

EXMINATION OF THE NOTTINGHAM CITY LAND AND PLANNING POLICIES DEVELOPMENT PLAN DOCUMENT (LOCAL PLAN PART 2)

NOTTINGHAM CITY COUNCIL OPENING STATEMENT

Madam Inspector, welcome to Nottingham City.

My name is Matt Gregory, and I am the Planning Policy and Research Manager for Nottingham City Council. I have overseen the preparation and adoption of Part 1 of the Local Plan, the Aligned Core Strategy, known as the ACS, and also the preparation of the Land and Planning Policies Document, known as the LAPP, which will, on adoption, form Part 2 of the Local Plan. It will replace the saved policies of the 2005 Local Plan.

(Introduce Karen Shaw and Peter McAnespie, who share the role of Local Plans and Partnerships Manager at the City Council).

The ACS was adopted in 2014, and contains a comprehensive, coherent and consistent suite of strategic policies which cover Greater Nottingham including the City. It was prepared in parallel and in partnership with the other Core Strategies covering Greater Nottingham, and has been its preparation process has been recognised as an exemplar of joint working across a City region. Once the LAPP has been adopted, it will support and implement the ACS.

The LAPP has had a relatively long preparation period, but this has meant that there has been a comprehensive programme of consultation and engagement. The fact that there has been both a Publication and Revised Publication stage we consider to

be a considerable advantage, as it has allowed many issues raised by representations to be resolved.

Just like the ACS, preparation of the LAPP has been a partnership process, involving bodies such as the Environment Agency, Natural England, the Health and Wellbeing Board, amongst others. Where appropriate, the LAPP takes account of their strategies and programmes, and incorporates them into its policies. Taking forward our partnership working on the ACS, we have also sought to align certain policy approaches across the conurbation with our neighbouring Local Planning Authorities.

This dialogue with those that have made representations has continued post submission, as evidenced by further proposed changes to the Plan made in the Council's responses to the Inspector's Matters, Issues and Questions, and the Statements of Common Ground prepared by the Council with some representors.

The result is a limited number of outstanding representations, which will hopefully mean the examination can be more focussed on key issues of soundness.

The LAPP contains a suite of policies aimed at supporting development management decisions on planning applications, and a range of site allocations, earmarked for particular uses, which aim to meet the identified development needs of the City.

Accordingly, the LAPP is supported by a proportionate evidence base, and provides a justified strategy that addresses local issues and ambitions. The evidence base includes topic based Background Papers covering such matters as housing mix, houses in multiple occupation, student housing, employment land, retailing/town

centres and Green Belt, as well as specific studies, such as Flood Risk Assessment and Plan-wide Viability Assessment.

The 2012 NPPF under which this examination will take place, contains overarching roles for the planning system (Core Planning Principles, paragraph 17). The second of these is that planning should “not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.”

The LAPP takes this principle to heart and includes policies which are aimed at enhancing the quality of life of Nottingham citizens, including policies for housing mix and housing size, policies which seek to ensure communities remain balanced and sustainable, and policies which support the health and wellbeing of our citizens, such as local training and employment opportunities, protecting open spaces and encouraging healthy eating. In doing so, where justified by the evidence, the LAPP includes specific policies to take account of another of the NPPFs Core Planning Principles, that planning should “take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.”

The LAPP Site Allocations are aimed at meeting another of the Core Principles, to “proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such

as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.” In order to support the delivery of the Site Allocations, in particular those allocated for housing, many are owned by the City Council. With its housing development partners, Nottingham City Homes (ALMO) and Blueprint (Development Company) it can ensure allocated sites are delivered in a timely way, and can influence the form and nature of development to meet wider housing needs. Where land is sold for development, this is usually through a development agreement that requires planning and delivery milestones to be met. The allocations include a range of brown and greenfield sites, to ensure a mix of location and site size, and to enable early delivery on the more straightforward sites, whilst planning and site preparation is undertaken on those sites anticipated to deliver later in the plan period.

This examination takes place at an exciting time for development in Nottingham. We are seeing unprecedented transformational change in the southside of the City Centre, centred around the Broadmarsh Centre and the recently refurbished Nottingham Station. The former Broadmarsh carpark is being redeveloped to include a state of the art library, Broadmarsh centre itself will be redeveloped and refocussed towards an extensive leisure offer, with a cinema and bowling centre, whilst on Station Street, new housing is being developed, with new grade A offices also planned for here, and at Unitary Square opposite the Station, which will be the new regional headquarters for HM Revenue and Customs. The Island Site and the Waterside area will provide opportunities for new mixed use sustainable communities to be created on brownfield sites, indeed development at the Waterside is gaining momentum, with new residents at Trent Basin Phase 1, Phase 2 and Park

Yacht Club under construction, and several significant planning permissions moving towards implementation.

In common with all Local Plans, some of the policies and the site allocations have inevitably attracted representations, and the Council firmly believes that it is only through rigorous testing in a public arena that all parties with an interest in the Local Plan and development in Nottingham can be confident that their views have been properly taken into account, and so Nottingham City welcomes and looks forward to the opportunity to debate our Local Plan for this City during the course of this examination.