

# Greater Nottingham Aligned Core Strategies

Option for Consultation



This is a summary document and includes all the themes where we are looking for your input. This should be read alongside the full document, which will provide the background to the options we are putting to you. If you have any questions please contact us. Our contact details are given below.

To find out more on the Option for Consultation or if you would prefer to respond online, the full version of the document can be found on our website at: [www.erewashcouncil.com/ldf](http://www.erewashcouncil.com/ldf)

**Comments should be received before 5.00pm 12 April 2010.**





## Introduction

During June and July 2009, the councils of Ashfield, Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe undertook wide ranging public and stakeholder consultation on an 'Issues and Options' Report. This sought comments on a number of alternatives to shape future development within Greater Nottingham. The councils have considered the consultation responses, government guidance and have developed an extensive technical evidence base (including for example flood risk and housing need studies) to draw up a more detailed Option for Consultation on which your views are invited.

## Background

The Greater Nottingham councils have been working together to develop aligned Core Strategies with the aim of tackling joint and cross boundary issues. Core Strategies are part of the new Local Development Framework process and replace old style Local Plans. They include an overall spatial vision, strategic policies and link closely with the objectives of Sustainable Community Strategies. Government guidance sets out the scope, stages and consultation requirements of the Core Strategy process and they are based on a consistent evidence base to reduce the likelihood of final Strategies being found unsound by the Planning Inspectorate.

## Option for Consultation

The Option for Consultation report sets out an overall spatial vision for Greater Nottingham and 19 strategic policies to bring about the vision. The policies and the themes they fall under can be summarised as follows:

## Sustainable Growth

**Policy 1 Climate Change** – All development proposals will be required to deliver high levels of building sustainability in advance of national standards in order to mitigate against and adapt to climate change.

**Policy 2 The Spatial Strategy** – This policy sets out the key spatial aspirations of the Councils as to where development in Greater Nottingham will be located. The key diagram on page 3 of this document illustrates these aspirations and this Policy can be summarised as follows:

- 1 The councils must provide land for at least 52,050 new homes up to 2026. It is suggested that the following areas be identified for development, these are also shown on the accompanying map:**

(a) Around 25,320 homes in the existing built up area of Nottingham, including:-

- Waterside Regeneration Zone, in Nottingham City\* (up to 3,000 homes)
- Gedling Colliery/Chase Farm, in Gedling\* (1,120 homes)
- Severn Trent and Boots site, in Broxtowe (550 homes)
- Remainder of Boots Site, in Nottingham City, (600 homes)
- Stanton Tip, Hempshill Vale, in Nottingham City\* (500 homes)

(b) Around 9,880 homes as 'Sustainable Urban Extensions' to the built up area of Nottingham, at:-

- East of Gamston, in Rushcliffe (4,200 homes)
- South of Clifton, in Rushcliffe (4,200 homes)
- One or more sustainable urban expressions yet to be determined, in Broxtowe (1,480 homes)

(c) Around 4,090 homes in or adjoining Hucknall, including Sustainable Urban Extensions at:

- Rolls Royce, in Ashfield (800 homes)
- North of Papplewick Lane, in Gedling (600 homes)
- Top Wighay Farm, in Gedling\* (500 homes)

(d) Around 4,420 homes in or adjoining Ilkeston, including a Sustainable Urban Extension at Stanton\*, in Erewash (more than 2,000 homes)

(e) Up to 8,340 homes elsewhere throughout Greater Nottingham, including in or adjoining the towns and villages of:-

- Awsworth, Brinsley, Eastwood, Kimberley and Watnall, in Broxtowe;
- Breaston, Borrowash, Draycott and West Hallam, in Erewash;
- Bestwood Village, Calverton and Ravenshead, in Gedling;
- Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, in Rushcliffe; and
- development in other towns and villages, solely to meet local needs.

**2 Significant new employment development will take place in the following areas:-**

- The City Centre, along with the Southside\* and Eastside Regeneration Zones\*
- The Eastcroft area of the Waterside Regeneration Zone\*
- The Boots site
- As part of the Sustainable Urban Extensions at Rolls Royce, south of Clifton, east of Gamston, Stanton\*, and Top Wighay Farm\*.

**3 Further shopping, leisure and cultural development will be encouraged in the City Centre and the Town Centres of Arnold, Beeston, Hucknall, Ilkeston and Long Eaton. Bulwell will be developed so it can also be classed as a Town Centre. New shopping facilities will be provided to serve development at Gedling Colliery/ Chase Farm, Waterside Regeneration Zone, and within the Sustainable Urban Extensions of south of Clifton and east of Gamston.**

**4 Major new transport infrastructure will be provided to encourage people to use their cars less, to meet the needs of new housing and economic growth, and to meet the local transport priorities, as follows:-**

- Nottingham Express Transit Phase 2 (extensions to Clifton and Chilwell)
- Nottingham Midland Station Hub, including capacity improvements
- Nottingham to Lincoln Rail improvements
- A46 improvements - Newark to Widmerpool
- A453 Widening – M1 to Nottingham
- Hucknall Town Centre improvements
- Nottingham Ring Road Improvement Scheme
- Turning Point East (Nottingham City Centre inner ring road improvements)
- Electrification of the Midland Main Line

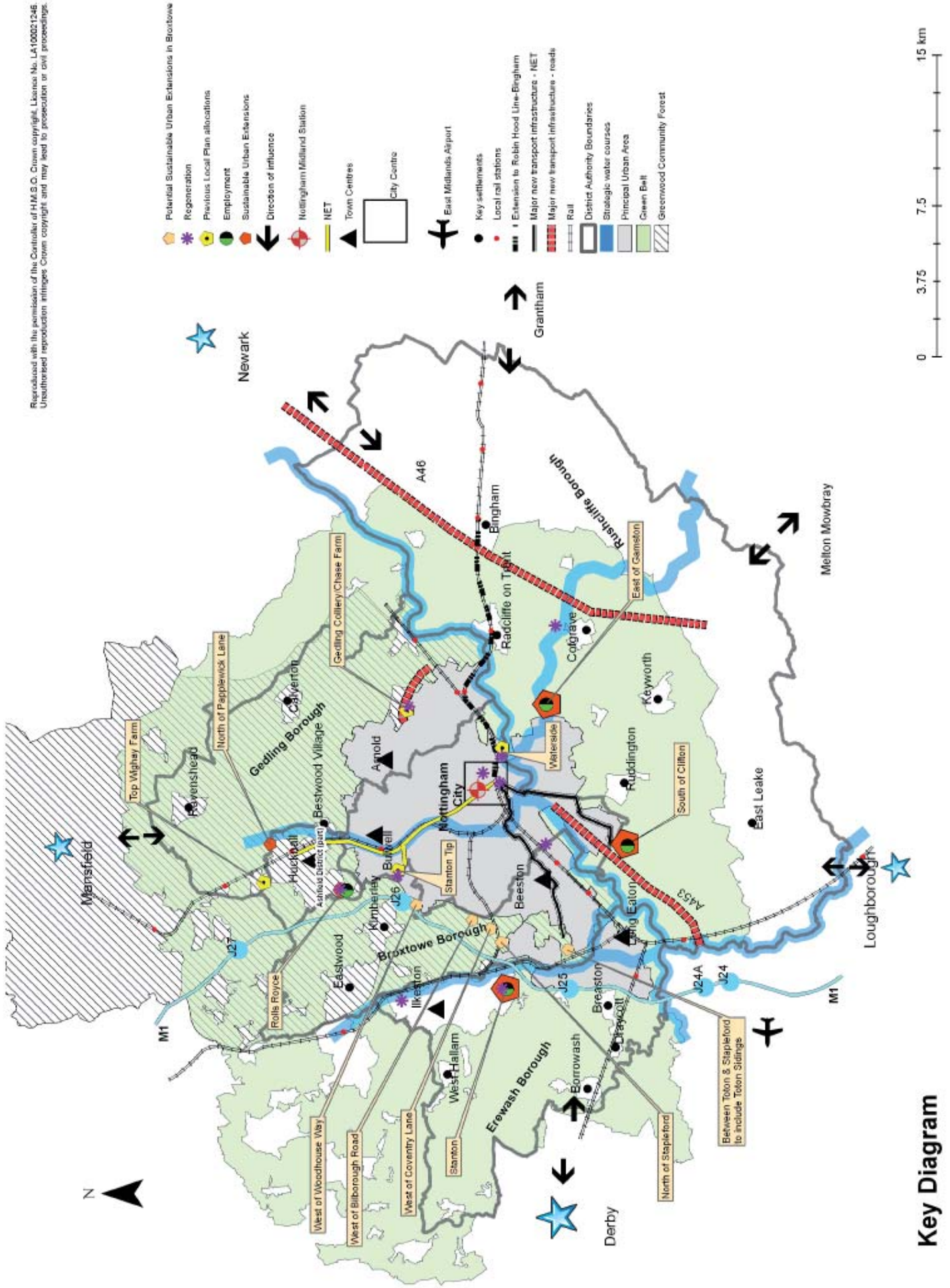
Other new transport infrastructure will also be provided, with the priority being reducing the need to travel, especially by the private car.

**5 The Green Belt around Greater Nottingham will be retained, but its inner boundaries will be redrawn to allow for the Sustainable Urban Extensions.**

**6 Parks, natural green open spaces, nature reserves etc, together with the linkages between them, will be provided or improved in and around the locations for major residential development identified above; and along the important River Corridors of the Trent, Erewash, Soar and Leen rivers, the canal corridors, the Greenwood Community Forest, and Urban Fringe areas.**

**Note: Locations marked with an asterisk (\*) are existing allocations in Local Plans.**





**Policy 3 The Sustainable Urban Extensions –** Aimed at guiding the development of Sustainable Urban Extensions (SUEs) of around 500 new homes or more to ensure development meets the aspirations of the councils.

**Policy 4 Employment Provision and Economic Development –** Sets out a range of guidance which will help to create sufficient employment opportunities and strengthen economic development.

**Policy 5 Nottingham City Centre –** The City Centre will be promoted as the region’s principal shopping, leisure and cultural destination. The role of the City Centre will be enhanced in the future by adopting the strategy set out in this Policy.

**Policy 6 The Role of Town and Local Centres –** Develops a network and hierarchy for all centres based on evidence on the retail performance of centres across Greater Nottingham. Identifying centres on this basis will ensure that any ‘town centre’ related development is of a suitable scale for the centre in which it is proposed and its vitality and viability is not harmed.

**Policy 7 Regeneration –** Identifies the locations in Greater Nottingham where regeneration will be focused.

## Places for People

**Policy 8 Housing Size, Mix and Choice -** All new residential development should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create mixed and balanced communities. An approach is set out to ensure the appropriate mix is achieved.

**Policy 9 Gypsies, Travellers and Travelling Showpeople –** Sufficient sites for permanent Gypsy and Traveller caravan accommodation will be identified in line with Gypsy and Traveller

Accommodation Assessments, or any identified need for Travelling Show People.

**Policy 10 Design, the Historic Environment and Enhancing Local Identity –** Sets out the need for new buildings to be designed to be accessible, relate well to their surroundings and help create places of a high architectural and urban design quality and also the need to protect existing buildings or areas of high quality.

**Policy 11 Local Services and Healthy Lifestyles –** The policy requires community facilities to be located in areas served by good public transport and accessible by the majority of the public. It will also create opportunities for linked trips with retail or leisure uses. It requires that new developments contribute to any facility adversely impacted. The policy takes specific note of the importance of health and well being and gives priority to facilities that support this objective.

**Policy 12 Culture, Sport and Tourism –** Sets out an approach encouraging further provision of culture, tourism and sporting facilities throughout Greater Nottingham.

**Policy 13 Managing Travel Demand –** Aims to reduce the need to travel, especially by private car, by locating new developments which would be expected to generate significant travel demand on sites already well served by public transport. Sets out a hierarchical approach to ensure the delivery of sustainable transport networks.

**Policy 14 Transport Infrastructure Priorities –** New development which gives rise to the need for additional transport infrastructure should be in accordance with the priorities of the Local Transport Plans covering Greater Nottingham. This Policy requires development proposals to demonstrate that the integrity of the transport system as a whole is not threatened and lists existing planned major transport improvements.



## Our Environment

**Policy 15 Green Infrastructure, Parks and Open Space** – Requires a strategic approach to the delivery, protection and enhancement of Green Infrastructure through the establishment of a network of regional and sub-regional Green Infrastructure corridors and assets, particularly focussing on links between Greater Nottingham and Derby, together with corridors and assets of a more local level.

**Policy 16 Biodiversity** – Sets out a strategy to increase biodiversity of Greater Nottingham. Designated national and local sites of biological or geological importance for nature conservation will be protected.

**Policy 17 Landscape Character** – New development should take account of landscape character. Where appropriate, planning applications should set out how the development responds to landscape features as set out in both the Greater Nottingham Landscape Character Assessment and the Landscape Character of Derbyshire.

## Making it Happen

**Policy 18 Infrastructure** – Requires new development to be supported by the necessary infrastructure at the appropriate stage.

**Policy 19 Developer Contributions** – Planning obligations will be sought to secure infrastructure necessary to support new development either individually or collectively and to achieve Core Strategy objectives.

Importantly, the report sets out how the councils intend to plan for the housing growth targets required by Government as set out for each council within the East Midlands Regional Plan, adopted in 2009. Whilst these targets are challenging, progressing the Core Strategy will help to ensure that the location of future development is sustainable, plan led by Local Authorities and is accompanied by appropriate physical and social infrastructure - rather than via speculative developer-led proposals.

In the event that Central Government advice on housing targets should change, the councils will be able to look again at the Core Strategy (and revise it if necessary) before it is submitted to Government in September 2010. Councils may also wish to treat any planning applications received for residential or mixed developments on the green field sites identified within the report as premature prior to formal submission to Government.

As only the Hucknall part of Ashfield is included within Greater Nottingham, Ashfield District Council will consult on their own Core Strategy in February 2010 with the Hucknall elements of their 'Preferred Option' closely aligned to the Greater Nottingham document.

## Next Steps

Following public consultation on the Option for Consultation, the councils will work to refine their strategies which will be re-published to allow formal 'representations' to be submitted in September 2010. Following this, the Core strategies will be submitted to the Secretary of State for independent 'examination' (similar to a public inquiry). Those people who make formal representations will be able to speak at the examination.



# CONSULTATION RESPONSE FORM

Option for Consultation

Please complete and send this simple form to let us know your views. When commenting please use one form per comment quoting the policy, paragraph number or plan to which your comments relate. For further comments please photocopy this form as required.

If you need to use additional sheets please do so but ensure that they clearly show what you are responding to and are firmly attached.

**Do you support the options put forward?**

Yes  No  Policy, Paragraph or Plan no.

**If yes why? If no, what changes would you like to see?**

Please fill in your contact details in order that we can register your comments and provide you with a written response. Please note, your comments cannot be kept confidential and will be made available for public inspection.

**Name:**

**Address:**

**Email:**

Data Protection - The comment(s) you submit on the Local Development Framework (LDF) will be used in the plan process and may be in use for the lifetime of the LDF in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that comments cannot be treated as confidential and will be made available for public inspection. All representations can be viewed at the Council offices.

Completed questionnaires should be returned by 12 April 2010 to:

**Policy and Development  
Erewash Borough Council  
Regeneration and Community Directorate  
Town Hall  
Long Eaton  
NG10 1HU**