q7**)

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 **Q7** 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

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'**?

No

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'**?

No

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.

Do not support

4425

Our client is concerned with the proposed strategic aims of the Creative Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer '*remains strong*' and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.

On this basis, there is no justification for ancillary leisure uses as proposed in part D and should be removed from the policy. This will ensure that there is no oversaturation of the leisure market and the retail offer is not further diluted within the City Centre.

(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.

4425

References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

D) '*providing specialist services including training, education and ancillary retail ~~and leisure~~ facilities that are complementary to the creative industries sector*'.

(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?

No, I do not 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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

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- Site included within the Plan (please give details)
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- Site not included in the Plan (please give details)
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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 RE4
- Policy text
- See Q9
- 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 **Q7**) No

Which document?

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- Equalities Impact Assessment
- Preferred Option Report of Consultation
- Employment Background Paper
- Retail Background Paper
- Green Belt Background Paper
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- 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 **Q7** 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

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'?

No

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'?

No

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.

Do not support

4426

Our client is concerned with the proposed strategic aims of the Castle Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer '*remains strong*' and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.

On this basis, there is no requirement for a significant increase in leisure uses as proposed in parts C and E, especially when coupled with other quarters in the city that also propose leisure uses. This has the potential to oversaturate Nottingham City Centre's leisure market and further dilute the retail offer.

(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.

References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

4426

C) '*Providing new and improved ~~leisure and~~ cultural facilities that enhance its role as a tourist and visitor attraction of regional and national significance consistent with maintaining and enhancing the special historic interest of the area;*

~~E) 'enhancing the existing restaurant and leisure offer, particularly focusing on inclusive daytime provision across a range of user groups that complements the tourism, commercial office, cultural and leisure sectors'~~

(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?

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

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consider this to be necessary.

(please continue on a separate sheet if necessary)

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title
First Name
Last Name
Job Title (if relevant)
Organisation (if relevant)
Address Line 1
Address Line 2
Address Line 3
Address Line 4
Address Line 5
Post Code
Telephone Number
E-mail Address

C/O Land Securities (The Cornerhouse)

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

- 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: _____

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 RE5
- Policy text
- See Q9
- 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 **Q7**) No

Which document?	<input type="radio"/> Sustainability Appraisal <input type="radio"/> Equalities Impact Assessment <input type="radio"/> Preferred Option Report of Consultation <input type="radio"/> Employment Background Paper <input type="radio"/> Retail Background Paper <input type="radio"/> Green Belt Background Paper <input type="radio"/> Climate Change Background Paper <input type="radio"/> Site Assessment Background Paper <input type="radio"/> Minerals Background Paper <input type="radio"/> Sustainable, Inclusive and Mixed Communities Background Paper <input type="radio"/> Transport Background Paper <input type="radio"/> Infrastructure Delivery Plan
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e) Does your response relate to another item not listed?
 (please specify then move to **Q7** 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

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'**?

No

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'**?

No

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.

Do not support

Proposed uses

4427

Our client is concerned with the proposed strategic aims of the Royal Quarter. The Core Strategy states that there is a need for around 47,000sqm of comparison floorspace by 2026. Given that the leisure offer '*remains strong*' and above the national average, but comparison and convenience floorspace remains below (Nottingham Retail Study 2015), the Council should be encouraging an increase in retail floorspace over and above leisure uses to accommodate the required need.

On this basis, there is no requirement for a significant increase in leisure uses as proposed in parts A and C, especially when coupled with other quarters in the city that also propose leisure uses. This has the potential to oversaturate Nottingham City Centre's leisure market and further dilute the retail offer.

Instead, the Royal Quarter should focus on meeting the objectives of Policy LS2, which seeks to safeguard a large area of land in the quarter for educational uses; strengthen the provision of retail floorspace as required by the Core Strategy and Retail Study (2015) and create new employment floorspace to meet the requirement of 300,000sqm noted in the Employment Land Forecasting Study (2015). The revised policy should also be reordered to focus on these key uses (see Q9).

Public spaces and transport network

4428

Our client also objects to the proposed public space on South Sherwood Street/Burton Street as it will significantly impact on the operations of the Cornerhouse. Traffic is already an issue on South Sherwood Street as a result of the one way system and pedestrianising the area is likely to worsen the situation and affect the viability of the City Centre.

We also note that there is no robust evidence to support its location and how traffic issues will be mitigated. If the Council are minded to undertake this work, it should be supported by evidence or be subject to further consultation through an SPD.

(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.

Q9

4427

References to leisure should be removed from the policy to ensure that it is justified by the evidence base.

'Within the Royal Quarter, as shown on the accompanying Policies Map, planning permission will be granted for development that is consistent with and does not undermine the delivery of the following strategic aims:

- a) providing new and improved education and conference facilities and uses associated with the University;
- b) supporting and developing the independent retail sector;
- c) delivering high grade office accommodation in appropriate locations;
- d) *providing new and improved ~~leisure and~~ cultural facilities that enhance the City's role as tourist and visitor attraction of regional and national significance;*
- e) ~~adding to the existing high quality restaurant and leisure offer, particularly focusing on inclusive daytime provision across a range of user groups that complements the tourism, commercial office and cultural sectors;~~
- f) *delivering high quality housing, including high quality purpose built student accommodation, where this is compatible with nearby uses;*
- g) *exploiting opportunities to ~~create or~~ enhance public spaces, particularly around Nottingham Trent University campus;*
- h) *preserving and enhancing the significance of heritage assets; and*
- i) *improving the pedestrian and cycle connectivity of the area to the City Centre and surrounding areas where it does not impact on the existing road network or viability of the City Centre.*

(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?

No, I do not 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.

(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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?	<input type="radio"/> Organisation
----------------------------------	------------------------------------

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 _____
--	--

	Q3 Your Details	Q4 Agent's Details (if relevant)
Title		Mr
First Name		Ross
Last Name		Brereton
Job Title (if relevant)		
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)	Indigo Planning Ltd
Address Line 1		Swan Court
Address Line 2		11 Worple Road
Address Line 3		London
Address Line 4		
Address Line 5		
Post Code		SW19 4JS
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
- 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).

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- 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: _____

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 RE8
- Policy text
- See Q9
- 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 **Q7**) 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 **Q7** 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

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'?

No

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'?

No

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.

Do not support

4429

Policies RE6, RE7 and RE8 are proposed for strategic regeneration sites outside the city centre.

Our client is concerned with the proposed leisure uses set out under part C of Policy RE8. This policy is not restrictive enough and fails to take into account the requirement for sequential and impact assessment for in-centre uses proposed outside the centre.

On this basis, the policy does not accord with national policy (NPPF paragraphs 23 and 24) and should be reworded to reflect this requirement.

(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.

4429

The policy should make reference to the relevant national tests to ensure its soundness with national policy.

'Within the Waterside area, as shown on the accompanying Policies Map, planning permission will be granted for development that satisfies the relevant sequential and impact tests and is consistent with and does not undermine the delivery of the following strategic aims...'

(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?

No, I do not 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.

(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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

- 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: _____

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 DE3
- Policy text
- See Q9
- 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 **Q7**)

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 **Q7** 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

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'**?

No

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'**?

No

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.

4430

There is no requirement for this policy as it is too restrictive and is covered by other policies within Local Plan Part 2 (eg HE1, RE1-RE8 and SH1). The policy cannot be considered justifiable and should be removed.

The Council should consider preparing a separate design SPD which would provide clear guidelines as to how development should be designed within the City Centre and Primary Shopping Area.

(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.

4430

The policy should be removed to ensure there is no overlap with other policies and that the plan is effective.

(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?

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?	<input type="radio"/> Organisation
----------------------------------	------------------------------------

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		Ross
Last Name		Brereton
Job Title (if relevant)		
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)	Indigo Planning Ltd
Address Line 1		Swan Court
Address Line 2		11 Worple Road
Address Line 3		London
Address Line 4		
Address Line 5		
Post Code		SW19 4JS
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
 Yes
 Yes

Part B – Your Response

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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).

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: _____

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)

Yes

Policy DE4

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)

Policy text

Justification text

See Q9

c) Does your response relate to another part of the document? (if yes, please state which section then move to **Q7**)

No

Which part?

- Policies Map
 Section 1: Introduction
 Section 2: Background
 Appendix 1: Parking Guidance
 Appendix 2: Schedule of Proposed Transport Network Schemes
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d) Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q7**) No

Which document?	<input type="radio"/> Sustainability Appraisal <input type="radio"/> Equalities Impact Assessment <input type="radio"/> Preferred Option Report of Consultation <input type="radio"/> Employment Background Paper <input type="radio"/> Retail Background Paper <input type="radio"/> Green Belt Background Paper <input type="radio"/> Climate Change Background Paper <input type="radio"/> Site Assessment Background Paper <input type="radio"/> Minerals Background Paper <input type="radio"/> Sustainable, Inclusive and Mixed Communities Background Paper <input type="radio"/> Transport Background Paper <input type="radio"/> Infrastructure Delivery Plan
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e) Does your response relate to another item not listed?
 (please specify then move to **Q7** 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

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'**?

No

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.

Do not support

4431

Our client is concerned that the proposed public square at South Sherwood Street/Burton Street will severely restrict the flow of traffic around this part of the city. Bus stops that have recently been installed around the service yard entrance of the Cornerhouse have already had a significant impact on deliveries. Restricting deliveries to a specified time period to complement the proposed public space will be detrimental to the viability of the Cornerhouse as they require 24/7/365 access.

Placing a public square in the location may also encourage the removal of the taxi rank and for people to congregate following closing hours. At the moment, this serves the Cornerhouse and theatre, helping to quickly and safely disperse people from the area.

4432

Whilst we recognise that the NPPF encourages the creation of public spaces (paragraph 69), it is unclear how the Council has decided on the location of the proposed public spaces set out in paragraph 4.100. There is no evidence to support the chosen locations, or how they will impact on traffic and servicing. As a result, the Council has ignored the vital contribution that servicing has on economic activity within the Primary Shopping Area.

4433

The policy conflicts with the promotion of competitive town centre environments (NPPF paragraph 23), does not demonstrate through robust evidence that the public spaces will improve the overall quality of the area (NPPF paragraph 58) and is not justified with proportionate evidence (NPPF paragraph 182).

4434

Should the Council wish to create and improve public spaces in the City Centre, they should be proposed and consulted on through a separate SPD to provide greater detail.

(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.

4431

The policy should be reworded as follows to ensure soundness:

'Planning permission will ~~not~~ be granted for development in the City Centre which enhances and would does not prejudice the existing public open spaces/realm. ~~implementation of proposals to create new public open spaces/realm and enhance existing ones and the links between them at the indicative~~

4434

Indicative locations for new public spaces (as shown on the Policies Map) will be subject to consultation through the preparation of a Supplementary Planning Document.'

(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?

No, I do not 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.

(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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

- 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: _____

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 TR2
- Policy text
- Justification text
- See Q9
- Yes

Which part?

- Appendix 2: Schedule of Proposed Transport Network Schemes

d) Does your response relate to supporting documents? (if yes, please specify which document, then move to **Q7**) 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 **Q7** where you can provide more details)

Yes (please give details)

The Local Transport Plan Strategy (2011-2025)
The Transport Implementation Plan (2015)

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.

Do not support

4435 We are concerned about the proposed amendments to the Transport Network, particularly the City Centre Proposed Pedestrian Environment Improvements Connections. The proposals for pedestrian improvements along South Sherwood Street and Burton Street will cause significant issues for the servicing of the Cornerhouse. Our client requires 24/7/365 access to the service yard of the Cornerhouse and restricting these times to a specific time period will have a significant impact on the viability of their operations.

4436 They are also concerned about the removal of the taxi ranks as they serve both the Cornerhouse and Theatre. Their location in a relatively busy area in the evening helps to disperse people quickly. If the road is pedestrianized and the taxi rank is relocated, this will create problems for customers.

Nottingham City Council is already pedestrianising the area near the Broadmarsh and this will have an indirect impact on traffic in and out of the city. The reduction in important transport routes around the City Centre is likely to exacerbate the issue further, especially as the Guildhall area is already subject to a busy one way system which backs up traffic along South Sherwood Street.

4435 Local Plan (Part 2) Appendix 2 states that the proposed works will involve the remodeling of key junctions within the area, rationalising bus services and carrying out further pedestrian environment improvements to the public realm including road closures and traffic restrictions. Appendix 2 makes reference to the City Centre Time and Place Plan for further detail, but there is no information within this document detailing why the areas have been earmarked or when the improvement works are expected to take place.

A review of the Local Transport Plan Strategy (2011-2025) states that traffic congestion is a particular problem impacting on the efficiency and movement of traffic along the main routes into and out of the city and around the Ring Road, particularly during morning and evening peak times. In the 2008 Greater Nottingham Big Ideas survey, all of the largest businesses interviewed agreed traffic congestion was the main priority for business. The proposals to tackle inefficiency in the transport network do not state that pedestrianisation will relieve congestion (Table 3.8).

The Implementation Plan (2015) follows on from the Transport Plan Strategy, setting out how it will meet the proposals. Whilst it proposes to create people friendly streets to connect the city centre, many other methods are proposed to relieve congestion, including improvements to public transport (bus services and the tram link). It also does not identify Burton Street and South Sherwood Street as areas for pedestrianisation.

Local Plan Paragraph 4.208 acknowledges the important role that the movement of goods plays in supporting economic success. As well as working with neighbouring authorities and transport providers, the Council should also work closely with businesses to identify the impact of the new transport network.

4435 On this basis, the policy is unsound because it is not justified by proportionate evidence. It also does not identify and protect routes that are critical in developing infrastructure to widen transport choice (NPPF paragraph 41) and does not consider the location of existing premises

4435 to accommodate the efficient delivery of goods and supplies (NPPF paragraph 35).

(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.

4435 The policy should be reliant on robust evidence and should be clearly identified within the justification as to where this can be found.

(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?

No, I do not 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.

(please continue on a separate sheet if necessary)

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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).

<input type="radio"/> No
<input type="radio"/> Site included within the Plan (please give details) Site Ref: _____ Site Name: _____
<input type="radio"/> 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**)

<input type="radio"/> Yes
Policy TR3
<input type="radio"/> Policy text <input type="radio"/> Justification text
See Q9
<input type="radio"/> 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 **Q7**)

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 **Q7** 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

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'**?

No

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'**?

No

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

No

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.

Do not support

4437

Our client objects to the proposed cycle routes, primarily surrounding the Cornerhouse, as it is unclear how they will impact servicing.

Given the extent of the proposed cycle routes, these should be consulted on through a separate SPD, which details the reasons for their location. Alternatively, the Council should instruct a transport consultant to prepare a robust evidence base to support their location.

At this time, it can be concluded that the policy is unsound as it is not justified by a proportionate evidence base and is prone to change. For example '*...unless satisfactory provision is made for an alternative alignment*'.

The evidence should also consider the location of suitable bike storage facilities.

(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.

4437

The Council should prepare an evidence base to support Policy TR3 or state in the policy that the safeguarded land will be subject to a separate SPD.

(please continue on a separate sheet if necessary)

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Q11 If your response is seeking a change, do you consider it necessary to participate at the examination in person?

No, I do not 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.

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Part A – Contact Details and Future Notifications

Q1 Are you responding as?

Organisation

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. _____ N/A _____

Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	C/O Land Securities (The Cornerhouse)
Address Line 1	
Address Line 2	
Address Line 3	
Address Line 4	
Address Line 5	
Post Code	
Telephone Number	
E-mail Address	

Q4 Agent's Details (if relevant)

Mr
Ross
Brereton
Indigo Planning Ltd
Swan Court
11 Worple Road
London
SW19 4JS

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: PA61
 Site Name: Royal Quarter – Burton Street, Guildhall, Police Station and Fire Station.

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)

No

Policy

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)

- Policy text
 - Justification text
- _____

c) Does your response relate to another part of the document? (if yes, please state which section then move to **Q7**)

- 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 **Q7**)

- 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 **Q7** 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

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.

Do not support

Amenity

4438 Our client expresses concern about the impact a hotel or residential uses will have on the operations of the Cornerhouse. Both the hotel and residential uses should demonstrate that they are able to create satisfactory standards of amenity without impinging on the current activities at the Cornerhouse (eg, noise mitigation). Residential uses should only be permitted in the northern part of the site.

Furthermore, a public space in the vicinity of the Cornerhouse and proposed site allocation is likely to encourage people to congregate, causing further amenity issues.

Uses

4439 Leisure uses within Nottingham City Centre are recognised as 'remaining strong' and above the national average, whilst comparison and convenience retail are considered below the national average (Retail Study 2015). The Council should instead be considering A1 uses on the site rather than D2 uses.

However, if the Council does allocate the site for a leisure use, we request that a restriction is placed on the use operating as a cinema. Such a facility will have a detrimental impact on the Cornerhouse, especially since the Broadmarsh Centre received permission for a cinema in 2015.

In addition, the proposed A3 and A4 uses are likely to conflict with residential uses and would be contrary to Policy SH6 (part D). We encourage the Council to remove them from the site allocation.

Housing delivery

4440 Our client is concerned about the limited information available regarding the deliverability of the site, especially as the fire station continues to operate from this location.

Having reviewed the Local Plan Publication Version, the Site Assessment Background Paper and the Sustainability Appraisal, no details are provided as to whether the site is deliverable. NPPF paragraph 47 (footnote 11) states that '*to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable*'.

This information should be provided otherwise the allocation should be found unsound as there is no compelling case within the Local Plan or evidence base that the development can be delivered over the plan period or within 5 years for the element of residential development. It is therefore not in accordance with NPPF paragraph 47 and 182.

(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.

4439

A3 and A4 uses should be removed from the site allocation to prevent oversaturation and reduce cumulative impact in the vicinity. The site allocation should also prevent the proposed D2 use from operating as a cinema. Timescales should be provided to demonstrate whether the site is available and deliverable in over the plan period.

These measures will ensure the site allocation is consistent with the NPPF, the Core Strategy and the evidence base.

(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.

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