



# Nottinghamshire and Nottingham

JOINT STRUCTURE PLAN

## *Written Statement*

Deposit Draft

November 2003



Nottinghamshire  
County Council



City of  
**NOTTINGHAM**





# Introduction

This Joint Structure Plan sets out strategic land use policies to guide the scale and location of development in the Plan Area. The Plan covers the scale and broad location of housing and employment land, the protection and enhancement of the environment, transport, recreation and tourism, and shopping. Local plans prepared by the District Councils (apart from Minerals and Waste in the administrative County) provide detailed policies and show proposals on a Proposals Map.

The Plan period is 2001-2021 and the Plan takes into account East Midlands Regional Planning Guidance [RPG] approved by the Secretary of State in 2002. The Plan divides the Plan Area into three parts for policy purposes, reflecting the sub-areas used in RPG – see Figure 1.

This Plan when adopted will replace the current County Structure Plan, adopted in November 1996, and provide the framework for more detailed local plans, the Local Transport Plans and for general development control guidance. The 1996 Plan has an end date of 2011, so the Joint Structure Plan will influence and cause a reassessment of uncommitted development proposals set out in adopted local plans and emerging local plan reviews to 2011.

This is the first time that the Structure Plan preparation has been a joint venture and the two Councils set up an advisory Joint Committee to assist County and City Councillors in this process. The joint working arrangements have operated well as is evidenced by this Plan.

The Plan takes as a key objective the need to achieve sustainable development. The achievement of this objective will not be easy and will not be secured by a single Plan; nevertheless, the Joint Structure Plan is a significant milestone in this direction.

If new planning legislation is enacted next year, as promoted by the Government, this will be the last Structure Plan for the geographic County. In future, strategic planning will be undertaken by the East Midlands Regional Assembly who may consider preparing Sub-Regional Strategies for the Nottingham/Leicester/Derby area and for the north Derbyshire/west and north-west Nottinghamshire areas.

This is the Deposit draft version of the Plan which will act as the basis for discussion on selected issues at the Examination in Public before an independent Panel. The Panel will prepare a report and the County and City Councils will consider the recommendations of the Panel and other matters. If appropriate, proposed modifications would then be approved by the two Councils and representations invited upon those modifications. The Councils would

then consider the representations and make any further modifications. The adoption procedures would then be commenced and final adoption is likely some time in 2005.

The two Councils recognise that difficult and sensitive decisions have to be made, decisions that could and should not be avoided or ignored. Not everyone will be pleased with the policies in the Structure Plan and it is important as part of the democratic process that the full breadth of views of all concerned are gained in this Plan preparation process so that the final adopted Plan can be based on a comprehensive framework.



A handwritten signature in black ink, appearing to read 'Mick Warner'.

Councillor Mick Warner  
Leader Nottinghamshire County Council



A handwritten signature in black ink, appearing to read 'Jon Collins'.

Councillor Jon Collins  
Leader Nottingham City Council



# Strategy

## **POLICY 1/1 SUSTAINABLE DEVELOPMENT**

All new development must work towards the principles of sustainability. The County and City Councils will promote sustainable development through adopting the sequential approach to the location of development set out in RPG8 and by encouraging:

- a) a range of quality employment land to promote economic growth and appropriate employment opportunities (Policy 4/1); residential development of a type and in locations which meet the needs of the community (Policy 3/1);
- b) an integrated transport network to support new development whilst reducing the need to travel, especially by private car (Policy 5/1);
- c) a range of services and facilities to support business and to meet the needs of communities;
- d) as a priority, development to improve the economy, services and environment in disadvantaged areas and those with high levels of social need;
- e) the protection and enhancement of the distinctive landscape character of Nottinghamshire (Policy 2/7);
- f) the protection and enhancement of the County's biodiversity to ensure no net loss of Biodiversity Action Plan habitats, and opportunities sought to achieve a net gain (Policy 2/1); and
- g) all development to be of a high standard of design and energy efficient.

## **POLICY 1/2 THE NOTTINGHAM DERBY GREEN BELT**

Planning permission will only be granted for appropriate development which is located and designed so as not to adversely affect the Green Belt, in particular its open character. Appropriate development will include:

- a) uses appropriate to rural areas including agriculture, forestry and mineral extraction;
- b) essential activities for outdoor sport and recreation;
- c) cemeteries;
- d) limited extension, alteration or replacement of existing dwellings, limited infilling in existing villages, limited infilling or redevelopment of major existing sites as identified in local plans;
- e) change of use of agricultural and other buildings, with priority being given to employment and tourism uses, which help to diversify the rural economy.

Local plans for areas covered by the Green Belt will review its boundaries to meet the development land requirements of the Joint Structure Plan to 2021. In this review of Green Belt boundaries local planning authorities will have regard to:

- i) sustainable development principles and the sequential approach to development;
- ii) the principles and purposes of existing Green Belt land, in particular the need to maintain openness and prevent coalescence;
- iii) the retention of existing, or definition of new, defensible boundaries.

## **POLICY 1/3 PLANNING OBLIGATIONS**

Contributions will be negotiated from developers to meet relevant measures/costs arising from the proposed development that cannot be addressed by way of conditions to a grant of planning consent. The following types of measures may be sought:

- a) the provision of affordable housing;
- b) the provision of open space;
- c) integrated transport measures;
- d) other infrastructure, sport/recreation, community facilities and resources necessitated by the development, including measures to protect and enhance natural and cultural heritage.

Contributions may be by way of the provision of land, buildings and/or finance.

# Environment and Natural Resources

## **POLICY 2/1 SUSTAINING BIODIVERSITY**

Planning permission will not be granted for development which will adversely affect the integrity or continuity of landscape features which are of major importance for wild flora and fauna and habitats and species identified in the UK and Nottinghamshire Local Biodiversity Action Plans, unless an overriding need for the development is demonstrated which outweighs the nature conservation value of the habitat or species. Appropriate management of these features will be encouraged through the use of conditions, planning obligations and management agreements.

An assessment of sites with the potential for nature conservation interest will be required prior to the determination of applications. Where planning permission is granted and harm cannot be avoided or mitigated, conditions and/or planning obligations will be used for the creation of an equivalent (or greater) feature that would make a positive contribution towards the targets of the Biodiversity Action Plan.

## **POLICY 2/2 SPECIAL AREAS OF CONSERVATION**

Development which may affect a Special Area of Conservation or a candidate Special Area of Conservation will be subject to the most rigorous examination. Development that is not directly connected with or necessary to the management of the site for nature conservation, which is likely to have a significant effect on the site (either individually or in combination with other plans or projects) and where it cannot be ascertained that it would not adversely affect the integrity of the site, will not be permitted unless:

- a) there is no alternative solution; and
- b) there are imperative reasons of overriding public interest.

Where the site hosts a priority natural habitat and/or a priority species, development will not be permitted unless the authority is also satisfied that it is necessary for reasons of human health or public safety or for beneficial consequences of primary importance for nature conservation.

Where planning permission is granted compensatory measures must be secured either as part of the proposed development or through conditions and/or planning obligations.

## **POLICY 2/3 SITES OF SPECIAL SCIENTIFIC INTEREST**

Development in or likely to affect Sites of Special Scientific Interest will be subject to special scrutiny. Where such development may have an adverse effect, either directly or indirectly, on the special interest of the site, planning permission will not be granted unless the reasons for the development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard such sites.

Where planning permission is granted, conditions and/or planning obligations will be sought to provide appropriate mitigation and compensation measures.

## **POLICY 2/4 REGIONALLY IMPORTANT GEOLOGICAL SITES, SITES OF IMPORTANCE FOR NATURE CONSERVATION AND LOCAL NATURE RESERVES**

Development likely to have an adverse effect on a Regionally Important Geological Site, a Site of Importance for Nature Conservation or a Local Nature Reserve will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the nature conservation value of the site.

Where planning permission is granted, harm to the nature conservation interest must be minimised and conditions and/or planning obligations will be sought to provide appropriate mitigation and compensation measures.

## **POLICY 2/5 PROTECTED SPECIES**

Planning permission for development likely to cause harm to a species or its habitat protected in law, will only be permitted where it is demonstrated that there is an overriding need for the development. Planning permission will not be granted until a full survey of the affected species has been carried out, to the satisfaction of the local planning authority.

Where such development is permitted, conditions and/or planning obligations will be sought to secure the protection of the affected species.

## **POLICY 2/6 WILDLIFE HABITAT CREATION**

Where planning permission for new development is granted opportunities will be sought to:

- a) create and manage new wildlife habitats and enhance the nature conservation resource of the Plan Area;
- b) create corridors and linking features, both in urban and rural areas, that contribute to the targets set out in the Local Biodiversity Action Plan;
- c) where appropriate make provision for public access to, and recreation in, areas of nature conservation value; and
- d) make provision for long term management and monitoring.

## **POLICY 2/7 LANDSCAPE CHARACTER**

Local plans will define local landscape characteristics in accordance with the work of the Countryside Agency and Nottinghamshire County Council's Landscape Character Guidelines, and promote the conservation and enhancement of local landscape character and distinctiveness and the maintenance of landscape diversity.

## **POLICY 2/8 TREES AND WOODLANDS**

Planning permission for development which would result in the loss of areas of trees or woodlands, including amenity (parkland) trees or individual street trees in urban areas, will only be permitted where an overriding need for the development can be demonstrated.

Where such a need is demonstrated, conditions and/or planning obligations will be used to secure the creation of at least an equivalent area of new tree or woodland planting.

Tree planting will be encouraged through development proposals in the Greenwood Community Forest and Sherwood Forest areas for nature conservation, timber production, recreation, tourism and amenity purposes.

## **POLICY 2/9 DEVELOPMENT IN THE COUNTRYSIDE**

The character and qualities of the countryside will be protected. Limited development, as defined in local plans, which can demonstrate the need for a countryside location may be permitted.

Outside settlement boundaries specified in local plans, planning permission may be granted for development to meet identified local needs, including affordable housing, to diversify the rural economy and to support rural services.

In all cases, development proposals must be located and designed to respect the character of the surrounding area, and priority will be given to the re-use of existing buildings and derelict land.

## **POLICY 2/10 SCHEDULED ANCIENT MONUMENTS AND OTHER SITES OF ARCHAEOLOGICAL INTEREST**

Development proposals affecting archaeological sites or their settings will only be permitted where the need for the development outweighs the relative importance of the remains and/or their setting.

If development is permitted, priority will be given to preserving the archaeological interest in situ. Where preservation in situ is not feasible or justified, conditions will be imposed to ensure that full surveys, excavation and recording of the remains is undertaken.

## **POLICY 2/11 HISTORIC CHARACTER**

The historic and architectural character of the Plan Area will be protected and enhanced by:

- a) the protection and maintenance of buildings listed as of special architectural, historic or landscape importance, including their settings;
- b) the designation, enhancement or preservation of conservation areas;
- c) the identification, maintenance and enhancement of locally distinctive and culturally important aspects of the historic environment;
- d) provision for sensitively designed environmental improvement schemes in Conservation Areas and other appropriate areas;
- e) provision for finding appropriate alternative uses for, and the restoration of, listed or other buildings worthy of retention;
- f) informing the design of new development.

Permission will not be granted for development within Historic Parks and Gardens, Historic Battlefields and other areas designated for special protection except where it demonstrably conserves and enhances the characteristics of these areas.

## **POLICY 2/12 RIVER CORRIDORS**

Local planning authorities will seek to maintain and enhance the multi-functional importance of the River Trent and its tributaries (including the Idle, Leen, Maun and Meden). The consideration of development proposals will have regard to the contribution that they would make to the improvement of biodiversity, landscape character, recreational opportunities and regeneration.

## **POLICY 2/13 LARGE SCALE ENERGY DEVELOPMENTS**

Proposals for large scale energy developments\* will be supported where adequate infrastructure is available or can easily be provided, in particular a grid connection and a serviceable rail link, where appropriate, and:

- a) the development re-uses land formerly occupied by energy installations and colliery sites except where major reclamation for agriculture/silviculture has already taken place and harm to any biodiversity value cannot be reasonably mitigated or compensated; and/or
- b) the development incorporates combined heat and power and/or 'clean coal' power systems that offer more efficient combustion; and/or
- c) the development utilises existing power stations through the introduction of co-firing in existing or new generating units, especially where biomass or wood waste, preferably from local sources, can be employed.

\* Large energy developments means over 50 megawatts in size.

## **POLICY 2/14 RENEWABLE ENERGY DEVELOPMENTS**

Local plans will make provision for renewable energy generation in accordance with the provision for the Plan Area made in Regional Planning Guidance (RPG8), and having regard to the environmental policies of the Joint Structure Plan. This will be achieved by:

- a) identifying broad locations or known sites capable of accommodating key renewable energy installations;
- b) safeguarding preferred sites for small-scale hydro schemes at weirs along the River Trent;
- c) adopting the region's preferential siting test for onshore wind proposals having regard to the RPG's broad locations for wind energy development as refined by the landscape character approach;
- d) the requirements of aviation and the cumulative impact of new development;
- e) encouraging the development of community scale, non grid-connected renewable technologies, especially where they are beneficial in remote locations;
- f) preparing supplementary planning guidance on key technologies as appropriate.

## **POLICY 2/15 FLOOD PROTECTION AND FLOOD RISK REDUCTION**

Local planning authorities will apply the sequential test of Planning Policy Guidance Note 25 'Development and Flood Risk' (PPG25) in allocating sites for development and in the consideration of planning applications.

Adequate measures will be put in place to mitigate the effects of any development activity in areas at direct risk from flooding, or which would be likely, individually or cumulatively, to increase the number or extent, of people, land or properties at risk of flooding elsewhere. In addition local planning authorities will seek to negotiate with developers, wherever possible, in order to achieve developments which provide for an overall reduction in existing levels of flood risk.

In all areas proposals will, where appropriate, incorporate sustainable drainage systems and provision for their maintenance.

## **POLICY 2/16 CONTROL OF POLLUTION**

All new development will minimise or avoid air, land, water, noise and light pollution by means including good design and the control of operations.

Local plans will contain policies that have regard to the individual or cumulative impact of potentially polluting development.

## **POLICY 2/17 DEVELOPMENT OF HAZARDOUS INSTALLATIONS**

Development proposals which may be sensitive to existing and future sources of potential hazard, pollution or nuisance will only be approved where the level of risk is considered acceptable, and/or can be successfully mitigated.

Proposals for hazardous installations or proposals which involve the presence of hazardous substances or which may give rise to other significant pollution or nuisance will only be permitted after a full assessment of risk levels. Where appropriate, such installations or sites or uses will be subject to specific development control criteria in local plans, which may indicate minimum separation distances, especially from concentrations of population.

## **POLICY 2/18 WASTE IMPLICATIONS OF MAJOR DEVELOPMENT**

Major development proposals, as defined in local plans, will be required to provide information on the waste production implications involved. Proposals will be further required to demonstrate how the waste will be managed, and recycling promoted, in accordance with the waste hierarchy and the Best Practicable Environmental Option.

# Housing

## POLICY 3/1 SCALE OF HOUSING PROVISION

Provision shall be made in local plans for 49,000 dwellings over the Plan period, made up of:

- a) 37,000 in South Nottinghamshire Sub-Area;
- b) 6,500 in West and North-West Nottinghamshire Sub-Area; and
- c) 5,500 in East Nottinghamshire Sub-Area.

Of this, local plan allocations on sites outside urban areas\* shall be no more than:

- i) 5,800 in South Nottinghamshire;
- ii) 1,600 in West and North-West Nottinghamshire; and
- iii) 600 in East Nottinghamshire.

There shall be no increase in allocations outside urban areas without a Sub-Area review of urban capacity.

\* For the purposes of housing allocations, 'urban areas' will also include large rural settlements as defined in local plans. This part of the Policy relates to all sites outside these urban areas whether greenfield or previously developed.

## POLICY 3/2 SOUTH NOTTINGHAMSHIRE SUB-AREA

Provision shall be made in local plans for 37,000 dwellings over the Plan period. Allocations on sites outside urban areas shall be no more than 5,800 dwellings. Dwellings are distributed as follows:

District	Total dwellings	Maximum number of dwellings on allocations outside urban areas*
Ashfield (part)	3,200	1,200
Broxtowe	4,200	1,000
Gedling	5,000	1,800
Newark and Sherwood (part)	500	100*
Nottingham	18,500	500
Rushcliffe	5,600	1,200

\* The figure under 'Maximum number of dwellings on allocations outside urban areas' does not include sites completed or with planning permission at 1st June 2003.

## **POLICY 3/3 WEST AND NORTH-WEST NOTTINGHAMSHIRE SUB-AREA**

Provision shall be made in local plans for 6,500 dwellings over the Plan period. Allocations on sites outside urban areas shall be no more than 1,600 dwellings. Dwellings are distributed as follows:

<b>District</b>	<b>Total dwellings</b>	<b>Maximum number of dwellings on allocations outside urban areas*</b>
<b>Ashfield (part)</b>	<b>2,100</b>	<b>800</b>
<b>Bassetlaw (part)</b>	<b>1,100</b>	<b>200</b>
<b>Mansfield</b>	<b>2,500</b>	<b>500</b>
<b>Newark and Sherwood (part)</b>	<b>800</b>	<b>100</b>

\* The figure under 'Maximum number of dwellings on allocations outside urban areas' does not include sites completed or with planning permission at 1st June 2003.

## **POLICY 3/4 EAST NOTTINGHAMSHIRE SUB-AREA**

Provision shall be made in local plans for 5,500 dwellings over the Plan period. Allocations on sites outside urban areas shall be no more than 600 dwellings. Dwellings are distributed as follows:

<b>District</b>	<b>Total dwellings</b>	<b>Maximum number of dwellings on allocations outside urban areas*</b>
<b>Bassetlaw (part)</b>	<b>1,200</b>	<b>500</b>
<b>Newark and Sherwood (part)</b>	<b>4,300</b>	<b>100</b>

\* The figure under 'Maximum number of dwellings on allocations outside urban areas' does not include sites completed or with planning permission at 1st June 2003.

## **POLICY 3/5 ENSURING URBAN REGENERATION**

Local plans will include policies to manage the release of land for housing in two phases.

The first phase will include sites within urban areas, together with other sites which can be justified for early release on policy grounds.

The second phase will include allocations on the edge of, or outside of, urban areas, unless there is demonstrable reason for these to be included in the first phase.

The release of the second phase of housing sites will be dependent on the completion of 85% of the total number of dwellings on first phase sites. Any additional windfall sites granted planning permission will be added to the first phase allocations before this assessment is carried out. In South Nottinghamshire, the release will depend on this 85% level being achieved in the Sub-Area as a whole.

## **POLICY 3/6 NEW HOUSING DEVELOPMENT**

All new housing development will:

- a) be designed to a high standard to create good quality, safe environments;
- b) provide a wide range of house types, size and affordability to help secure mixed and balanced communities; and
- c) maximize opportunities for the use of public transport, walking, cycling and access to a wide range of services and facilities.

## **POLICY 3/7 RURAL HOUSING**

In larger villages, identified in local plans, provision may be made for limited housing development, particularly through the re-use of previously developed land, which would:

- a) meet local needs, including affordable housing, that will help secure a mixed and balanced community; and
- b) support local services, where this would assist in maintaining the role of the village as a self-contained community; and/or
- c) aid the regeneration of former mining villages.

The scale of development will be related to the existing level of infrastructure, range of community facilities and job opportunities, availability of public transport, and existing character of the village.

Within other villages, new housing will be restricted to small-scale development targeted to meet local needs, including affordable housing.

# Economy and Employment Land

## POLICY 4/1 PROVISION OF EMPLOYMENT LAND

Provision will be made for about 1170 hectares of land to be provided by 2021. The distribution of employment land within the County is as follows:

South Nottinghamshire Sub-Area	Broad Target Hectares	Commitments**	Allocation/ De-allocation
Ashfield (part)	55	43	12
Broxtowe	100	76	24
Gedling	65	53	12
Newark and Sherwood (part)	2	1	1
Nottingham	108	97	11
Rushcliffe	120	74	46
Sub-Area Total	450	344	106
Sub-Area Target			106***
<b>West and North-West Nottinghamshire Sub-Area</b>			
Ashfield (part)	160	133	27*
Mansfield	240	140	100*
Newark and Sherwood (part)	50	85	-35
West Bassetlaw	180	121	59
Sub-Area Total	630	479	151
Sub-Area Target			186***
<b>East Nottinghamshire Sub-Area</b>			
East Bassetlaw	40	81	- 41
Newark	55	112	- 57
Sub-Area Total	90	194	-104
Sub-Area Target			0***
County Total	1170	1017	153
County Target			292***

Employment land includes all land within B1, B2, and B8 of the Use Classes Order. Figures may not sum due to rounding.

- \* includes a specific allowance for Strategic High Quality Employment Sites.
- \*\* commitments include employment land with planning permission and take-up (2001 - 2002) or identified in 2nd deposit draft local plans.
- \*\*\* target for new employment land allocations.

## **POLICY 4/2 CRITERIA FOR NEW ALLOCATIONS AND FOR REVIEWING EXISTING ALLOCATIONS AND COMMITMENTS**

In meeting the broad employment land targets set out in Policy 4/1 of this Plan, local planning authorities (LPAs) will review existing employment land allocations and commitments and judge new allocations against the following principal criteria:

- a) the sequential approach to site selection;
- b) the need for a range of sites in terms of quality, size and location including Strategic High Quality Employment Sites;
- c) the need to ensure that an adequate supply of readily developable employment land will be made available throughout the Plan period;
- d) the need for employment land to be in locations accessible by a choice of means of transport.

In addition LPAs will also take into account the following criteria where appropriate:

- i) the need to regenerate certain disadvantaged communities through specific allocations;
- ii) the likelihood that the site can be developed taking into account the availability of resources both public and private;
- iii) the suitability of the site for other uses including mixed uses;
- iv) the need to ensure a supply of strategic employment sites throughout the Plan period at locations with good accessibility to existing and proposed transport schemes, for example the MARR;
- v) the need to provide for specific sites for airport related development arising from the permission to build a new airport at Finningley.

In combination with other agencies LPAs should seek to take appropriate measures to ensure allocated sites are made available to meet employment needs over the Plan period. The loss of employment land to other uses should be monitored.

## **POLICY 4/3 HIGH TECHNOLOGY INDUSTRY**

Provision will be made for a hierarchy of sites for high technology firms and technology transfer:

- a) incubator facilities preferably with good links to research institutions;
- b) managed small units for existing high technology, small to medium sized enterprises;
- c) a Science and Technology Park will be identified within Mansfield or Ashfield Districts with good links to a technology based higher education establishment;
- d) consideration will also be given to providing for a Science and Technology Park to serve Nottingham with good links to one of the Universities.

Sites will:

- i) be in accordance with the sequential approach and be accessible by a choice of means of transport;
- ii) have the potential to create a high quality of environment and be developed to a high standard and quality of design; and
- iii) generally be restricted to class B1 of the Use Classes Order and be predominantly engaged in high technology.

## **POLICY 4/4 PROTECTION OF EMPLOYMENT SITES AND BUILDINGS**

Local plans will define and protect key employment areas. Within these areas employment sites or employment premises will not be granted planning permission for uses other than employment uses, except for ancillary development necessary to serve the development.

Outside of these areas, local planning authorities will have regard to the following criteria when considering proposals which enable the regeneration of previously developed land and employment premises:

- a) demonstration that there is sufficient quantity and range of alternative supply of employment sites and premises available;
- b) the proposal being a comprehensive redevelopment which would benefit the wider area;
- c) the proposal including a mix of uses where practical, including job generating uses; and
- d) the proposal not being likely to inhibit or prejudice the activities of any neighbouring occupier or business.

## **EMPLOYMENT POLICY 4/5 RURAL EMPLOYMENT POLICY**

Small scale business development will be permitted within and adjacent to market towns and larger villages, as defined in local plans, which are accessible by a choice of modes of transport.

Elsewhere such development will be permitted where it is demonstrated that it will:

- a) provide employment or facilities which meet identified local needs; or
- b) help to support existing businesses in the area; or
- c) enable appropriate rural diversification, including for tourism and recreation; or
- d) provide opportunities for home-working, particularly through the use of Information and Communication Technology.

In all cases, development will be subject to the following criteria:

- i) priority will be given to the re-use of existing buildings, vacant, derelict and underused land; and
- ii) be acceptable in terms of impact on the local environment, residential amenity and transport.



# Movement

## **POLICY 5/1 INTEGRATING PUBLIC TRANSPORT**

Necessary land will be safeguarded in order to secure the implementation of the following:

- a) development of a hierarchy of public transport interchange facilities;
- b) encouragement of development around public transport interchange facilities;
- c) development of a network of park and ride sites in Greater Nottingham, served by bus, heavy rail or light rail;
- d) multi-modal schemes where there is an important role for public transport; and
- e) provision of bus lanes and other bus priority measures.

Major schemes of this nature in the Plan Area are:

- i) Nottingham City Centre Major Scheme;
- ii) Gedling Major Integrated Transport Scheme;
- iii) A6514 Nottingham Ring Road Major Scheme;
- iv) Nottingham Station Interchange;
- v) Mansfield Public Transport Interchange.

## **POLICY 5/2 LIGHT RAIL**

Provision will be made and land protected for the development of a network of the Nottingham Express Transit system and associated infrastructure in Greater Nottingham, involving Phase 2 lines to Clifton and Chilwell (as shown on the Key Diagram) and other longer term lines.

## **POLICY 5/3 PASSENGER HEAVY RAIL**

Provision will be made and necessary land safeguarded for the following identified national, regional and local rail investment priorities:

- a) east Coast Main Line improvements (following the Strategy Rail Authority's Route Utilisation Study);
- b) midland Main Line improvements (following the Route Utilisation Study);
- c) Nottingham Station capacity improvements;
- d) East Midlands Parkway;
- e) improved rail passenger services and infrastructure improvements to major centres including London, Birmingham, Leeds, Manchester and Sheffield;
- f) development of the South Nottinghamshire Rail Network;
- g) expansion of Robin Hood Line services.

## **POLICY 5/4 MEASURES TO ASSIST CYCLISTS, PEDESTRIANS AND PEOPLE WITH RESTRICTED MOBILITY**

Development will incorporate measures to encourage improved accessibility for people with restricted mobility and a higher proportion of journeys to be made by cyclists and pedestrians particularly for access to jobs, shopping, leisure, services and transport interchanges. Such measures will include developing new, and enhancing existing, cycle and pedestrian networks and provision of appropriate cycle and pedestrian facilities.

## **POLICY 5/5 LINEAR ROUTES**

Where appropriate disused railway lines, canals and other linear features will be retained for new transport links.

## **POLICY 5/6 THE MOVEMENT OF FREIGHT**

Local Authorities will:

- a) safeguard land where the potential exists for the development of facilities to provide, and increase the capacity of, sustainable forms of freight movement - by rail or water - where such works would not compromise wider regeneration objectives;
- b) encourage the development of inter-modal freight terminals at appropriate locations;
- c) ensure provision is made, where appropriate, for the carriage of materials by pipeline or conveyor where it would reduce environmental or congestion problems;
- d) work to progress the following freight investment priorities subject to full and detailed appraisal:-
  - i) major Inter-modal Freight Terminal at Toton; and
  - ii) inland River Trent Port in the Nottingham area.

## **POLICY 5/7 TRAFFIC REDUCTION AND PARKING FOR NEW DEVELOPMENT**

Development proposals will make provision for traffic reduction measures and minimise the need for, and provision of, off-street parking. Local plans will specify the principles for these reduction measures for relevant sites.

All developments having significant implications, as defined by PPG13 or local guidance, will prepare and submit Transport Assessments and Travel Plans.

## **POLICY 5/8 THE HIERARCHY OF ROADS**

For the purposes of land use and transport planning the hierarchy of roads is as follows:

- Category 1 Main Roads (Strategic Road Network)
- Category 2 Major Secondary Roads
- Category 3 Other Secondary Roads
- Category 4 Local Roads.

Direct access for development onto main roads (i.e. Category 1) with a speed limit of more than 40mph will not be permitted.

## **POLICY 5/9 REGIONAL TRUNK ROAD INVESTMENT PRIORITIES**

Land will be safeguarded to progress the following trunk road investment priorities:

- a) M1 (J21-30) Improvement;
- b) A1 (Junction Improvements);
- c) A46 (Newark-Widmerpool) Improvement;
- d) A453 (M1-Nottingham) Improvement;
- e) A46/A1 Winthorpe Junction Improvement; and
- f) A46 Newark Relief Road Improvements;

subject to full and detailed appraisal, and ensuring that:-

- i) any additional trunk road schemes are consistent with regional and local transport objectives; and
- ii) all new highway capacity is managed effectively to reduce congestion and improve safety.

## **POLICY 5/10 LOCAL AUTHORITY ROAD SCHEMES**

Land will be safeguarded for the following local authority major road-based schemes:

- a) A6096 Ilkeston/Awsorth Link;
- b) A617 Pleasley Bypass Extension;
- c) A6211 Gedling Relief Road;
- d) A6211 Arno Vale Road Link Road;
- e) new crossing over River Trent to east of West Bridgford;\*
- f) A1133 Collingham Bypass;
- g) A617 Kelham Bypass;
- h) Nottingham City Centre Major Scheme;
- i) Gedling Major Integrated Transport Scheme;
- j) A6514 Nottingham Ring Road Major Scheme.

\*subject to consideration of the recommendations of the findings of the A52 Multi-Modal Study.

## **POLICY 5/11 ACCESS TO EAST MIDLANDS AND FINNINGLEY AIRPORTS**

Improvements to public transport links between East Midlands and Finningley Airports and their surrounding main centres of population, including provision for fixed public transport links in the longer term, will be undertaken and encouraged.

# Recreation and Tourism

## **POLICY 6/1 LOCATION OF RECREATION AND TOURISM FACILITIES**

Facilities for recreation and tourism will be located within, or on the edge of, town centres (as defined in policy 7/1), or at other accessible locations within or on the edge of urban areas. Such facilities will only be permitted in other locations where they cannot be sited either within, or on the edge of, urban areas. Facilities will only be permitted in the countryside where they require a rural location.

All such development will:

- a) be accessible by a choice of means of transport;
- b) be acceptable in terms of its impact on the environment or local amenity; and
- c) incorporate a high standard of design.

## **POLICY 6/2 OPEN SPACES AND PLAYING FIELDS**

Local plans will propose and safeguard land for open spaces and playing fields following a local assessment of need. Applications involving the loss or partial loss of playing fields will not be permitted unless:

- a) alternative provision of at least equivalent community benefit and accessibility is made available; or
- b) it can be demonstrated that there is an excess of sports pitch provision and public open space in the area.

Development on public and private open space will only be permitted where it would not involve a loss in meeting recreation needs or loss of a valuable amenity area and the long term implications have been taken into account.

The provision of new areas of open space and playing fields to meet the needs of the current population or of new development will be in locations locally accessible to the communities to be served by the new facility, or accessible by a choice of means of transport.

## **POLICY 6/3 RECREATIONAL ROUTES**

The existing network of public rights of way and other recreational routes will be maintained and wherever possible improved. Where development results in the loss of a public right of way, an alternative route of an appropriate character will be required. Priority will be given to developing routes linking urban areas to the countryside and the reuse of former railway lines and other transport features such as canals.

# Shopping and Central Areas

## **POLICY 7/1 SHOPPING AND CENTRAL AREA HIERARCHY**

New retail development and other appropriate central area uses will sustain and enhance the role of centres within the following hierarchy:

- a) Regional Centre – Nottingham;
- b) Major Sub-Regional Centre – Mansfield;
- c) Sub-Regional Centres - Retford, Newark, Sutton-in-Ashfield and Worksop;
- d) Major District Centres – Arnold, Beeston, Bulwell and Hucknall;
- e) District Centres – Carlton Square, Clifton, Eastwood, Hyson Green, Kimberley, Kirkby-in-Ashfield, Mansfield Woodhouse, Mapperley Plains, Netherfield, Oak Tree, Sherwood, Stapleford, Warsop and West Bridgford;
- f) Local Centres.

Centres in categories a)-e) above are ‘town centres’ for the purposes of national planning guidance. Local plans will define the boundaries of town centres and identify local centres.

## **POLICY 7/2 SEQUENTIAL APPROACH TO RETAIL AND OTHER CENTRAL AREA DEVELOPMENT**

Proposals for retail development (other than that to meet purely local needs) and for other central area uses such as offices and leisure uses will be located under the following sequence:

- a) first, within the town centres as defined in Policy 7/1; then
- b) on the edge of the town centres; then
- c) in local centres; then
- d) in out-of-centre locations that are, or can be made, readily accessible by a choice of means of transport.

Proposals for retail and other development in locations other than a) will only be permitted where:

- i) a need for the development has been established;
- ii) the sequential approach has been followed and there are no suitable sites available in a higher category of the approach;

- iii) the development would not harm the vitality and viability of any nearby town centre either directly or cumulatively with any other scheme likely to be developed in the short term;
- iv) development proposed in a local centre is appropriate in nature and scale to that centre;
- v) the impact upon overall travel and car use is acceptable; and
- vi) the proposals would not give rise to unacceptable vehicular and/or pedestrian traffic conditions, and car parking provision is adequate.

### **POLICY 7/3 LOCAL NEEDS**

Provision will be made in local plans for the retention and enhancement of shopping and related facilities, to meet local needs in both urban and rural settlements.

### **POLICY 7/4 SHOPPING OUTLETS IN THE COUNTRYSIDE**

Outside villages, retail development will only be permitted in the countryside where:

- a) it is ancillary to a leisure or tourist development; or
- b) it is ancillary to an existing agricultural or horticultural enterprise and sells produce predominantly grown or raised on site; and
- c) it is of an appropriate scale that will not have a potentially adverse impact upon nearby village shops; and
- d) it will not lead to unacceptable traffic conditions, access and parking arrangements.

