



**Nottingham**  
**City Council**

**Nottingham City Council  
Local Plan Part 2: Land and  
Planning Policies Document  
Revised Publication Version**

Ref:

For office use only

## Response Form

A number of changes have been made to the previous 'Publication Version' of the Local Plan. These changes cover Site Allocations and Development Management Policies with additions shown in blue underline and deletions in ~~red strikethrough~~ in the Revised Publication document. A full schedule of changes is also available as are updates/addendums to the supporting documentation and these can be found at [www.nottinghamcity.gov.uk/revisedpublication](http://www.nottinghamcity.gov.uk/revisedpublication). This consultation is focusing on these changes and comments made in response to the previous 'Publication Version' consultation need not be repeated.

You are advised to read the [guidance note](#) before completing this form, but if you have any questions, please email the Planning Policy and Research Team 0115 876 4594 or [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

Please return this response form to [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

The Council is encouraging electronic responses for ease of processing, however, should you need to submit comments in writing, these should be addressed to:  
Local Plan Revised Publication Consultation, Planning Policy and Research Team, Nottingham City Council, LH Box 52, Loxley House, Station Street, Nottingham, NG2 3NG.

Responses must be received by 5.00pm Friday 10<sup>th</sup> November 2017

### Part A – Contact Details and Future Notifications

Please tick the boxes as appropriate.

**Q1** Are you responding as?

- An individual  
 A Landowner/Developer  
 An organisation  
 Other \_\_\_\_\_

**Q2** If you have commented before on the Local Plan and have your consultee ID number (this will have been provided on your consultation letter) please provide it.

ID No. \_\_\_\_\_

#### Q3 Your Details

Title	
First Name	
Last Name	
Job Title (if relevant)	
Organisation (if relevant)	Deancoast Ltd & Featherstone PDD Ltd

#### Q4 Agent's Details (if relevant)

Mr
Ben
Holmes
Oxalis Planning

Address Line 1	c/o Agent	Unit 7 Wheatcroft Business Park
Address Line 2		Landmere Lane
Address Line 3		Edwalton
Address Line 4		Nottingham
Address Line 5		
Post Code		NG12 4DG
Telephone Number		0115 9845009
E-mail Address		admin@oxalisplanning.co.uk

**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?**  Yes  No

**Publication of the Recommendations of the Inspector?**  Yes  No

**Adoption of the Local Plan Part 2?**  Yes  No

### Part B – Your Response

If you wish to comment on more than one issue please complete a separate form for each response (although you only need to complete Part A once).

<p><b>Q6</b> If you know the Proposed Change reference number provided in the <u>Schedule of Changes to the Nottingham City Land and Planning Policies Development Plan Document (Local Plan Part 2), Publication Version</u>, please provide it and move to Q8.</p>	<p>Proposed Change reference: _____</p>
<p><b>Q7</b> Alternatively, if you do not know the Proposed Change reference please answer the following questions:</p> <p><b>What does your response relate to?</b> (please select <u>only one</u> from a) to e) below).</p> <p><b>a) A site?</b> (if yes, please specify the site and move to Q8)</p> <p><b>Which site?</b> (please provide details of the site including ref number and site name).</p>	<p><input type="radio"/> Yes</p> <p><input type="radio"/> No</p> <p><input type="radio"/> Please give site details:  Site Ref: _____  Site Name: _____</p>
<p><b>b) A Policy?</b> (if yes, please give the Policy reference then move to Q8)</p> <p><b>Which Policy?</b> (please provide the Policy reference)</p> <p><b>Policy text or justification text?</b></p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p> <p><b>Policy Ref: SAI – Site Allocations</b></p>
<p><b>Which part of the text?</b> (please provide the</p>	<p><input checked="" type="checkbox"/> Policy text</p> <p><input checked="" type="checkbox"/> Justification text</p> <p><b>Paragraphs 6.12a – 6.16c</b></p>

related Policy criteria or paragraph number)

**c) Another part of the document?** (if yes, please state which section then move to **Q8**)

**Yes**

**No**

If yes, please specify which section below.

**Which section?**

- 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) Supporting documents?** (if yes, please specify which document, then move to **Q8**)

**Yes**

**No**

**Which document?**

(e.g. Sustainability Appraisal)

\_\_\_\_\_

\_\_\_\_\_

**e) Another issue?**

(please specify then move to **Q8**)

**Yes (please give details)**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Q8 and Q9 are required by Planning Regulations. Please refer to the [guidance note](#) for more information.**

**Q8** Do you consider the Local Plan Part 2 to be legally compliant? (please tick yes or no and explain in the box to Q10. You will also need to answer Q9).

**Yes**

**No**

**Q9** Do you consider the Local Plan Part 2 to be 'sound'? (please tick yes or no).

**Yes (go to Q10)**

**No (answer a-d below)**

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

**Yes**

**No**

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

**Yes**

**No**

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

**Yes**

**No**

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

**Yes**

**No**

**If you consider that the Plan is unsound, explain why in the box to Q10).**

**Q10** Please explain why you 'support' or 'do not support' the Proposed Changes set out in the Revised Publication Version of the Local Plan Part 2 (i.e. why you think the Plan is/is not legally compliant/sound). Try and be as precise as possible.

Please see attached statement

(please continue on a separate sheet if necessary)

**Q11** 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 Q10. You will need to say why this change will make the Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any Policy or text. Try and be as precise as possible.

Please see attached statement

(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 may not 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.

**Q12** If your response is seeking a change, do you consider it necessary to participate at the Examination in person?

- Yes, I wish to participate in person at the Examination  
 No, I do not wish to participate in person at the Examination

**Q13** If you wish to participate in person at the Examination, please outline why you consider this to be necessary.

To put forward our case regarding the inadequate housing supply position and alternatives required to the Plan making process.

(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 on Friday 10 November 2017.**

**Thank you for taking the time to have your say on the Nottingham City Council Local Plan Part 2: Land and Planning Policies Document. You are kindly requested to complete the Equality Opportunities Monitoring questions on page 6, however this is OPTIONAL.**

**Data Protection** - The response(s) you submit on the Local Plan Part 2 will be used in the plan making process and may be in use for the lifetime of the Local Plan in accordance with the Data Protection Act 1998 although address, telephone and email details will not be published.. The information will be analysed and the Council will consider issues raised. Please note that responses cannot be treated as confidential and will be made available for public inspection. All responses can be viewed at the Council offices. If you provide your email address this will be the method of communication used in the future by default unless you advise us otherwise.



**NOTTINGHAM CITY COUNCIL LOCAL PLAN PART 2:  
REVISED PUBLICATION VERSION**

**Representations by OXALIS PLANNING on behalf of  
DEANCOAST LTD and FEATHERSTONES PDD LTD**

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- 1.1 The introduction of additional supporting text to Policy SAI, which explains the approach to housing allocations and expected sources of delivery services, is supported.
- 1.2 However, it is considered that these changes are insufficient to address concerns regarding the delivery of the Authority's 'minimum' housing requirements over the Plan period. Indeed it is clear from the details set out that the Plan is highly unlikely to provide the basis for delivery of the housing requirements.
- 1.3 The NPPF requires Local Planning Authorities to plan positively to ensure the delivery of the area's 'minimum' housing requirements and to ensure that there is an appropriate 5 year land supply in accordance with paragraph 47 of the NPPF.
- 1.4 The Government recognises that more needs to be done to ensure that the right numbers of houses are built. It's White Paper – Fixing Our Broken Housing Market (February 2017) is aimed at just that. The White Paper draws on and makes reference to the work undertaken by the Local Plan Experts Group (LPEG). As well as proposing a new approach to calculating housing needs, the LPEG made recommendations as to how Local Plans should be approached not only to demonstrate a five year land supply but to ensure plans deliver over the whole plan period.
- 1.5 In their Report to Government (March 2016) the LPEG state that:

*'there needs to be a clearer and more effective mechanism for maintaining a five year land supply, at the same time as ensuring plans consider delivery over the whole plan period and incorporate sufficient flexibility to respond to rapid change' (Paragraph 11.3).*

And they recommend that plans:

*'focus on ensuring a more effective supply of developable land for the medium to long term (over the whole plan period), plus make provision for, and provide a mechanism for the release of, developable Reserve Sites equivalent to 20% of their housing requirement' (Paragraph 11.4).*

- 1.6 The City Council have undertaken an extensive search for sites. This has resulted in a long list of 'allocated' sites but a heavy reliance on small sites identified in the SHLAA and as yet unidentified 'windfall' sites. The delivery expected from the SHLAA and windfall sites is nearly 8000 units. Whilst the Council are now planning for a housing delivery buffer – at under 8% of the Plan period requirement, this is considered to be wholly inadequate given serious uncertainties regarding delivery.
- 1.7 It is our view that the delivery assumptions are wholly unrealistic, there are a number of key reasons for this:
1. The strategic sites are complex, with uncertain progress made to date. It is unrealistic to assume that each will delivery on time and with the number anticipated;
  2. There are a number of schools sites, school playing fields and other areas of urban green space proposed to be allocated in the Plan. Given the rising

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population, including the school age population, there is considerable concern that this strategy is shortsighted. It will significantly reduce the ability of the

Education Authority to respond to changing pupil and educational requirements and reduce the availability of open space and formal sports provision at a time when these needs are increasing;

3. Given the nature of many of the allocated sites, delivery is uncertain and it is reasonable to assume that a relatively high proportion will not be delivered in the Plan period;
4. Similarly the nature and sheer scale of small scale SHLAA sites identified, will mean that a high proportion will not come forward. It is wholly unrealistic, and unsound, to base the housing delivery requirement on the expectation that the vast majority of the SHLAA sites identified, will come forward;
5. Given the extensive SHLAA and allocation process, it is likely that the windfall delivery rates will be much reduced. Such a high assumed windfall allowance given other assumptions is unrealistic;
6. The Council's policy emphasis on the delivery of family housing will affect the density of development achieved on sites. It may also have the effect of reducing the viability of schemes too.

1.8 Having regard to paragraph 11.4 of the LPEG's Report, it is clear that the Plan will not provide an 'effective supply of development land' nor make provision for the release of reserve sites. Within this context it is considered that the Council should both apply more realistic assumptions on the delivery of its identified allocations and SHLAA sites and the number from windfalls, and also adopt a 'buffer' (additional flexibility in the homes planned for) of at least 20%. This would mean planning for at least a further 2000 dwellings over the Plan period, but potentially significantly more if more realistic assumptions on delivery from existing sites is applied.

1.9 It is considered that as currently proposed the Plan should be found unsound.

1.10 The difficulty the Council have is that its potential supply of sites is constrained. There are only limited opportunity to further increase supply. It is unlikely that the Council will be able to identify sufficient sites to provide the level of certainty (in terms of meeting the housing requirement) to make the Plan sound. Within this context it is considered that it should be working with its neighbouring authorities to help to ensure the homes required in the Nottingham housing market area, are delivered in full.

1.11 There are three key actions it is considered that the Council should do. These are

1. Accept that it will not be able to meet its housing requirement as set out in the Core Strategy. Produce an updated housing trajectory based on more realistic and reasonable assumptions about delivery rates and windfall assumptions. Including taking account of appropriate lapse rates and rates of non-delivery. Given the mix of sites this should be set at, at least 20%. From this identify the City's likely shortfall.

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2. Through the Duty to Cooperate, work with neighbouring authorities to ensure that the shortfall is addressed, through their Local Plan Part 2 work.
3. The Council should also apply greater flexibility, particularly regarding developer contributions including affordable housing, to help facilitate the delivery of 'marginal' sites which might otherwise not be delivered. The City must ensure that it does all it can to maximise delivery by removing the potential barriers to development. In particular through policies HO3 and IN4