

Environment and Sustainability Committee

Date: **Wednesday, 18 July 2012**
Time: **14:00**
Venue: **Mansfield Material Recovery Facility**
Address: **[Venue Address]**

AGENDA

- | | | |
|----------|---|----------------|
| 1 | <u>Minutes of last meeting held on 28 June 2012</u>
Details | 3 - 6 |
| 2 | <u>Apologies for Absence</u>
Details | 1-2 |
| 3 | <u>Declarations of Interest</u>
Details | 1-2 |
| 4 | <u>Broxtowe, Gedling and Nottingham City Aligned Core Strategies and Erewash
Core Strategy Publication</u>
Details | 7 - 28 |
| 5 | <u>Joint Waste Development Plan - Progress Report on Core Strategy</u>
Details | 29 - 32 |
| 6 | <u>Strategic Planning Observations on a Planning Application for a wind turbine at
land West of Oldhill</u>
Details | 33 - 56 |
| 7 | <u>Strategic Planning Observations</u>
Details | 57 - 62 |
| 8 | <u>Work Programme</u>
Details | 63 - 68 |

(1) Councillors are advised to contact their Research Officer for details of any Group Meetings which are planned for this meeting.

(2) Members of the public wishing to inspect "Background Papers" referred to in the reports on the agenda or Schedule 12A of the Local Government Act should contact:-

Customer Services Centre 08449 80 80 80

(3) Persons making a declaration of interest should have regard to the Code of Conduct and the Council's Procedure Rules. Those declaring must indicate the nature of their interest and the reasons for the declaration.

Members or Officers requiring clarification on whether to make a declaration of interest are invited to contact Keith Ford (Tel. 0115 9772590) or a colleague in Democratic Services prior to the meeting.

(4) Members are reminded that Committee and Sub-Committee papers, with the exception of those which contain Exempt or Confidential Information, may be recycled.

minutes

Meeting ENVIRONMENT AND SUSTAINABILITY COMMITTEE

Date Thursday 28 June 2012 (commencing at 10.30am)

membership

Persons absent are marked with 'A'

COUNCILLORS

Richard Butler (Chair)

Steve Carr A
LB Cooper
Jim Creamer
Vincent Dobson
Kevin Greaves

Bruce Laughton
Parry Tsimbiridis
Mel Shepherd MBE
Geoff Merry
Keith Walker A

Ex- Officio Member – Mrs Kay Cutts A

OFFICERS IN ATTENDANCE

Mick Allen – Group Manager, Waste and Energy Management
Keith Ford – Senior Democratic Services Officer
Sally Gill – Group Manager – Planning
Tim Gregory – Corporate Director, Environment and Resources
Jas Hundal – Service Director, Transport, Property and Environment
Michelle Welsh – Labour Group Researcher

APOLOGIES FOR ABSENCE

The following changes to the Committee's membership were reported to the meeting:-

- Councillor Geoff Merry had replaced Councillor Gail Turner
- Councillor Mel Shepherd MBE had replaced Councillor John Hemsall

An Apology for absence was received from Councillor Keith Walker (Apologies submitted - other reasons).

DECLARATIONS OF INTERESTS BY MEMBERS AND OFFICERS

None

FEEDBACK OF CONSULTATION ON THE NOTTINGHAMSHIRE MINERALS LOCAL PLAN

RESOLVED 2012/009

That the outcome of the consultation exercise be noted and the continued production of the Plan in line with the processes set out in the committee report be approved.

STRATEGIC PLANNING OBSERVATIONS

RESOLVED 2012/010

That the report be noted.

OVERVIEW OF RELEVANT SERVICE AREAS – MUNICIPAL WASTE MANAGEMENT STRATEGY

Jas Hundal gave a presentation highlighting the following key issues:-

- the scope and vision of the Strategy;
- the waste hierarchy;
- Nottinghamshire municipal waste figures for 2011/12 (including the percentages of waste recycled/composted, landfilled and incinerated);
- relative performance figures across the County's District and Borough Councils for 2010/11;
- the implications of landfill (including the planned annual increases in Landfill Tax);
- the benefits of incineration and recycling;
- the Council's 26 year contract with Veolia Environmental Services;
- recent planned improvements;
- the Waste PFI Contract Revised Project Plan.

Members thanked Mr Hundal for his useful and informative presentation.

RESOLVED 2012/011

That the contents of the presentation be noted.

WORK PROGRAMME

During discussions, the Chairman highlighted that the next meeting of the Committee on 18 July 2012 would take place at Mansfield Material Recovery Facility and would be followed by a brief presentation and site tour for Councillors. Members also requested a visit to an incinerator at some point in the future.

RESOLVED 2012/012

- 1) That the Committee's work programme be noted and the following additional items be added to it:-
 - wind farms (including pros and cons and impact on local communities);
 - alternative forms of renewable energy – to be included within the planned item on Energy and Carbon Management (29 November 2012 meeting);
- 2) That it be noted that further discussions were proposed to clarify the most appropriate committee for the following outside bodies to report to:-
 - East Midlands Airport Independent Consultative Committee;
 - Local Government Flood Forum;
 - Robin Hood Airport Doncaster Sheffield Consultative Committee;
 - Severn Trent Regional Flood and Coastal Committee;
- 3) That the Committee receive quarterly progress reports from the following outside bodies:-
 - Waste Partnering Agreement Board (Joint Waste Management Committee);
 - Waste Recycling Environmental Issues (WREN) Advisory Panel.

The meeting closed at 12.05 pm.

CHAIRMAN

M_28June12

18th July 2012**Agenda Item: 4****REPORT OF GROUP MANAGER, PLANNING****THE BROXTOWE, GEDLING AND NOTTINGHAM CITY ALIGNED CORE
STRATEGIES AND EREWASH CORE STRATEGY PUBLICATION VERSIONS****Purpose of the Report**

1. To seek Committee approval of comments, as set out below, to form the basis of a Nottinghamshire County Council response on the Broxtowe and Gedling Borough Councils (BC) and Nottingham City Council Aligned Core Strategy Publication Documents, to be sent to those Councils (the ACS authorities). The report also seeks approval of comments on the Erewash Core Strategy (ECS) which is also closely aligned, but for which consultation started later to be submitted to Erewash Borough Council (BC).

Information and Advice

2. The ACS councils have published their Publication Core Strategy Development Plan Documents (CS) for a 6 week period ending on the 23rd July 2012. These Core Strategies have been aligned, and so effectively can be seen as one document. They have been published alongside a considerable number of supporting documents, including evidence, background papers, an infrastructure delivery plan and sustainability appraisal. On the 21st June Erewash Borough Council approved the Erewash Core Strategy (ECS) for publication and submission to the Secretary of State. The publication period commenced on the 28th June for 6 weeks.
3. At this stage representations should relate to the requirements of legal compliance or the 'soundness' of the CS. The legal requirements include that the Core Strategy is subject to a sustainability appraisal, and has regard to national policy and the authorities' community strategy. The tests of soundness include the plan being justified, effective, positively prepared and consistent with national policy. This national policy is now the National Planning Policy Framework (NPPF).
4. The National Planning Policy Framework and the Localism Act encompass the principles of sustainable development, the interests of local authorities and neighbourhoods. There are three aspects to Sustainable development described in the NPPF, giving rise to three roles of the planning system:
 - an economic role –
 - building a strong, responsive and competitive economy,

- ensuring that land is available to support growth and innovation;
- identifying and coordinating appropriate infrastructure;
- a social role –
 - supporting strong, vibrant and healthy communities,
 - providing sufficient housing for present and future generations;
 - creating a high quality built environment,
 - providing accessible local services that reflect the community's needs and well-being;
- an environmental role –
 - protecting and enhancing our natural, built and historic environment;
 - helping to improve biodiversity,
 - helping use natural resources prudently and minimise waste and pollution;
 - mitigating and adaptation to climate change;
 - helping moves to a low carbon economy.

5. The Soundness of a Core Strategy depends partly upon it being able to:

- positively seek opportunities to meet the development needs of the area and
- meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in [the NPPF] taken as a whole; or
 - specific policies in [the NPPF] indicate development should be restricted.

6. Any comments made by the County Council can only relate to the tests of soundness and therefore will need to address these issues and these alone. However, officer comments are being provided on minor issues on which the ACS Authorities and Erewash BC may wish to make minor changes to the Core Strategy.

7. All valid representations received by the ACS Authorities and Erewash BC will be submitted to a Planning Inspector who will then conduct a public examination of the Core Strategy. The Strategies can only be adopted if it is found to be 'sound' at examination.

8. Nottinghamshire County Council Officers have provided technical support and advice to the ACS Authorities and Erewash BC utilising expertise from previous roles as the Structure Plan Authority and a "Section 4(4) Authority" for the Regional Spatial Strategy as well as in the areas of transport, ecology, archaeology and heritage. Liaison has also taken place between officers in such matters as education provision, social care and community provision.

Description of the Core Strategies

9. To produce the Core Strategies, the three ACS Authorities have worked with Erewash Borough Council (BC) and Rushcliffe Borough Council (BC) as well as Ashfield District Council (for Hucknall), in preparing the Core Strategies and

coordinating work, including evidence. All the authorities except Ashfield DC originally intended to align their plans but Rushcliffe BC is not doing so. As reported to Committee in May in all respects other than housing (in Rushcliffe) the policies are very similar across those five authorities' Core Strategies.

10. Note: The Nottingham Core Housing Market Area encompasses all five authorities and is a long-established strategic planning unit which has been previously identified in Structure Plans and in the Regional Plan. Where the ACS and ECS evidence relates to the whole HMA, (i.e. including Rushcliffe BC) this report refers to the HMA.
11. This joint working leading up to the publication of their various Core Strategies, and the degree of alignment between them is testament to the effectiveness of working arrangements. It will be a significant element in demonstrating how all the Councils have discharged their Duty to Co-operate under the Localism Act on plan making. This is one aspect in which the Government intends to replace the previous strategic planning undertaken by counties (with structure plans) and regional bodies.
12. The Core Strategies set out a vision and strategy for growth and development from 2011 up to 2028. They define a spatial vision, set out spatial objectives, and a spatial development strategy including strategic sites. They also include strategic policies to guide and control new development and infrastructure. A key diagram of the ACS Core Strategies is reproduced in Appendix 1.
13. The most significant aspect of the plans, certainly in terms of public attention, is the housing proposals. A level of housing provision has been established from joint work (including evidence from the two County Councils) to assess needs and outcomes of alternative levels of housing. This work has also had a measure of consultation with the public, the housing industry and Government agencies and utility providers. This approach has resulted in a slightly reduced level of provision against levels of housing previously proposed through the East Midlands Regional Plan 2009. (It is this aspect where Rushcliffe Borough Council's CS does not align with the other four authorities).
14. However, there are many other aspects to the ACS and ECS; other policies include those on:

Climate Change	– high levels of sustainability in order to mitigate and adapt to climate change.
The Green Belt	– retain the principle of the Nottingham/Derby Green Belt
Economic Development and Regeneration	– strengthen and diversify the economy across all employment sectors and meet restructuring, modernisation and inward investment needs.
Town and Local Centres	– consolidate and strengthen the network and hierarchy of centres and not harm the viability and vitality of existing centres.
Gypsies and Travellers	– accommodate and identify appropriate need.
Design, Culture, Sport and	– to ensure new development aspires to high design standards in a sustainable way and provide culture and

Recreation	sport provision of an appropriate scale.
The Historic Environment	– conserve and enhance the historic environment and heritage assets.
Local Services	– provide new, extend or improve community facilities in order to meet needs.
Transport	– reduce travel demand and identify transport infrastructure priorities in order to meet development requirements.
Green Infrastructure, Landscape, Parks and Open Space	– a strategic approach to the delivery, protection and enhancement of Green Infrastructure.
Biodiversity	– increase biodiversity through protection, enhancement and restoration measures.
Infrastructure, Developer Contributions	– finance for new infrastructure generated from new development and introduce a Community Infrastructure Levy (CIL).

15. There is a full list of policies and their scope in Appendix 2.

16. In the report to the May Committee it was stated that without further supporting evidence there appeared to be insufficient evidence to support the housing and transport proposals in the Rushcliffe CS. That is now available in the context of the HMA as a whole through the evidence supporting these Core Strategies. Consequently any further correspondence with Rushcliffe Borough Council, or response at or before any examination, will take that evidence into account.

17. The Erewash Core Strategy is aligned with the Aligned Core Strategy except for timing, and much of the content of the four Core Strategies is the same. Although Erewash is in Derbyshire, a response will also be submitted to Erewash Borough Council, in line with this report, where relevant.

Key Issues for Nottinghamshire

18. Nottinghamshire County Council has a significant stake in the production of sound Core Strategies for this area; the ACS and ECS cover a significant part of the County, covering most of the Southern part including the majority of its main conurbation. This is as a strategic authority and in terms of service provision and the interests of its residents, community groups and businesses, as well as the concerns of the environment and heritage assets. Indeed, County Council officers, as described above, have been closely involved in the development of the ACS and ECS and its evidence base, even prior to the inception of the joint work. County Council members have a role on the Joint Planning Advisory Board that steers the work, including as Highway authority.

Overall housing provision

19. The National Planning Policy Framework (2012) (NPPF) states that a local plan should be 'positively prepared' and provide for the 'objectively assessed needs' of the housing market area, including the Government's stated aim to boost housing delivery. On the other hand, the Localism Act and the NPPF emphasise the

primacy of the local authority in determining appropriate provision for its area. The NPPF, in referring to the housing market area, also requires local authorities to look outside their boundaries, and meet needs of the area. This relates to the authorities in and around the Nottingham conurbation, the Nottingham Core HMA as described above.

20. The test of soundness encompasses the above, and the evidence presented by the ACS and ECS authorities is designed to demonstrate that the tests are met, as well as demonstrating clearly how the housing provision level has been produced.
21. The level of housing proposed has been established with the assistance of a series of forecasts based on various scenarios including planned housing levels with up-to-date local evidence for the five authorities (Gedling BC, Erewash BC, Broxtowe BC, Nottingham CC and Rushcliffe BC). This work, commissioned by Nottinghamshire County Council and Nottingham City Council in the interests of wider planning considerations, is being used by all the HMA authorities to prepare up-to-date evidence to support planned levels of housing across the HMA.
22. Overall, provision in the ACS amounts to 30,550 dwellings over the Plan period, but for the County Council's point of view this amount needs to be presented in the context of the HMA as a whole, as explained above.

Authority / area	Rounded Planned Provision (dwellings in the Plan period)
Broxtowe (2011-28)	6,150
Gedling (2011-28)	7,250
Nottingham City (2011-28)	17,150
Aligned Core Strategies	30,550
Erewash (2011-28)	6,250
Rushcliffe (NB 2011-26 only)	9,400
Total (Housing Market Area)	46,200

23. The evidence for the ACS and ECS puts forward the case that the level of housing provision is appropriate. This is based on forecasts of what would happen if the housing development proposed in the Core Strategies (including Rushcliffe BC's Core Strategy) occurs.
24. The following justification is given:
 - The level of housing provision meets the needs of the existing population, whilst allowing for continuing in-migration to the area, (higher than 'balanced migration but at a lower level than that experienced over the past 5 – 10 years);
 - It also allows for a significant contribution towards affordable housing needs

- It is sufficient to provide for an increase in economically active people (aged 16+) of about 16,300, which would deliver economic growth;
- It takes account of what is considered to be deliverable over the plan period.

25. This evidence concludes that the combined HMA housing provision of all the relevant Councils Core Strategies is appropriate to meet the needs of the area as a whole. Further evidence on employment concludes that the level of population growth arising from the planned housing would support the office and employment land provision.

26. Evidence on infrastructure matters is provided in an Infrastructure Delivery Plan (IDP), which identifies the following most significant factors which could affect delivery of the Core Strategies across the whole of the HMA:

- the Clifton South site (in Rushcliffe) is dependant on delivery of the A453 improvement scheme;
- flooding and flood risk issues at the Boots/Severn Trent, Field Farm and Waterside sites, require action and intervention;
- The need to ensure there are no adverse affects on the prospective Sherwood Forest Special Protection Area;
- Further detailed assessment of transport proposals and potential mitigation measures required (see paragraph 33 on below).

Other matters of infrastructure revolve mainly around the need to establish and provide for services and facilities, such as education, water supply and health facilities.

27. The IDP points out that the listing does not imply that all of these requirements need to be met for development to proceed. The IDP will assist with the prioritisation of essential infrastructure for acceptable sustainable development to proceed. In addition broad brush viability assessment undertaken as part of the IDP, indicate that the strategic allocations identified in the Core Strategies are broadly viable.

28. With regard to the loss of countryside and Green Belt the ACS evidence includes two independent studies of prospective strategic sites for housing which identify a range of sites & locations considered suitable for sustainable major development. All the sites identified in the ACS and ECS were included in those recommendations. Some Core Strategy strategic locations put forward at earlier stages have been ruled out for various reasons.

29. It should be noted that the issue of soundness to be considered at the Examination, and thus by the County Council, is whether the evidence points to the Plan's strategy, rather than whether other options might have some credence.

30. It is likely that arguments against the soundness of the Core Strategies will relate to the level of provision being too high (principally by residents affected by housing proposals), or too low (from the development industry). The argument that provision is too low is likely to be that provision falls below the continuation of past trends of population growth & migration, leading to increased housing stress, and a detrimental impact on the housing market. On the other hand the argument

that provision is too high is likely to revolve around the impact on the countryside and Green Belt and the inability of infrastructure, in particular the transport system, to cope with the strategic proposals.

Comment:

31. The evidence for the ACS and ECS is considered to be robust, and presents a credible basis for the level of housing for the HMA and reasons for the level being set below past trends, owing to difficulties in delivering higher levels of housing. Nevertheless there is a concern that a lower provision could mean that the Core Strategies across the HMA as a whole would deliver insufficient or limited economic growth, or would not provide for the needs of the population that will require adequate housing; the margins to not meeting economic objectives or providing for housing need are small.
32. There are still concerns that Rushcliffe Borough Council may not deliver the stated level of housing owing to doubts over whether the strategic site at Clifton can be delivered. While the earlier objections to the level of housing in the Rushcliffe Borough CS are satisfied by the HMA-wide evidence now being presented, it is noted that the Rushcliffe Core Strategy does not intend to provide for any alternative should the Clifton site not be developed, consequently reducing the housing provision for the HMA (see previous paragraph).
33. There are justified concerns about the level and nature of any losses of Greenfield land, and the Green Belt is rightly seen as valuable. However, there is a need to meet a range of objectives in the Core Strategies and a balance has to be found. After consideration of all potential and deliverable sites for housing or other uses within the urban area there remains a need to identify some Greenfield or Brownfield sites outside the built-up area, which are in sustainable locations. The evidence presented by the ACS and ECS authorities appears to be enough to demonstrate that the work establishing the scale and the location of such sites is robust.
34. Infrastructure requirements that could affect delivery of the Plan will need addressing. The IDP indicates that these requirements need not prohibit development but the IDP will assist with prioritisation to enable acceptable sustainable development. The IDP also indicates that the strategic allocations identified in the Core Strategies are broadly viable. The IDP will continue to be reviewed as development proposals and infrastructure requirements are confirmed in more detail. In particular it will be updated to reflect the results of ongoing transport modelling work.

Transport

35. Transport modelling based upon the HMA authorities' decisions on housing numbers and preferred locations has not been completed. Although Rushcliffe BC is no longer 'aligned' to the other authorities, the transport modelling work is being carried out as a whole, the transport modelling will consider the full total of homes to be built in the Nottingham Housing Market Area to 2028. The work will take approximately 3 months to complete and will be examined and presented to Joint Planning Advisory Board (JPAB). Only when this work is completed will it be possible for the three highway authorities (Nottinghamshire County Council,

Nottingham City Council, Derbyshire County Council) and the Highways Agency to come to a decision on a suitable package of transport measures to support all the proposed development.

36. With regard to strategic development locations, the delivery of committed transport projects may not be sufficient in their own right to accommodate the additional transport requirements arising from the development proposals in the ACS and ECS area, and surrounding area. Consequently further additional transport upgrades (as yet undetermined) funded by development (through CIL) may well be required. The ACS Infrastructure Delivery Plan identifies this issue.

Comment:

37. Objections to the Aligned Core Strategies and the Erewash CS are raised on highway grounds as it is considered that the transport evidence is unsound. This can of course be subsequently withdrawn if the transport modelling is satisfactorily completed prior to an Examination in Public (EiP).

Developer Contributions

38. The infrastructure need generated by a proposed development is a material consideration in the determination of a planning application. The capacity of existing infrastructure may be exceeded as a consequence of new development, generating a need for new infrastructure or facilities. The use of planning obligations may be appropriate to require developers to make contributions for the provision of infrastructure to support proposed development.
39. The Core Strategies' infrastructure delivery plan has identified that "there are pressures on education provision across the IDP area and contributions to additional school places are likely to be required on most sites". It also states that "strategic level assessments indicate the broad viability of sites but underline the need for open book appraisals with developers to objectively assess developer contributions..."
40. The ACS and ECS recognise that in certain circumstances, additional developer contributions may need to be sought through planning obligations following the introduction of the Community Infrastructure Levy (CIL).

Comment:

41. The ACS and ECS approach is welcomed and the County Council would seek to ensure that all the impact on its services and infrastructure from future development in the plan area is met either through CIL or planning obligations. The County Council would welcome involvement in the development of any CIL(s), in particular with the drawing up of the CIL Regulation 123 list insofar as it relates to County Council services and infrastructure.

Heritage

Comment:

42. Policy 11 is concerned with how heritage assets are dealt with when considering applications for development. To meet with the advice given in the NPPF the first

sentence of the Policy needs to be far clearer and more positive about proactively conserving heritage assets and their settings, in line with their significance. The NPPF emphasises that the more important the asset, the greater the weight to be attached to its preservation, and that of its setting, this needs to be enshrined in the policy. The policy also needs to include explicit reference to Scheduled Monuments.

Minor matters

43. Other minor matters (not related to soundness) have been raised by County Council officers and will be submitted to the ACS authorities and Erewash BC. These are set out in detail in Appendix 3.

Other Options Considered

44. As the consultation requires representations to be made on the soundness of the plan the only other option was not to make representations. This was considered and rejected, as the evidence behind the CS is currently inadequate and the County Council wishes to raise issues of soundness in relation to transport.

Reason for Recommendation

45. Having assessed the Publication Version against the NPPF tests of soundness and as set out in paragraphs 35-37 above, it is considered that the document does not include or make reference to any evidence to support the stated transport provision and therefore has not been demonstrated as sound as it is not justified on the basis of available evidence.

Statutory and Policy Implications

46. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

47. There are no direct financial implications.

Implications for Sustainability and the Environment

48. The failure to consider the representations of the County Council on strategic planning and transport matters could lead to unsustainable development taking place, possibly without the adequate context of an adopted Local Plan. The education and transport interests of the County Council as service provider could also be compromised by the lack of a suitable Local Plan or Local Development Framework.

RECOMMENDATION

- 1) That Committee approve the above comments, which will form the basis of the Nottinghamshire County Council response to the Aligned Core Strategies and Erewash Core Strategy Publication Versions, to be sent to the ACS Authorities and Erewash Borough Council as appropriate.

Sally Gill
Planning Group Manager

For any enquiries about this report please contact: Richard Cooper, Planning Policy Team, ext 74978

Constitutional Comments (NAB 27.06.12)

1. The Environment and Sustainability Committee has authority to approve the recommendation set out in this report.

Financial Comments (DJK 27.07.2012)

2. The contents of this report are duly noted; there are no direct financial implications arising.

Background Papers

Alongside the Core Strategy and the Publication Proposals Map, a range of supporting documents have also been published including:

- Housing and Employment Background Papers
- Infrastructure Delivery Plan
- Sustainability Appraisal
- Equalities Impact Assessment
- Habitats Regulation Assessment

The documents are available on the Councils' Web sites and also at the Greater Nottingham Growth Point Team site:
<http://www.nottinghamcity.gov.uk/index.aspx?articleid=5526>.

Electoral Division(s) and Member(s) Affected

All Broxtowe and Gedling Councillors

Broxtowe:

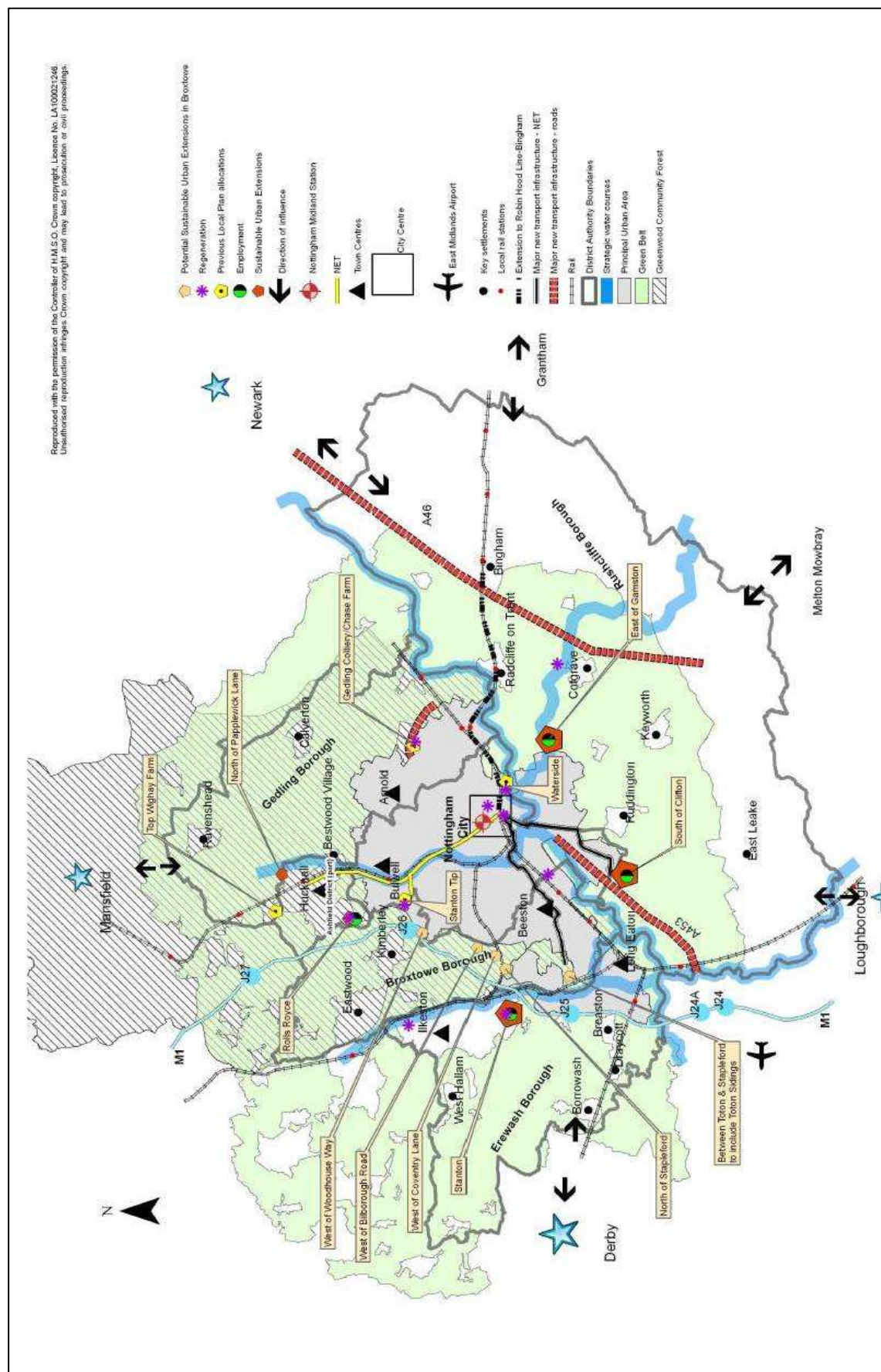
Beauvale - Councillor David Taylor
Beeston North - Councillor Steve Carr
Beeston South & Attenborough - Councillor Eric Kerry
Bramcote & Stapleford - Councillor Stan Heptinstall
Bramcote & Stapleford - Councillor Wombwell Brian
Chilwell & Toton - Councillor Dr John Doddy

Chilwell & Toton - Councillor Richard Jackson
Eastwood - Councillor Keith Longdon
Kimberley & Trowell - Councillor Ken Rigby
Nuthall - Councillor Philip Owen
Selston - Councillor Gail Turner

Gedling:

Arnold North - Councillor Ged Clarke
Arnold North - Councillor Carol Pepper
Arnold South - Councillor Rod Kempster
Arnold South - Councillor Mel Shepherd
Calverton - Councillor Mark Spencer
Carlton East - Councillor Allen Clarke
Carlton East - Councillor John Clarke
Carlton West - Councillor Jim Creamer
Carlton West - Councillor Darrell Pulk
Newstead - Councillor Chris Barnfather

APPENDIX 1: Aligned Core Strategy Publication Version Key Diagram



APPENDIX 2 : List of Aligned Core Strategies Policies and Scope.

Policy	Policy Area
Policy 1: Climate Change	Sustainable Design and Adaption
	Reducing Carbon Dioxide Emissions
	Decentralised Energy Generation
Policy 2: The Spatial Strategy	Detailed proposals for strategic sites including housing
Policy 3: The Green Belt	Green Belt boundaries
Policy 4: Employment Provision and Economic Development	Detailed proposals for strategic sites including employment
	Review of the level of development of office floor space to ensure a 5 year supply
	Sustainable mix of uses for other major development schemes
	Local employment and training for residents (note, no hook in policy, but SPD being produced by City)
Policy 5: Nottingham City Centre	City Centre
Policy 6: The Role of Town and Local Centres	Hierarchy of centres
	Boundaries of centres
	Other major development requiring retail development
	Centres in need of enhancement
	Thresholds for the scale of main town centre development in edge-of and out-of centre locations
Policy 7: Regeneration	Details of the specific sites, mix of uses and scale of development
Policy 8: Housing Size, Mix and Choice	Adaption of housing to suit the lifetime of occupants
	Affordable Housing targets
	Rural Affordable Housing (exception sites)
Policy 9: Gypsies, Travellers and Travelling Showpeople	Allocation of Gypsy & Traveller accommodation sites
Policy 10: Design & Enhancing Local Identity	Local design standards
	Restrict development to avoid areas of special character and to protect the amenity value of private gardens
Policy 11: The Historic Environment	Historic environment policies
	Approaches to assist the protection and enhancement of the historic environment
Policy 12: Local Services and Healthy Lifestyles	Details for the distribution of new, extended or improved community facilities (including schools)
Policy 13: Culture, Sport and Tourism	Provision of culture, tourism and sporting facilities
	Detailed guidance on the location of new religious and cultural facilities

List of Aligned Core Strategies Policies and Scope. (Cont'd.)

Policy 14: Managing Travel Demand	Additional transport infrastructure schemes
Policy 15: Transport Infrastructure Priorities	
Policy 16: Green Infrastructure, Parks and Open Space	Details of more local GI corridors and assets
	Designation of non strategic sites
	Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection
	Deficiencies in Parks and Open Space
Policy 17: Biodiversity	Designation of additional further protected sites
Policy 18: Infrastructure	Assessment of the need for more local infrastructure and capacity constraints
Policy 19: Developer Contributions	Development of Community Infrastructure Levy

APPENDIX 3:

Officer comments to be sent to the Aligned Core Strategies Authorities and Erewash Borough Council on the Publication Documents (June 2012)

Heritage:

Policy 11

Sub para 1

The first sentence of this first para is reactive, in that it described responding to submitted proposals (i.e. “will be supported”). To meet with the advice given in para 126 et seq of the NPPF this para needs to be far clearer and more positive about proactively conserving heritage assets, and their settings, in line with their significance. The NPPF emphasises that the more important the asset, the greater the weight to be attached to its preservation, and that of its setting. We also advise that the wording “in line with” should be replaced by “with regard to”.

Sub-para 2,

bullet point c) Recommend the deletion of “other” as this implies Sherwood Forest was all woodland. In the past as today it was a mosaic of woodland, pasture, arable and heathland, and indeed the heathland of the Forest is also a significant feature of the historic environment.

bullet point c) Welcome the specific reference to ridge and furrow field patterns.

bullet point e) Recommend “and scheduled monuments” be inserted after “prominent listed buildings”.

Sub-para 3

bullet point e) Recommend this statement is reworded, the first line to read; “ensuring that information about the historic environment is publicly available”. This would fit better with para 169 of the NPPF. We further recommend the second sentence in this bullet point is of sufficient importance to be treated as a separate bullet point. To keep it in accordance with the NPPF we recommend revised wording. The following is suggested;

“Where loss in whole or part of a heritage asset is deemed acceptable, appropriate evidence of its significance should be recorded in advance. Reports and archives resulting from such work should be made publicly available”.

Section 3.11.1

In the second sentence of this para we recommend the word “registered” needs to be inserted before “parks and gardens”, and the word “historic” deleted. This is because not all historic parks and gardens are registered and therefore designated.

3.11.4

Not all archaeological sites are yet known and recorded on the Historic Environment Record. We therefore recommend that the second sentence of

this section is reworded. The following may be appropriate; “When considering sites of potential archaeological importance, including those identified on the Historic Environment Record , the local authority will....etc”. with the rest of the sentence remaining as it is.

3.11.6

We recommend “a listed” is replaced with “an historic”, as NPPF makes clear that options for viable re-use should be considered for any appropriate heritage asset, designated or otherwise. (NPPF 126, 131 etc)

3.11.9

We recommend this is rephrased to reflect more accurately the degree of loss of the historic environment; the following is suggested “In a number of cases the loss of a heritage asset may be unavoidable. In these cases steps should be taken to ensure that the assets are appropriately recorded before they are damaged or destroyed”.

Ursilla Spence, Jason Mordan
Conservation Team (Heritage)

Transport Comments:

Policy 2. The Spatial Strategy.

Paragraph 6(c) refers to major new transport infrastructure but does not list the Hucknall Town Centre Improvement Scheme (Ashfield) which it ought to? This point also applies to Policy 15 (5).

Paragraph 6(c) refers to High Speed Rail 2 which will 'impact upon the plan area' as stipulated in the text however this scheme is not due to be delivered until well beyond the end of the LDF period and so its inclusion is considered misleading. This observation also applies to Policy 15 (5).

Policy 14. Managing Travel Demand.

Paragraph 3.14.14 is misleading at best, as the necessary transport modelling required to identify packages of measures has yet to be concluded. The IDP itself acknowledges this fact.

Table re Monitoring Arrangements. The Delivery column in this table should include reference to consultation with the local highway authorities.

Policy 15. Transport Infrastructure Priorities.

Policies 15 (1 & 2) rely on the IDP as the evidence base detailing the additional transport infrastructure needed to support new development. The IDP does not however provide the necessary detail at this point in time, since the transport modelling is still work in progress.

Policy 15 (3) lists the strategic transport priorities for the area covered by the Aligned Core Strategies it does not establish, as it should, the additional transport infrastructure required to support the ACS spatial strategy in Policy 2. Policy 15 (3) implies that the listed planned transport schemes are essential to the ACS growth ie a direct requirement to support growth, whereas they are in fact committed transport schemes that feature as part of the 'No Core Strategies Scenario', to largely fulfill existing transport needs.

Paragraph 3.15.2 refers to listed schemes which currently have no available funding as being, or have been, included in programmes. This fact does not apply to all the listed schemes.

Policy 18 Infrastructure.

This policy refers to the IDP at appendix B which lists the critical infrastructure to support the strategic sites and strategic locations. More importantly this appendix does not identify the critical transport infrastructure required as a consequence of the cumulative impact of strategic sites/locations and all other planned growth in Greater Nottingham. As such the supporting evidence could be considered incomplete and unsound. The observations above echo those that were raised earlier regarding Rushcliffe Core Strategy, principally because the transport modelling is still incomplete.

In summary there is no alternative but to raise a holding objection on the grounds that the supporting transport evidence base is incomplete and it would therefore be unsound to draw conclusions without first knowing the full transport facts. An identical objection would need to be raised against each of the three ACS authorities, Broxtowe, Gedling and Nottingham City and against the Erewash Core Strategy (although it is in Derbyshire). These correspond to the objection raised to the Rushcliffe Core Strategy Publication Draft. Once the transport study has been concluded and the IDP list updated then the objection would be able to be withdrawn.

David Pick
Transport Plans and Programmes Team

Ecological comments:

Section 1.5 (Habitats Regulations Assessment)

It is noted that a Habitats Regulations Assessment of the Core Strategy has been undertaken. Given its statutory nature, the ACS authorities should have regard to comments from Natural England about this document.

Section 2.3 (Spatial Vision)

In section 2.3.10, reference to an increase in biodiversity is welcomed, although it is queried why this is made in the context of the 'region', rather than the ACS area.

Section 2.4 (Spatial Objectives)

Reference to ensuring an increase in biodiversity is welcomed in section 2.4.1 paragraph (xi).

The spatial portrait/local distinctiveness descriptions of Gedling and Broxtowe identify the number of Sites of Special Scientific Interest (SSSIs) or Sites of Interest for Nature Conservation (SINCs) present within their areas, but the description for Nottingham City in paragraph 2.9.7 does not. For the sake of consistency, it is suggested that these figures are provided.

Policy 16 – Green Infrastructure, Landscape, Parks & Open Space

In section 2 (d) of the policy, reference to allowing the migration of species is welcomed.

In section 3 (d) of the policy, reference to making provision for biodiversity opportunities is welcomed.

Policy 17 – Biodiversity

Overall, Policy 17 and its supporting text is welcomed and supported, but the following comments should be noted:

Section 1 (a)

In section 1 (a) of the policy, it is suggested two minor amendments are made as follows:

“protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including ~~areas and~~ networks of habitats and species listed in the UK and Nottinghamshire Local Biodiversity Action Plans, to provide a net gain in biodiversity”.

Alternatively, to bring the text more in line with the relevant text in the NPPF (paragraph 117), this section could be amended to read:

“protecting, restoring, expanding and enhancing existing areas of biodiversity interest, including ecological networks and priority habitats and species listed in the UK and Local Biodiversity Action Plans, to provide a net gain in biodiversity”.

Section 1 (b)

In section 1 (b) of the policy, it is unclear why this states “ensuring that fragmentation of the Green Infrastructure network is avoided wherever appropriate” – I would suggest that this should be re-phrased to make it clear that fragmentation of the GI network is not normally appropriate.

Section 1 (e)

In section 1 (e) of the policy, it is suggested that the mitigation hierarchy, as outlined in the NPPF (paragraph 118), should be clarified, as the text as currently drafted implies that mitigation and compensation are equivalent, whereas in reality compensation should only be used as a last resort. In addition, reference to 'minimising impacts on biodiversity' should be added.

Other matters

Currently, the requirement in the NPPF (paragraph 117) for planning policies to plan for biodiversity at a landscape-scale across local authority boundaries does not appear to have been addressed (but it is appreciated that the NPPF has only recently been published). It is suggested that an addition to section 1 of the policy might be required to deal with this.

Regarding section 2 of the policy, it is assumed that a criteria-based policy will be used in the Development Management Policies document to provide further guidance on this matter.

Justification

It is suggested that paragraph 3.17.5 of the justification text is amended slightly as follows:

"Proposed development should particularly seek to contribute towards delivery of the Local Biodiversity Action Plan ~~habitats and species~~. The Nottinghamshire Local Biodiversity Action Plan identifies priority ~~wildlife~~ habitats and species ~~that are a priority for protection~~, either because they are nationally or locally rare or in decline, or are characteristic of the area; and sets targets and action plans for their conservation in order to address their continued decline."

Monitoring arrangements

The first target is 'retain areas of biodiversity importance', but the proposed indicator is 'number of incidents of unmitigated loss of SINC's due to development' – however, the proposed indicator is not a measure of the target. A better indicator would be 'number of SINC's affected by (or lost to) development', or 'area of BAP habitat lost to development' - or both. It should be noted regarding the latter that Nottinghamshire Biodiversity Action Group and the Nottinghamshire Biological and Geological Records Centre are very close to having mapped all LBAP habitats across the county, and this data will be available to local authorities for this very purpose.

The second target is 'improve management of biodiversity sites', and the proposed indicator is 'number of SSSIs in favourable condition'. The use of SSSIs is very limited (for example there is just one in the whole of Gedling Borough). A better indicator would 'number of SINC's under positive conservation management', using the government's Single Data List indicator 160 (local nature conservation/biodiversity – proportion of Local Sites [i.e. SINC's] where positive conservation management is being achieved). This data is collated annually by Nottingham City Council (for the city area) and Nottinghamshire County Council (for

the rest of the county) and is a much better reflection of how well wildlife sites are being managed.

Nick Crouch
Conservation Team (Heritage)

Landscape:

The relationship of the Mature Landscape Areas (MLA Policy saved in Gedling and Broxtowe strategy) and the Greater Nottingham Landscape Character Assessment will need to be addressed at a later stage. While an appendix indicates that protection will be required until a replacement policy is considered through the DC Policies DPD, the means of doing this is not clear.

H Jones
Landscape and Reclamation Team

Reclamation and Noise:

In the main the planning conditions that would be imposed on any development proposed through the core strategy would address the concerns regarding the issues of ground and groundwater contamination, ground gases, and noise.

It is clear from the strategy document that a number of sites will present particular and significant difficulties with respect to ground conditions and in particular contaminated ground. The normal procedure of identifying the potential risks and subsequent assessment through site investigation is a tested procedure and can be conditioned into any of the potential development sites. A similar approach can also be applied to the issue of noise.

With particular regard to Brownfield Redevelopment, we make the following comment. The issue of the ecological value of these brownfield sites, in particular their use as a habitat for rare and valued species, is gaining recognition. The ecological value of these sites should always be considered and that value maximised with integration within any Green Infrastructure of the redevelopment proposals.

2.2.26 Climate Change and Flooding

This paragraph references flooding from rivers, however no mention is made of other sources/forms of flooding: pluvial, groundwater or minewater and flooding from drainage infrastructure, which perhaps have a greater impact locally within the plan area.

2.4.1 xi Spatial Objectives Protecting and improving natural assets

The contribution of brownfield sites in terms of ecological habitat and diversity should be recognised and integrated into any development scheme.

Policy 1 Climate Change par 2.a

The value for water consumption of 105litres per person per day is quoted. This relates to a Code 3 standard, the code is expected to improve to 4 at least in 2013 reducing the water consumption figure to 90litres per person per day.

3.1.8 Sustainable Design and Aadaptation

Similar comment as in previous for CSH 3

3.1.14 Flood Risk and Drainage

The Local (Nottinghamshire) Flood Risk Management Strategy for the county area is in the early stages of preparation.

3.16.5/6 Section C Our Environment

The Green Infrastructure should be integrated and inter -connectivity with existing and proposed green infrastructure should be encouraged at every opportunity. The greater the inter-connectivity the greater the impact. .

Derek Hair
Landscape and Reclamation Team

18 July 2012**Agenda Item: 5****REPORT OF GROUP MANAGER, PLANNING****JOINT WASTE DEVELOPMENT PLAN – PROGRESS REPORT ON THE
CORE STRATEGY****Purpose of the Report**

1. To report on progress with the preparation of the Nottinghamshire and Nottingham Waste Core Strategy which is the first of the three development documents which will eventually replace the adopted Joint Nottinghamshire and Nottingham Waste Local Plan 2002.

Information and Advice

2. The preparation of the Waste Core Strategy has gone through a number of key stages to gather and present evidence and put forward the issues and establish the options that been considered as part of developing the final Plan. This has included several stages of informal consultation and a recent publication stage to allow for formal representations from the public and other stakeholders. The key stages of this process are identified in Appendix 1.
3. The Draft Waste Core Strategy (Proposed Submission Document) was published for a formal period of public representations between 5 March and 30 April 2012. Responses have been received from a total of 30 different organisations and individuals including statutory bodies, local district and parish councils, neighbouring county councils, the waste industry, utility companies, interest groups and members of the public.
4. Nottinghamshire County and Nottingham City Councils have established a Joint Members Working Group to oversee the process of preparing the Plan. That group will consider these responses and what actions are required as a result, including any changes to the Plan prior to submitting it for Examination. As part of that process councillors will receive a summary of all responses, and links to more information and be advised on actions arising.
5. There may be changes made to the Plan arising from the responses to the representations period during March and April. There will be some changes to policies arising from discussions with nearby waste planning authorities under the Councils' 'Duty to Co-operate', which is a requirement of the Localism Act. Further changes will be needed as a result of the introduction of the National Planning Policy Framework in March 2012.

6. Following consideration by the Joint Members Working Group the two authorities will need to approve any changes through their own appropriate decision-making bodies. For the County Council this will be the full Council meeting scheduled for September when Council will be asked to approve a schedule of changes to the Core Strategy for a further six week period for representations. This will give approval for the Plan to be submitted to the Planning Inspectorate for Examination as soon as this process has been completed.
7. Once the Plan is formally submitted this will be the start of the Examination and an Independent Inspector will be appointed to consider the representations that have been made and to test the overall soundness, and legal compliance, of the Plan. Part of this process will involve a public hearing where the Inspector will hold round-table sessions to discuss specific issues. Participation in these sessions will be at the discretion of the Inspector.
8. A Programme Officer had been appointed to manage the day to day running of the examination process. Although employed by the Council, they will maintain an independent role and will be the main point of contact between Council officers, the Inspector and members of the public before and during the Examination.
9. Other work being undertaken by officers has included a meeting with the Planning Inspectorate in June to advise on procedural and other matters. This will help to ensure that the Councils submit a legally sound plan to the Planning Inspectorate for examination that reflects the local perspective and conforms to National Planning Policy. Other, on-going work includes refining the evidence base of the Plan and completing the Sustainability Appraisal.

Brief Review of the Issues Raised in Representations

10. From analysis of the responses considered so far, issues have ranged from the accuracy of the underlying waste data, and the scale, type and location of facilities, to whether there is a need for an additional policy on hazardous waste and the detailed wording of the policy on climate.

Other Options Considered

11. This work is part of the process to prepare the Plan for submission to the Planning Inspectorate for Examination. The Examination of the Plan by an independent inspector is anticipated to take place in the autumn. No other options need to be considered as preparation of the Waste Core Strategy and other development plan documents is a statutory function of the authority.

Reason/s for Recommendation/s

12. To ensure that members are aware of the progress of the Waste Development Framework and updated on the latest implications for the timetable.

Statutory and Policy Implications

13. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION

- 1) To note the progress on the preparation of the Waste Core Strategy.

Sally Gill
Planning Group Manager

For any enquiries about this report please contact: Suzanne Moody, Planning Policy Team, ext. 72108

Background Papers

None.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Constitutional Comments

1. Because this report is for noting only no Constitutional Comments are required.

Financial Comments (DJK 03.07.2012)

2. There are no direct financial implications arising as a result of this report, with the work being undertaken by existing resources. Costs will be incurred subsequently as part of the Examination of the Plan by the independent inspector, and a reserve of £325,000 for such Examination's is available accordingly.

Electoral Division(s) and Member(s) Affected

All

Appendix 1 – Key Stages in the Preparation of the Waste Core Strategy

Issues and options

An informal consultation on the key waste issues facing Nottinghamshire and what reasonable choices we have. Responses to this stage helped us to decide which options to take forward.

Preferred approach

Having looked at all the options, we consulted again on those that we thought were most suitable for Nottinghamshire. This has helped us to produce our draft Waste Core Strategy.

Submission

In response to formal representations on the draft Waste Core Strategy we will publish a schedule of proposed modifications before submission to the Secretary of State for Examination.

Examination

This is an independent examination by a Government Inspector who will look at whether the Waste Core Strategy is sound and takes account of any representations made at the submission stage. This usually involves a public hearing.

Adoption

This is the final stage if the Waste Core Strategy is found sound. The Inspector may make minor changes to the strategy but if serious problems are found he/she will declare it 'unsound' and it will have to be withdrawn.

18th July 2012**Agenda Item:****REPORT OF GROUP MANAGER, PLANNING****STRATEGIC PLANNING OBSERVATIONS ON A PLANNING APPLICATION
FOR A WIND TURBINE, AT LAND WEST OF OLDHILL LANE, EAST
BRIDGFORD****Purpose of the Report**

1. To seek Committee approval for comments set out in this report to be sent to Rushcliffe Borough Council (RBC) in response to the request for strategic planning observations on the above planning application for a single wind turbine.

Information and Advice

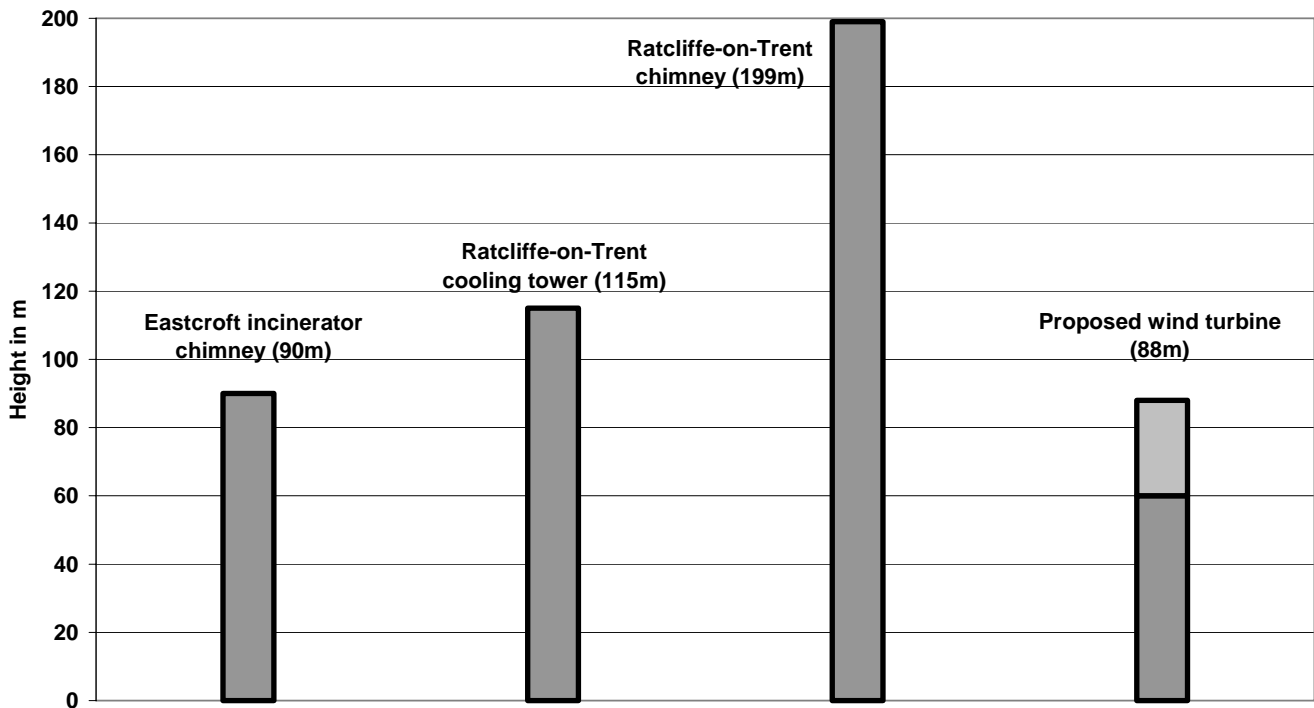
2. A planning application was submitted to Rushcliffe Borough Council on the 15th June 2012 for the installation of one 60m wind turbine on Land West of Oldhill Lane, East Bridgford, by East Bridgford Community Energy IPS Ltd. A site plan is provided at Appendix 1.
3. Nottinghamshire County Council (NCC) has been consulted for strategic planning observations on the application and this report compiles responses from Departments involved in providing comments and observations on such matters. On the basis of Committee's decision, comments will be sent to Rushcliffe Borough Council in their role as determining planning authority for this application.
4. The planning application is accompanied by an Environmental Statement, Design and Access Statement and a range of other supporting documents. This report is based on the information submitted with the application in the context of national, regional and local policy.
5. The application site lies within the Nottinghamshire Green Belt.
6. The site has planning permission for a temporary mast and two anemometers (Ref: 10/01752/FUL); the County Council previously commented on this planning application

Description of the Proposed Development

7. The proposed wind turbine is 500/800 KW with a free-standing mast on a 15m diameter concrete foundation and 6m base at ground level, which will provide energy and income for the inhabitants of East Bridgford, Nottinghamshire. The turbine has a hub height of 60m and has three blades of 27.5m. The blade tip height is 87.5m.

8. Associated development includes a permanent 4m wide access track approximately 40m long off Green Lane, East Bridgford, and a 20m x 30m blinded hardcore crane platform with a 15m x 30m soft, level assembly area alongside. In addition a switch and transformer room, 3.5 x 3.0 x 2.7m high, will be provided adjacent to the mast or 11Kv grid connection point. The design detail of this has not been decided and it is suggested that this should be conditioned on any approval.

Proposed East Bridgford wind turbine - Trent valley comparison heights



Planning Policy Context

National Planning Policy Framework (NPPF)

9. There are clear aims and policies at a national strategic level that underline the need to meet renewable energy targets. The Government renewable energy target seeks to generate 10% of UK electricity from renewable sources by 2010, its aspiration by 2020 is 20%. As a minimum, the UK must meet its legally binding target of 15% by 2020 as set out in the EU Renewable Energy Directive.

Strategic Planning Issues

Green Belt

10. What constitutes acceptable development within the Green Belt is set out in the NPPF, wind turbines are not considered to be acceptable development in the Green Belt and as such the onus lies with the applicant to demonstrate that there are very special circumstances to justify such inappropriate development in such a location.

11. The applicants have set out in their application documents, in particular the Planning Statement and Design and Access Statement that they have assessed a number of sites and it is considered that they have demonstrated 'very special circumstances' in relation to locating the proposed wind turbine within the Green Belt.
12. Detailed planning policy in relation to the Green Belt is set out in Appendix 2.

Landscape

13. Additional information is required from the applicant at this stage before an assessment can be made as to whether the application can be supported in relation to landscape and visual impact issues.
14. Detailed comments on Landscape are contained at Appendix 3.

Highways

15. The principle of the installation of a wind turbine on land west of Old Hill Lane, East Bridgford is acceptable from a highway point of view.
16. Detailed comments on Highways are contained at Appendix 4.

Ecology

17. The ecological survey work completed to date is not considered to be sufficient to allow a proper assessment of the potential impacts of the proposed wind turbine to be undertaken.
18. Detailed comments on Ecology are contained at Appendix 5.

Rights of Way

19. The East Bridgford Bridleway No. 16 is affected by the proposed turbine. A number of other rights of way are also within the vicinity (See Appendix 6). The turbine is sited at a distance (approximately 175m) less than the British Horse Society (BHS) recommended distance (200m) from bridleway no. 16. The turbine could be sited slightly further away from the bridleway.
20. Detailed Rights of Way comments are contained at Appendix 7.

Historic Environment

21. The application does not appear to be accompanied by any information with regards to assessing the impacts of the proposals on the setting of designated heritage assets. As such the application cannot be assessed in accordance with NPPF paragraph 128, 129, 132 or 133. In the absence of further information the County Council would raise concerns about the granting of planning permission. It is likely that the proposals will impact on the setting of St Peter's Church in East Bridgford.
22. Detailed comments on the Historic Environment are contained at Appendix 8.

Noise

23. There are a number of issues for concern in relation to noise issues, such as the lack of recording of noise survey times, as such the County Council raises concerns over the overall conclusions drawn in respect of noise at the application site.

24. Detailed comments on Noise related issues are contained at Appendix 9.

Conclusions

25. The overall National Planning Policy context in relation to wind farms, as outlined above, is strongly supportive of the principle of wind farms and the wider benefits of deploying renewable energy technologies in tackling climate change, subject to a number of considerations. The responsibility for determining planning applications for wind turbines lies with district planning authorities.
26. Concern in landscape terms is principally a matter of the effect upon the existing landscape. It should be acknowledged that the siting of any wind farm in any rural location will have a significant impact on the surrounding landscape, by its very nature, and the scale of the turbine.
27. On Green Belt matters the harm from this “inappropriate development” is principally its effect on openness. However, as stated above, the “wider environmental and economic benefits” demonstrate the ‘very special circumstances’ for allowing development in principle. There is a clear need to respond to climate change by developing renewable energy production and this presents a significant argument, backed by National planning policy, to support the proposal. It is concluded, that the applicants have justified the location of the proposed wind turbine within the Green Belt.
28. Although there will clearly be an adverse impact upon the surrounding area in relation to the visual landscape, the nature of wind farms is such that to a large extent this will always be an issue, albeit that the severity of the concern will depend on the proposed location. However the extent of this impact and the weight to be attributed to it is a non strategic detailed matter for Rushcliffe Borough Council to determine.
29. Additional information is required from the applicant at this stage before an assessment can be made as to whether the application can be supported in relation to landscape and visual impact issues, ecology, noise and issues relating to the historic environment.
30. There are no strategic planning objections to the proposal on highway grounds.
31. The County Council recommends that the turbine is located at the British Horse Society (BHS) recommended distance (200m) from the bridleway to the south-east. Other Options Considered
32. This report considers all of the relevant issues in relation to the above planning applications which have led to the recommendations, as set out below. Alternative options considered could have been to express no or full support for the application.

Reason/s for Recommendation/s

33. It is recommended that the development is supported in principle as it is recognised that significant weight is given to renewable energy at a National and strategic planning level.
34. There are concerns over the potential impact of the proposal on the ecology, historic environment and landscape of the County. These concerns can not be addressed until significant further work has been undertaken satisfactorily and relevant information has been provided by the applicants.

Statutory and Policy Implications

35. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

Financial Implications

36. There are no direct financial implications.

RECOMMENDATION

That Rushcliffe Borough Council be advised that whilst the principle of such development in terms of strategic and National renewable energy policy is supported, Nottinghamshire County Council objects to the proposal on the grounds that:

- (a) insufficient information has been submitted with the planning application to allow valid and robust conclusions to be drawn on the applications potential impact upon the landscape, historic environment and ecology of the County, and
- (b) the wind turbine is sited within 200m of a public bridleway.

Sally Gill, Group Manager, Planning

For any enquiries about this report please contact: Nina Wilson, Principal Planner (Minerals, Waste and Spatial Planning) – 0115 977 3793

Constitutional Comments (NAB 6.07.12)

37. The Environment and Sustainability Committee has authority to approve the recommendation set out in this report.

Financial Comments ([initials and date xx/xx/xx])

38. To be reported to the Committee meeting.

Background Papers

The following link provides access to all the relevant planning application documents used to inform the above report:

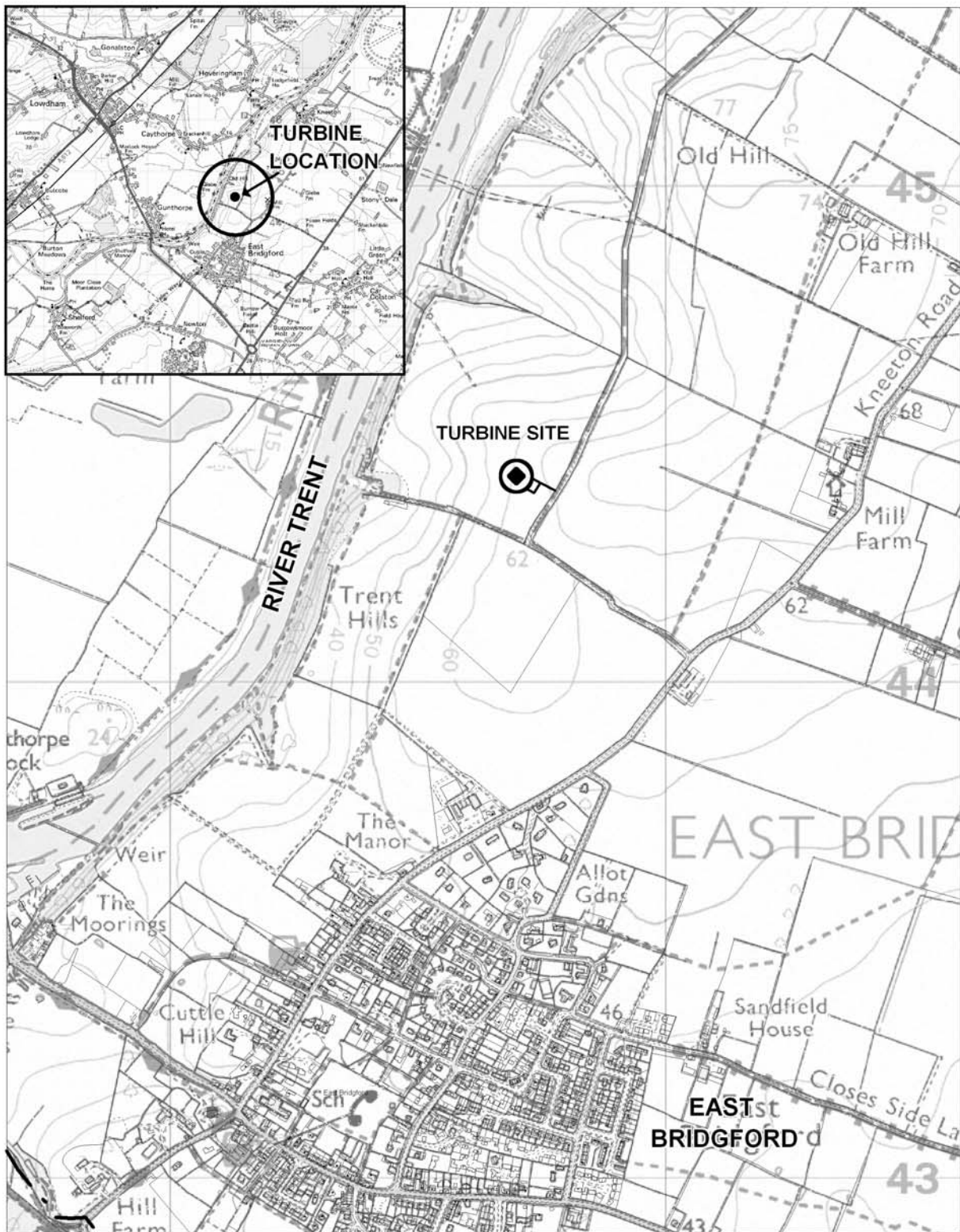
<http://www.document1.co.uk/blueprint/Results2.asp?Acpt=545208142&CaseNo=12/01015/FUL&Dept=DC>

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Electoral Division(s) and Member(s) Affected

Bingham – Councillor Martin Suthers OBE
Radcliffe-on-Trent – Councillor Mrs Kay Cutts
Farsfield and Lowdham – Councillor Andy Stewart
Farndon and Muskham – Councillor Mrs Sue Saddington
Carlton East – Councillor Allen Clarke
 - Councillor John Clarke

Appendix 1 – Site location plan and positioning of wind turbines



Proposed installation of one wind turbine, associated equipment for grid connection, trench work and access track.
Land West of Oldhill Lane, East Bridgford, Nottinghamshire
Planning Application No. 12/01015/FUL

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Produced by: JW
Date: JULY 2012

Appendix 2 – Detailed National and Regional Planning Policy Context

The proposed development relates to the generation of electricity from renewable energy resources. As such, elements of the UK and EU Energy Policy are significant material considerations, including the UK Energy White Paper (2007), the Energy Act (2008), the UK Renewable Strategy, Low Carbon Transition Plan 2009 and the Renewable Energy Roadmap of 2011.

Fundamental aspects of national energy policy are set out in 'Meeting the Energy Challenge: A White Paper on Energy' (2007) which sought to increase the production of energy from renewable sources. The Energy Act 2008 strengthens the Renewable Obligation to drive greater and more rapid deployment of renewables in the UK.

There are clear aims and policies at a national strategic level that underline the need to meet renewable energy targets. The Government renewable energy target seeks to generate 10% of UK electricity from renewable sources by 2010, its aspiration by 2020 is 20%. As a minimum, the UK must meet its legally binding target of 15% by 2020 as set out in the EU Renewable Energy Directive.

In terms of the most recent Government policy documents, on the 12th July 2011 the Government published 'Planning our Electric Future: A White Paper for secure affordable low-carbon electricity' and 'The UK Renewable Energy Roadmap'.

The White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that future electricity supply is secure, low-carbon and affordable. The Roadmap sets out a comprehensive action plan to accelerate the UK's deployment and use of renewable energy, with the aim of putting the country on the path to achieve the national 2020 renewable energy target, while driving down the cost of renewable energy over time.

In terms of National Policy Statement (NPS) The Overarching Electricity Infrastructure NPS EN-1 and the renewables specific NPS EN-3 were designated by Parliament on the 19th July 2011. The Government has confirmed that its policy on the need for renewable energy is clear and the local planning authorities and decision makers may treat the NPSs as a material consideration when dealing with smaller infrastructure projects (such as wind farms below 50MW).

The National Planning Policy Statement (NPPF) was published in March 2012. This document is considered to be a material consideration in the determination of planning applications and therefore must be taken into consideration when examining the above proposal.

Paragraph 87 of the NPPF states that, in relation to development within the Green Belt,

"As with previous Green Belt Policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances".

Paragraph 88 states that,

"When considering any planning application, local planning authorities should ensure substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Paragraph 91 states that,

“When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources”

In relation to renewable energy the paragraph 97 NPPF states that,

“To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:

- Have a positive strategy to promote energy from renewable and low carbon sources;*
- Design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;*
- Consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;*
- Support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning; and*
- Identify opportunities where development can draw its energy supply from decentralised, renewable or low carbon energy supply systems and for co-locating potential heat customers and suppliers”.*

Paragraph 98 states that,

“When determining planning applications, local planning authorities should:

- Not require applicant’s for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and*
- Approve the application if its impacts are (or can be made) acceptable...”*

East Midlands Regional Plan (RS)

On the 6th July 2010 the Secretary of State announced the revocation of Regional Strategies. However, following a legal challenge Regional Strategies (RS) have been reinstated and the RS therefore remains part of the statutory development plan for the purposes of determining planning applications within the Bassetlaw District Council area. Nevertheless, the intention of the Government to abolish Regional Strategies, through the enactment of the Localism Bill, may be taken into account as a material consideration in the determination of planning applications. In any event, in cases where national and local planning policies align with RS policy on the issue, there is no material difference in the advice that results.

The RS clearly supports and is in line with National Planning Policy on renewable energy. The considerations it outlines for the development of renewable energy resources include:

- *“...the contribution of wind projects to national and international objectives on climate change;*
- *Impact on the landscape, natural, cultural and built environment;*
- *The size and number of wind turbines;*
- *The cumulative impact of wind generation projects; and*
- *The contribution towards the regional renewables target”*

Paragraph 3.3.84 of the RS, states that,

“To achieve the targets...there will need to be a complete change in attitude in current planning practice. Local planning authorities need to accept that far more energy generation schemes using innovative renewable technologies need to be accepted if renewable energy targets are to be achieved. Furthermore, it should not be inferred that once targets have been met, efforts should not continue to deliver additional renewable scheme”.

RS Policy 31 relates to ensuring that the Region's landscape be protected from inappropriate development and where possible enhanced. RS Policy 27 relates to the Region's historic environment and seeks to ensure that new development proposals understand, conserve and enhance the historic environment and recognise it of its own intrinsic value and contribution to the Region's quality of life.

Appendix 3 – Detailed Landscape Comments

Nina,

Impact of landscape character

- The applicant only makes brief reference to the County level landscape character assessment, and makes no reference at all to the Regional - East Midlands Landscape Character Assessment or the National Landscape Character Assessment, both of which are produced by Natural England
- These related LCAs are useful for accurately establishing the scale of the landscape in which the proposal will be located, is an 87.5m to tip turbine of an appropriate scale to fit into the landscape scale of the surrounding area?

Physical impact on the landscape

- More information needs to be provided by the applicant on the amount of, and maturity of vegetation that will need to be removed - hedgerows, trees etc

Visual impact on heritage assets

- More information needs to be provided on the impact of the proposal on the listed buildings and the conservation area - are any particular views identified in the conservation area appraisal and management plan that would be affected by this proposal?

Visual impact on residential and recreational amenity

- The assessment of Visual impact on residential properties is not carried out to an accepted methodology - such as Guidelines to Landscape and Visual Impact Assessment published by the Landscape Institute, there is a limited description of the methodology used. The conclusions in the landscape assessment and the non technical summary are therefore vague. More information on visual impact on residential properties is required
- Similarly the assessment of visual impact on public rights of way assessment has not been carried out to the accepted methodology. More information on visual impact on recreational routes is required.

Choosing a site -Figure 3 - Non-technical summary

- Other factors need to be taken into account in choosing a site besides distance from dwellings, there needs to be agreed buffer zones around hedgerows and existing areas of woodland, as well as around existing power lines

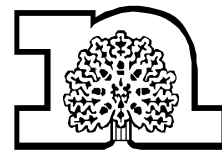
- More information needs to be provided by the applicant concerning flood risk, but this is an area for other consultees to respond to in more detail.

Helen Jones

Appendix 4 – Detailed Highways Comments

Form TP.52

**Nottinghamshire
County Council**
Environment and Resources



TOWN AND COUNTRY PLANNING ACT

HIGHWAY REPORT ON PROPOSALS FOR DEVELOPMENT

DISTRICT:	Rushcliffe	Date received	26/06/2012
OFFICER:	MS MICHELLE DUNNE	by D.C.	20/06/2012
PROPOSAL:	INSTALLATION OF 1 WIND TURBINE WITH A HUB HEIGHT OF 60M, BLADE DIAMETER OF 55M, ASSOCIATED EQUIPMENT	D.C. No.	12/01015/FUL
LOCATION:	LAND WEST OF OLDHILL LANE, EAST BRIDGFORD, NOTTS		
APPLICANT:	EAST BRIDGFORD COMMUNITY ENERGY IPS LTD		

We have held previous pre application discussions with the applicant with regards to this proposal and many of the highway concerns have now been addressed.

The principle of the installation of a wind turbine on land west of Old Hill Lane, East Bridgford is acceptable from a highway point of view.

However it should be noted that any works within the public highway would have to be carried out under a legal agreement with the County Council and the applicant should be advised to contact this authority to discuss the best form of agreement to enable these works to proceed.

The roadwork's and delivery of the turbine parts will have to be co-ordinated with the County Council's "roadwork's co-ordinator" Mandy Pollard Ward and as the A46 is a Trunk Road, the views of the Highways Agency should also be sought in relation to this matter.

It should also be noted that Old Hill Lane is a Bridleway and as such the views of the Rights of Way team should also be sought.

Condition

No development shall commence on any part of the application site unless or until verge strengthening works have been provided at the junction of Red Lodge Lane & Kneeton Road and Kneeton Road and Old Hill Lane to the satisfaction of the Local Planning Authority.

Reason – in the interests of highway safety

Notes to Applicant

In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works you will need to enter into an agreement under Section 278 of the Act. Please contact Paul Ghattaora on 0115 9772117.

The roadwork's and delivery of the turbine parts will have to be co-ordinated with the County Council's "roadwork's co-ordinator" Mandy Pollard Ward who can be contacted on 0115 9774702

Vince Mandeir
Highways Development Management

Appendix 5 – Detailed Ecology Comments

Re: Installation of one wind turbine with a hub height of 60m, blade diameter of 55m, a total height to blade tip of 87.5m with associated equipment for grid connection, trench work and access track - land West Of Oldhill Lane East Bridgford. 12/01015/FUL

Thank you for consulting the Nature Conservation Unit of the Conservation Team on the above matter. We have the following comments regarding nature conservation issues:

Designated sites

The proposals do not directly affect any nationally or locally designated nature conservation sites:

- The nearest nationally designated nature conservation site, Orston Plaster Pits Site of Special Scientific Interest (SSSI), lies approximately 7.6km to the east-south-east.
- The nearest locally designated nature conservation site, Trent Hills Wood, East Bridgford Site of Importance for Nature Conservation (SINC) 2/337, lies approximately 300m to the west, and forms the western boundary of the field in which the proposed turbine would be sited.

Site survey

A basic ecological assessment of the site has been undertaken. This involved an Ecological survey report produced by Whichmuir Consulting dated July 2012, and a document entitled 'Appendix 6: Ecological impact'.

Unfortunately, the Whichmuir survey was undertaken on a parcel land to the south which was the 'original' site for the turbine, and as a result it does not cover the field in which the proposed turbine would be located. As a result, no information is presented about the field in which the proposed turbine would be located. Aerial photos suggest that the field is under arable cultivation and therefore is unlikely to be of significant nature conservation interest, but it is not possible to infer anything about the hedgerow through which access to the field would need to be obtained, nor the quality of the road verge grassland, field margins, or the potential presence of protected species (e.g. badgers setts). It is recommended that the application should be supported by an Extended Phase 1 Habitat Survey (covering the development site itself and any other land affected by the proposals, such as where trenching would occur or where works are required to allow the transportation of turbine sections to the site).

The Appendix 6 document provides the results of a desktop study with data sought from the Nottinghamshire Biological and Geological Records Centre and the Nottinghamshire Bat Group, but it must be noted that no field surveys have been carried out at the site in relation to bats or birds:

- Regarding bats, the area is described by the South Nottinghamshire Bat Group in a letter to Rushcliffe Borough Council dated 29 July 2011 as a 'definite hotspot for bats'. Surveys undertaken by this group in 2011 at Kneeton (the village to the north) have confirmed the presence of Barbastelle (a UKBAP species classified as being at 'medium' risk from turbines), at what is its only known site in the county. In addition, a grounded Leisler's bat (a scarce species that is rare in east Nottinghamshire and at 'high' risk from turbines) was found in East Bridgford in 2010. It is therefore recommended that the application should be supported by a bat survey that follows appropriate methodology (Bat Survey - Good Practice Guidelines 2nd Edition: Surveying for onshore wind farms - Bat Conservation Trust), due to the potential importance of this area for bats.
- Regarding birds, it is also concerning that no bird survey has been carried out at the site. Whilst the supporting information acknowledges that the Trent Valley is an important migration and movement corridor for birds, it is asserted that most birds restrict their movements to the area immediately along the river, with few species moving over the development site. However, it is understood that Barn Owls may breed in the immediate area, and Natural England Technical Information Note 069 (*Assessing the effects of onshore wind farms on birds*) identifies known bird migration routes and local flight paths, and topographical features such as ridgelines, as being situations where detailed assessments requiring surveys are likely to be necessary. It is recommended that at the very least, a breeding bird survey of the site and its surroundings should be undertaken, focussing particularly on those species which are particularly at risk from turbine strikes.

Turbine location

It is stated that the turbine is located over 90m from the two bridleways which border the field (page 3 of Appendix 6), significantly greater than the 50m stand-off recommended by Natural England in their Technical Information Notes 051 and 059. However, the sketch plan entitled 'Turbine foundation and base for crane' indicates that the base of the turbine is located much closer than this, with the rotor-swept area closer still. It will be necessary to demonstrate that the location of the turbine complies with the 50m stand-off required by TIN051/059.

Site restoration

It is noted that sections of hedgerow removed during the installation of the proposed turbine would be reinstated, along with any sections of verge that required reinforcing, and a small wildflower meadow would be created (which is welcomed). A planning condition attached to any permission granted should be used to require the submission of details of the species mixes to be used, including proportions, establishment methods and maintenance regimes (along with details of genetic provenance of stock).

Conclusion

On this basis, the ecological survey work completed to date is not considered to be sufficient to allow a proper assessment of the potential impacts of the proposed wind turbine to be undertaken.

I trust you will find the above comments of use, but if you require any further information, please do not hesitate to contact me.

Nick Crouch
Nature Conservation Leader

Appendix 6 – Bridle Path Plan

12/01015 East Bridgford Turbine

Approx location of turbine



Nottinghamshire
County Council

Scale 1:10000

Produced by: j b116

Date: 26/06/2012



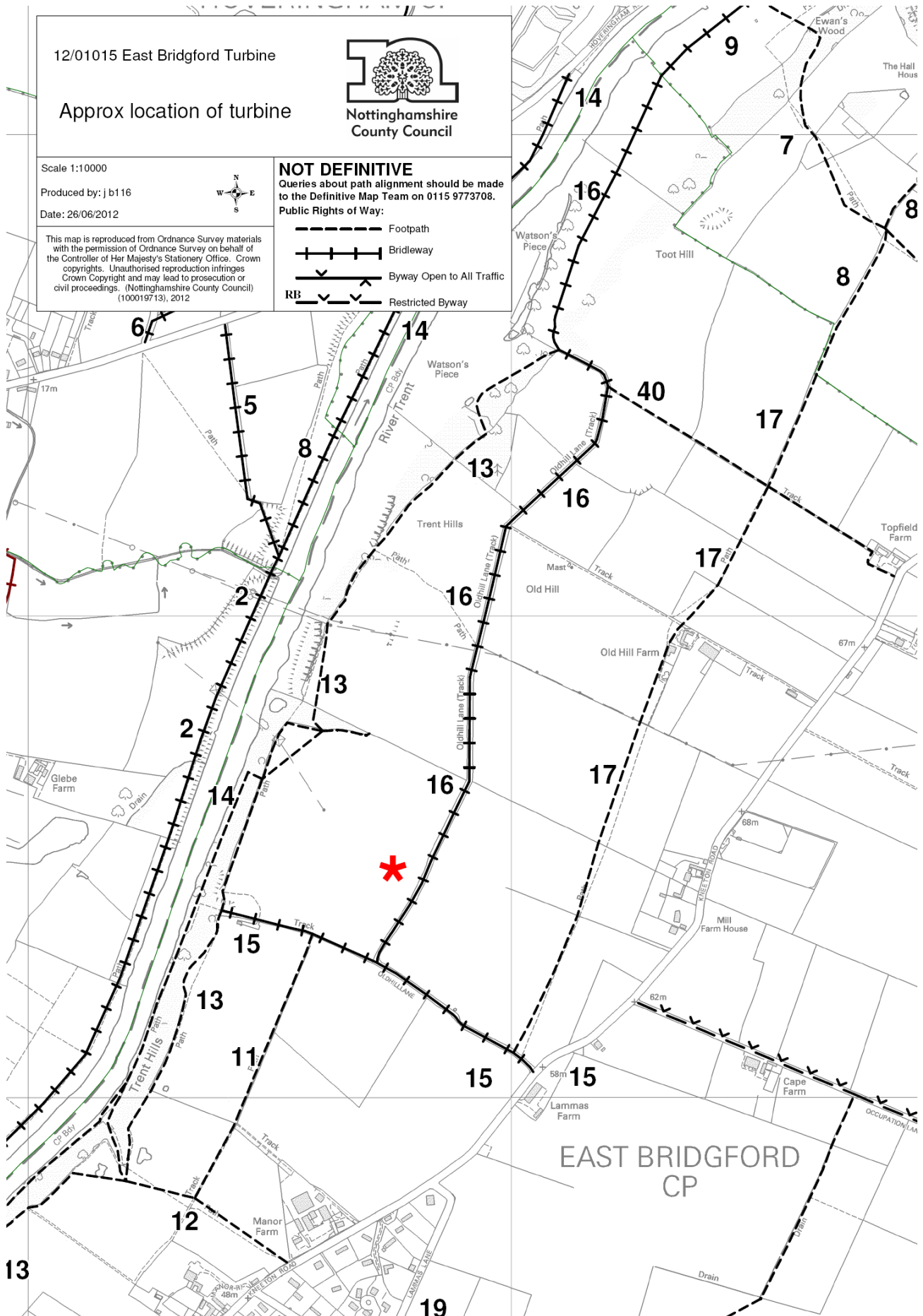
NOT DEFINITIVE

Queries about path alignment should be made
to the Definitive Map Team on 0115 9773708.

Public Rights of Way:

- Footpath
- +--- Bridleway
- >--- Byway Open to All Traffic
- RB --->--- Restricted Byway

This map is reproduced from Ordnance Survey materials
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copyrights. Unauthorised reproduction infringes
Crown Copyright and may lead to prosecution or
civil proceedings. (Nottinghamshire County Council)
(100019713), 2012



Appendix 7 – Detailed Rights of Way Comments

Dear Michelle,

My comments with regard to this application proposal.

East Bridgford Bridleway No. 16 is affected by the proposed turbine. A number of other rights of way are also within the vicinity (see plan). Bridleway No 16 runs along a double hedged wide track. I am not aware of its current level of use but as a safe off road green route it is a very valuable equestrian path and the ability to use it safely by equestrians must be protected for the future.

The location of the turbine is:

- 60m from the edge of bridleway no 16.
- 210m approx from Bridleway no.15
- 320m approx from Footpath no.17
- 310m approx from Footpath no.13

The turbine height is 60m with a blade length of 27.5m giving a tip height of 87.5m.

There is no statutory distance laid down for a turbine to be situated away from a highway (which includes footpath and bridleways). However there are a number of well researched recommendations.

The British Horse Society's current wind farm policy in respect of separation distances of wind turbines from roads and public rights of way is:

'That, as a starting point when assessing a site and its potential layout, a separation distance of four times the overall height should be the target for National Trails and Ride UK routes, as these are likely to be used by equestrians unfamiliar with turbines, and a distance of three times overall height from all other routes, including roads, with the 200m recommended in the Technical Guidance to PPS 22 being seen as the minimum, where it is shown in a particular case that this would be acceptable. The negotiation process recommended in PPS 22 should indicate whether, in the particular circumstances of each site, these guidelines can be relaxed or need strengthening to minimise or eliminate the potential difficulties.'

This confirms that the minimum distance from a bridleway should be 200m unless it can be shown and documented that this is not necessary.

The Planning for Renewable Energy – a companion guide to PPS22 also recommends the topple height as an acceptable distance but as a minimum the blades should not oversail the right of way. The County Council accepts that this is acceptable for a footpath but it is suggested that safe equestrian use requires a greater distance in line with the BHS guidance.

Shadow flicker has a greater impact on a bridleway and for this reason the distances should be greater. A document produced by Central Bedfordshire Council (Wind Turbines near Public Rights of Way – Working Practice Guidance Note) includes a table and diagram of recommended distances to reduce the shadow flicker from a bridleway. The proposal does not meet this recommendation in any of the compass segments.

Some of this relates to the sudden appearance of a moving object which may have been hidden by trees and is suddenly exposed. This site is very open and the turbine will be visible from a distance and therefore the sudden appearance of a moving object should not upset and 'spook' the horse.

The County Council objects to the proposal on the grounds that the turbine is sited too close to the bridleway. It is recommended that the turbine is located at the BHS recommended distance from the bridleway (200m from the hedge) and that the turbine site is pushed further back into the field. The objection would be withdrawn on this basis.

Access to site, I assume that the applicant has or will gain a legal private right of access to the field which will allow a private vehicle access into the field from the bridleway. There is no right to take a vehicle along the bridleway unless a private right of access exists. Use of the bridleway without a private right of access would constitute a criminal offence.

The lanes and bridleway, serving as access to the turbine site, are part surfaced and part beaten earth at present. Any changes or works to the surface of a public highway i.e. the bridleway, must first have the permission of the Highway Authority to ensure that suitable surfacing is being used, especially with regard to equestrian use.

The works also may require the path to be closed for the duration of the surfacing works and construction of the turbine to ensure that users are safe. The applicant will need to apply for a temporary closure of the paths. There is a 6 week lead-in time for this and costs of approximately £600. The County Council will insist on disruption to the public use of the bridleway being kept to an absolute minimum during construction works.

The works needed to install the cable under the bridleway again will need express permission as the surface of a public path is affected, and a temporary closure of that path. I assume that these will happen at the same time and can be combined.

A temporary closure of the bridleway allows you to prevent public access for the duration but private access must be considered and managed during the works.

Please confirm receipt of this objection

Yours sincerely

Jane Baines

Area Rights of Way Officer
Countryside Access
Transport Policy & Programmes
Highways
Environment & Resources
Nottinghamshire County Council
Tel 0115 977 4802
Fax 0115 977 2414

Appendix 8 - Detailed Historic Environment comments

My comments:

The application does not appear to be accompanied by any information with regards to assessing the impacts of the proposals on the setting of designated heritage assets.

It is clear from my check of the County Historic Environment Record (as required by NPPF paragraph 128) that the wind turbine would be highly visible from, and towards, a high number of designated heritage assets. As such the proposals would clearly affect the setting of these designated heritage assets and should be subject to considerations set out in NPPF and English heritage 2011 guidance 'Setting of Heritage Assets'.

The application cannot be assessed in accordance with NPPF paragraph 128, 129, 132 or 133. In the absence of further information I would object to the granting of planning permission. It is likely that the proposals will impact on the setting of St Peter's Church in East Bridgford. This is a grade I listed building and therefore a consultation with the S of S through English Heritage should be in order (in accordance with Circular 2001/01).

Jason Mordan

Historic Buildings Leader
Nottinghamshire County Council
Tel: 0115 969 6529

Appendix 9 – Detailed Noise comments

Derek

Have looked through the submitted noise assessment report that accompanies the planning application for the above and have the following concerns :

- No indication that presented night-time background noise levels are La90's as required by the Energy Technology Support Unit (ETSU) of the former Department of Trade and Industry - The Assessment and Rating of Noise from Wind Farms (ETSU-R-97) - published in 1996
- Noise survey times not listed
- The capability of the instrument used (Adastra 952 - 425) to log La90's and Laeq's
- ETSU requires that background noise levels are established for quiet day time hours (1800 - 2300hours every day plus 1300 - 1800hours Saturdays and 0700 - 1800hours Sundays - not included in submitted assessment
- The derivation of turbine noise level not explained
- The presented conclusion is open to question.

Clayton Wardle

0115 9774232

Project Engineer(Noise)

Environment and Resources Department

Nottinghamshire County Council

18th July 2012**Agenda Item: 7**

REPORT OF GROUP MANAGER, PLANNING

STRATEGIC PLANNING OBSERVATIONS

Purpose of the Report

1. To provide a summary of the current status of planning consultations received, and being dealt with, by the County Council from Nottinghamshire District and Borough Councils and central government.

Information and Advice

2. Planning Policy and Corporate Services has received 19 planning consultations during the period 6th June 2012 – 27th June 2012.
3. Appendix A contains a list of all the planning consultations received during the above period.

Statutory and Policy Implications

4. There are no statutory implications associated with this report as it is for information only.

RECOMMENDATION

- 1) This report is for information only.

Sally Gill
Planning Group Manager

For any enquiries about this report please contact: Nina Wilson, Planning Policy Team, ext 73793

Background Papers

Individual Consultations and their responses.

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Constitutional Comments (SHB 29/06/12)

5. There are no constitutional comments as the report is for noting only.

Financial Comments (MA 02/07/12)

6. There are no direct financial implications arising from the contents of this report

Electoral Division(s) and Member(s) Affected

All

Nottinghamshire County Council: Planning Consultations Received – June 2012

APPENDIX A

Date Received	ID	Address	Details	Officer Dealing	Response Type	Notes
06.06.12	Gedling Borough Council 2012/0603	Proposed Fishing Lakes, Shelt Hill	Proposed fishing lakes	NW	O	On-going
11.06.12	Gedling Borough Council 2011/1409	Manna Farm, Old Rufford Road, Calverton	Installation and operation of a packaged wastewater treatment plant for Manna Farm	NW	O	On-going
12.06.12	Gedling Borough Council 2012/0598	Carlton le Willows School, Wood Lane, Gedling	Enlarge the canteen facilities at the school	NW	O	On-going
12.06.12	Gedling Borough Council 2012/0664	Catfoot Squash Club, Catford Lane, Lambley	Conversion and change of use of former private squash club and workshop	NW	O	On-going
13.06.12	Broxtowe Borough Council	Broxtowe Borough	Broxtowe Aligned Core Strategy Publication	RC	C	Addressed in Report to Environment and Sustainability Committee 4 th July 2012
13.06.12	Gedling Borough Council	Gedling Borough	Gedling Aligned Core Strategy Publication	RC	C	Addressed in Report to Environment and Sustainability Committee 4 th July 2012
13.06.12	Nottingham City Council	Nottingham City	Nottingham City Aligned Core Strategy Publication	RC	C	Addressed in Report to Environment and Sustainability Committee 4 th July

						2012
14.06.12	Gedling Borough Council 2012/0650	Glebe Farm, 71 Lambley Lane, Gedling	Demolish existing house and rebuild c/w extensions	NW	O	On-going
Date Received	ID	Address	Details	Officer Dealing	Response Type	Notes
14.06.12	Gedling Borough Council 2012/0616	Land North of the Lighthouse, Catfoot Lane, Lambley	Proposed Crematorium and Cemetery for Gedling	NW	O	On-going
18.06.12	Rushcliffe Borough Council 12/00902/FUL	Bunny Primary School, Church Street, Bunny	Ground floor rear extension	NW	O	On-going
19.06.12	Newark & Sherwood DC	Newark & Sherwood	Publication Allocations & Development Management Development Plan	RC	O	On-going
19.06.12	Charnwood Borough Council	Charnwood Borough	Planning for Growth – Charnwood Core Strategy	NW	O	On-going
19.06.12	Bassetlaw District Council	Bassetlaw District	Draft Community Infrastructure Levy Charging Schedule	TR	O	On-going
21.06.12	Gedling Borough Council 2012/0679	Calverton Hill, Ramsdale Park, Arnold	Timber Cabin for workshop and leisure purposes	NW	O	On-going
22.06.12	Gedling Borough Council 2012/0659	10 Old Manor Close, Woodborough	Demolition of existing conservatory with replacement single storey rear extension. Upper floor bedroom extension and front entrance canopy roof	RC	O	On-going
27.06.12	Gedling Borough Council 2012/0698	Kighill Farm, Kighill Lane, Ravenshead	Full planning consent for Caravan Storage. Change of use from agricultural land to storage B8	RC	O	On-going
27.06.12	Gedling Borough Council	Heathcotes Care Ltd,	Two storey extension to the	NW	O	On-going

	2012/0697	Redhill Farm	rear of a care home for people with learning difficulties			
27.06.12	Gedling Borough Council 2012/0704	Park House, Park Lane	Convert and extend barn to form dwelling; demolition of workshop and erection of garage	NW	O	On-going
Date Received	ID	Address	Details	Officer Dealing	Response Type	Notes
27.06.12	Gedling Borough Council 2012/0682	Lodge Farm, Calverton	Proposed conversion of barn and outbuildings into 4 residential dwellings	NW	O	On-going
28.06.12	Rushcliffe Borough Council 12/01015/FUL	Land west of Oldhill Lane, East Bridgford	One wind turbine with a total height of 87.5m	NW	C	On- going

Councillor Richard Butler

Chairman Environment and Sustainability

For further information please contact either:

Richard Cooper, Richard.cooper@nottsc.gov.uk ext 74978

Tracy Barnes, tracy.barnes@nottsc.gov.uk ext 74545

Response Type
O. Delegated to Officer
C. Committee

18 July 2012**Agenda Item: 8****REPORT OF CORPORATE DIRECTOR, POLICY, PLANNING AND
CORPORATE SERVICES****WORK PROGRAMME****Purpose of the Report**

1. To consider the Committee's work programme for 2012/13.

Information and Advice

2. The County Council requires each committee to maintain a work programme. The work programme will assist the management of the committee's agenda, the scheduling of the committee's business and forward planning. The work programme will be updated and reviewed at each pre-agenda meeting and committee meeting. Any member of the committee is able to suggest items for possible inclusion.
3. The attached work programme has been drafted in consultation with the Chairman and Vice-Chairman, and includes items which can be anticipated at the present time. Other items will be added to the programme as they are identified.
4. As part of the transparency introduced by the new committee arrangements, each committee is expected to review day to day operational decisions made by officers using their delegated powers. The Committee may wish to commission periodic reports on such decisions where relevant.
5. Further to discussions at the last meeting of the Committee about the links with relevant outside bodies, progress reports from the Waste Partnering Agreement Board (Joint Waste Management Committee) and Waste Recycling Environmental Issues (WREN) Advisory Panel have been scheduled within the committee's work programme on a quarterly basis. It has also been decided that it would be more appropriate for the following bodies to report to the Transport and Highways Committee rather than to Environment and Sustainability Committee:-
 - a. East Midlands Airport Independent Consultative Committee
 - b. Local Government Flood Forum
 - c. Robin Hood Airport Doncaster Sheffield Consultative Committee
 - d. Severn Trent Regional Flood and Coastal Committee

Other Options Considered

6. None.

Reason/s for Recommendation/s

7. To assist the committee in preparing its work programme.

Statutory and Policy Implications

8. This report has been compiled after consideration of implications in respect of finance, equal opportunities, human resources, crime and disorder, human rights, the safeguarding of children, sustainability and the environment and those using the service and where such implications are material they are described below. Appropriate consultation has been undertaken and advice sought on these issues as required.

RECOMMENDATION/S

1) That the Committee's work programme be noted, and consideration be given to any changes which the Committee wishes to make.

Jayne Francis-Ward

Corporate Director, Policy, Planning and Corporate Services

For any enquiries about this report please contact: Keith Ford, Senior Democratic Services Officer on 0115 9772590

Constitutional Comments (HD)

9. The Committee has authority to consider the matters set out in this report by virtue of its terms of reference.

Financial Comments (PS)

10. There are no financial implications arising directly from this report.

Background Papers

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

- New Governance Arrangements report to County Council – 29 March 2012 and minutes of that meeting (published)

Electoral Division(s) and Member(s) Affected

All

ENVIRONMENT & SUSTAINABILITY COMMITTEE - WORK PROGRAMME

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
27th September 2012				
LIS Programme Process	Determine process for future project selection	Decision	Sue Jaques	
LIS Outturn 2011/12	Summary of last year's projects.	Information	Sue Jaques	
LIS Programme 2012/13	Details of Projects Selected	Information	Sue Jaques	
Quarterly Progress Report	Review of performance (Apr – Jun).	Information	Various	
Waste Management	Review of day to day decisions / key issues	Information	Mick Allen	
Statement of Community Involvement	For consideration ahead of approval by Full Council / Policy Committee.	Decision	Sally Gill	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	
Communications report	Quarterly update report on communications coverage.	Information	Claire Geeson	
30th October 2012				
Waste PFI Contract – Draft Revised Project Plan – progress report	Overview of Project Plan ahead of seeking approval of Policy Committee / Full Council.	Information	Mick Allen	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	
Progress report from Outside Bodies	Quarterly progress report from Waste Partnering Agreement Board (Joint Waste Management Committee) and Waste Recycling Environmental Issues (WREN) Advisory Panel	Information		
Wind Turbines	To consider the advantages and disadvantages of wind turbines	Information	Sally Gill TBC	
29th November 2012				
Energy & Carbon Management	Review of day to day decisions / key issues and wider consideration of the relative merits of various types of renewable energy production.	Information	Mick Allen	

<u>Report Title</u>	<u>Brief summary of agenda item</u>	<u>For Decision or Information ?</u>	<u>Lead Officer</u>	<u>Report Author</u>
Quarterly Progress Report	Review of performance (Jul – Sep).	Information	Various	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	
17th January 2013				
Quarterly Progress Report	Review of performance (Oct - Dec).	Information	Various	
Communications report	Quarterly update report on communications coverage.	Information	Claire Geeson	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	
14th February 2013				
Minerals & Waste Planning	Review of day to day decisions.	Information	Sally Gill	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	
Progress report from Outside Bodies	Quarterly progress report from Waste Partnering Agreement Board (Joint Waste Management Committee) and Waste Recycling Environmental Issues Advisory Panel	Information		
14th March 2013				
LIS	Review of day to day decisions / key decisions	Information	Sue Jaques	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	
18th April 2013 (Pre Agenda 28th March TBC)				
Quarterly Progress Report	Review of performance (Jan - Mar.)	Information	Various	
Strategic Planning Observations	Summary of applications received.	Decision.	Sally Gill	

Dates and Deadlines for Environment & Sustainability Committee

<u>Report deadline</u>	<u>Date of pre-agenda</u>	<u>Agenda publication</u>	<u>Date of Committee</u>
11 June – 10am	14 June 2012 – 2pm	20 June 2012	28 June 2012
28 June – 10am	3 July 2012 – 2pm	10 July 2012	18 July 2012
10 September 2012 – 10am	13 September 2012 – 2pm	19 September 2012	27 September 2012
10 October – 10am	15 October 2012 – 2pm	22 October 2012	30 October 2012
8 November – 10am	13 November 2012 – 2pm	21 November 2012	29 November 2012
20 December – 10am	7 January 2013 – 2pm	9 January 2012	17 January 2013
28 January - 10am	31 January 2013 – 2pm	6 February 2013	14 February 2013
20 February 2013 – 10am	25 February 2013 – 2pm	6 March 2013	14 March 2013
25 March 2013 – 10am	28 March 2013 – 2pm	10 April 2013	18 April 2013

*Early due to Bank Holidays

