

Nottingham City

land and planning policies

Development Plan Document
Local Plan Part 2



Employment Provision and Economic
Development
Background Paper Addendum
September 2017

Quick Guide to the Employment Background Paper Addendum to the Publication Version of the Land and Planning Policies (LAPP) document (Local Plan Part 2) (see www.nottinghamcity.gov.uk/localplan)

Purpose of this document:

The [Land and Planning Policies \(LAPP\) document \(Local Plan Part 2\)](#) forms part of the Local Plan for Nottingham City along with the [Core Strategy](#) which guides future development in Nottingham City.

The Local Plan Part 2 contains development management planning policies and site allocations against which planning applications for future development proposals in Nottingham City will be determined.

Following a consultation period in early 2016 a number of changes are proposed to the Plan which form part of the Revised Publication Draft. These changes are shown in the [Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\) Revised Publication Version](#), June 2017. This document shows the proposed changes as track changes to the original Publication Version, January 2016.

This document is an Addendum to the [Employment Background Paper](#), January 2016, as such reference will need to be made to that document. The purpose of this addendum is to assess the impacts of the proposed changes to planning policies and site allocations of the [Revised Publication Version](#) of the Local Plan Part 2: Land and Planning Policies Document prior to its submission for independent examination.

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1. Introduction

- 1.1 The Publication Version Employment Background (January 2016) sets out the context, need and evidence base underpinning the council's approach to employment land and the economy of the City. This addendum highlights changes to LAPP policies and sites, factually updates the position relating to Permitted Development, and describes other changes to the Employment Background Paper.

2 Updates to the Employment Background Paper, January 2016

Updating the text in section 2

- 2.1 The text in section 2 has been updated to reflect upto date data:

Although the City produces a wide range of goods and services and has a high Gross Value Added (GVA) per capita of 106% of England in 2015, many of the City's citizens do not benefit from the wealth created and are unemployed (the City had a 3.2% unemployment rate in February 2017, compared with 1.9% nationally) or in low paid jobs. The Nottingham Plan target is for Nottingham's GVA per capita to be at least 135% of the England average (the gap between the Nottingham and England figures has closed partly due to an updated method of calculating GVA). The Nottingham Plan target is to move the City up out of the 10% most deprived authorities in England i.e. out of the bottom 35 – in 2010 it was 20th.

- The City has a very low employment rate, only 62.6% of 16-64 year olds in the City were in employment between January and December 2016, compared with 71.4% in Greater Nottingham and 74.3% in England. The low figure is partly due to the high proportion of students that live in the City. Excluding students would increase the employment rates to 71.8%, 78.7% and 78.8% respectively. The Nottingham Plan target is to increase the City's employment rate to 75% by 2020.
- Unemployment within the City is also higher (3.2% in February 2017) than nationally (1.9%) and Greater Nottingham (2.3%).
- Many of the City's citizens have no or low skills (31.6% of the population have qualifications below Level 2 in 2016, compared with 24.6% nationally). The Nottingham Plan target is to reduce this to 10% by 2020.

- The latest GVA figures for 2015 show that the service sector accounts for 84.5% of the City's GVA compared to 81.4% nationally. In terms of jobs, the service sector is larger still, accounting for 90.8% of employment in the City. Manufacturing is the next largest sector and makes up 7.7% of the City's GVA and 4.6% of jobs, although both figures are lower than the national average.
- The City also has a relatively low business start up rate. In 2015 the rate was 53.9 new businesses per 10,000 people aged 16 or over. In Greater Nottingham the rate was 64.3 and nationally it was 77.6.

Permitted development rights of offices to residential

- 2.2 **Paragraph 3.5 of the Employment Background Paper now refers to permitted development rights from offices to residential.** This change has now been made permanent through changes to permitted development regulations. Permitted development rights are also referenced in the 'Key Recommendations for the LAPP' on Pages 13 and 14 of the Employment Background Paper. At the last bullet point of page 13 it should be noted that the end date of 2016 no longer applies.

Office floorspace and Industrial and Warehousing land requirements for Nottingham City

2.3 Table 1 at Page 8 of the Employment Background Paper, the total floorspace of the development has been changed to reflect Proposed Changes to the LAPP:

Office floorspace and Industrial and Warehousing land requirements for Nottingham City

Council/ Area	Aligned Core Strategy 2011-28	Employment Land Forecasting Study range 2011 – 2028	Employment Land Forecasting Study Policy-on 2011-28	Employment Background Paper Proposed Distribution	<u>Take-up 2011-2016</u>	<u>Requirement after deducting take-up 2011-16</u>	Local Plan Part 2
Nottingham office sqm	253,000	148,000 – 245,000	245,072	253,000 (The target of 253,000 sqm GEA equates to a target of around 246,700 sqm GIA)	<u>18,841 sqm</u>	<u>227,859</u>	177,600 321,700 0 sqm.(mid point: 249,650 sqm GIA) <u>182,100</u> 290,200 0 sqm.(mid point: 236,150 sqm GIA)
Nottingham Industrial & Warehouse Hectares	12	31 – 57	35	25	<u>2.36 ha</u>	<u>22.64</u>	12.45-38.9 (mid point:25.7 hectares) 14.45-31.85 (mid point 23.15 hectares)
HMA office sqm	420,800	291,000 – 404,000	404,000	417,400			N/A
HMA Ind & Warehse Has	67	107 – 129	128	119			N/A

- 2.4 Since the Core Strategy was adopted a more recent Employment Land Forecasting Study (ELFS) was commissioned and published (August 2015). Prepared by Nathaniel Litchfield and Partners it was commissioned to ensure that the LAPP used up to date evidence on employment land requirements, and in common with the previous Study, covered the whole of Greater Nottingham (it also covers Mansfield and Newark and Sherwood Districts).
- 2.5 This study used a standard methodology looking at the projected growth in economic sectors and from these calculating the numbers of new jobs in different sectors. From this, land use requirements up to 2033 for offices (in square metres) and industrial and warehousing (in hectares) were derived. Of the 3 scenarios the study developed, Scenario 2, which was based on Job Growth and a 'Policy On' position, was considered by the HMA Councils to be the most appropriate as it reflected the D2N2 SEP and its target of 55,000 new jobs by 2023.
- 2.6 However, the Study used local authority areas as its building blocks, without consideration of how either capacity or strategic policy might impact on the distribution of floorspace. Accordingly, the requirement was reduced from 34.84 ha to 25 ha in order to respond to Nottingham City Council's constrained boundaries. This represents a 13ha increase from the Core Strategy target for industrial and warehousing land in Nottingham of a minimum of 12 hectares. It has been agreed with Greater Nottingham partners that the shortfall of approximately 10 hectares will be met by surrounding Districts.
- 2.7 In respect of office floorspace, the Core Strategy figure is 253,000sqm. When Gross Internal Area and completions between 2011 and 2016 are factored in, the requirement to 2028 is 227,859sqm. The Local Plan allocations allow for between 182,100sqm and 290,200sqm, the mid-range for which is 236,150sqm, some 8,291sqm above the Core Strategy requirement.

Monitoring Employment Land Development

- 2.8 **Employment land monitoring for assessing the implementation of the Local Plan should use gross figures, rather than net figures.** This is because the office and employment land figures in the LAPP derive from the Employment Land Forecasting Study, NLP, 2014, and these figures take into account anticipated losses of office and industry and warehousing stock.

In addition in respect of Offices, Nottingham has a large stock of poor quality office space for which other uses are appropriate, such as student accommodation or other residential. A net figure would mask the addition of

good quality new stock. Similarly, in relation to Industry and Warehousing, although the Employment Land Forecasting Study projects a decline in employment for these sectors, land is still required for new development as replacements stock and a net figure would mask the addition of quality of new stock.

- 2.9 The table below shows net additions to office and research and to industrial and warehouse stock. Office and research is monitored in square metres, whilst industrial and warehousing is monitored in site area. However, the table includes Industrial and Warehouse floorspace for information.

	Office and Research		Industrial and Warehouse			
	Gross Gain Sqm	Gross Gain Sqm: changes over 1,000sqm or 0.1 ha	Gross Gain Sqm	Gross Gain Sqm: changes over 1,000sqm or 0.1 ha	Gross Gain in Hectares	Gross Gain in Hectares: changes over 1,000sqm or 0.1 ha
2011/12	333	0	3,950	3,243	0.99	0.81
2012/13	8,871	8,871	0	0	0.00	0.00
2013/14	2,937	2,937	533	0	0.13	0.00
2014/15	0	0	4,955	4,026	1.24	1.01
2015/16	6,700	6,700	0	0	0.00	0.00
2011/16	18,841	18,508	9,438	7,269	2.36	1.82

Major Business Parks & Industrial Estates

- 2.10 **The area of 'Nottingham Business Park' has been removed from the EE2 Major Business Parks & Industrial Estates boundary** to reflect the area taken by High Speed 2 in the north-western parcel of PA16 (Woodhouse Way – Nottingham Business Park North) and the south eastern parcel of PA16 now has permission for non 'B' uses.
- 2.11 **The area of New Basford Industrial Estate Radford Rd/North Gate at page 9, Paragraph 5.10 of the Publication Background Paper has been reduced from 11.5 hectares to 8.2 hectares** to reflect the fact that that the EE2 Safeguarding Existing Business Parks/Industrial Estates boundary has been amended slightly to exclude the triangular shape area north of North Gate and east of Radford Road on the Policies Map as this area is made up of a mix of uses in generally poor quality accommodation, and therefore it is not considered that Policy EE2 should apply to this area. (Note that the area

is combined with the Mount Street/Duke Street area in the listing at paragraph 3.56 of the LAPP).

- 2.12 **The Riverside/Lenton Lane area has increased by 4.3 hectares** to encompass the south-west part of the proposed Thane Road – Horizon Factory allocation.

3. Update on LAPP Employment Policies and Sites

- 3.1 Policy EE1 (Providing a Range of Employment Sites) is unchanged.

There are **minor changes to Policy EE2** (Protecting Existing Business Parks/Industrial Estates). It is now titled Safeguarding Existing Business Parks/Industrial Estates and the area it covers has been amended -see paragraph 3.6 below.

- 3.2 There are **minor changes to Policy EE3** (Change of Use to Non-Employment Uses) as it has been restructured to clarify its application.

- 3.3 **Sites have been deleted from Appendix 4 Table 4.1:**

- **PA16 (Woodhouse Way – Nottingham Business Park North)**
 - In response to the High Speed 2, consultee comments and to reflect planning permission for other uses.
- **PA48 (Queens Drive Land adjacent to the Portal)**
 - The retail element is complete. The site now appears in the bullet point list of non-allocated sites which may contribute new office floorspace.
- **PA63 (Creative Quarter – Brook Street West)**
 - The Postal Sorting Office have confirmed (Jan 2017) that there are no plans to relocate.
- **PA64 (Creative Quarter – Sneinton Market)**
 - This site has been moved to Table A4.2 as less office development is now expected

- 3.4 **Office floorspace figures have changed in Table A4.1**

The following sites now reflect more up to date delivery and planning information:

- **PA02 (Blenheim Lane)**
- **PA47 (Abbey Street/Leen Gate)**
- **PA49 (NG2 West - Enterprise Way) & PA50 (NG2 South – Queens Drive) -**
The floorspace of these sites have been separated out for clarity and increased to reflect Planning permission 16/00526/POUT for PA49 and a further assessment of capacity.
- **PA82 (Waterside – Freeth Street)**

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- 3.5 **PA59 Farnborough Rad – Former Fairham Comprehensive School** has been added to **Appendix 4 Table A4.2** as B1 business uses may develop on this site.
- 3.6 **The following sites have been deleted from Appendix 4 Table A4.2** as office development is no longer expected on these sites:
- **PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate**
 - **PA41 Alfreton Road - Forest Mill Denman Street**
 - **PA44 Derby Road - Sandfield Centre**
 - **PA58 Green Lane - Fairham House**
 - **PA62 Creative Quarter - Brook Street East**
 - **PA79 Waterside - Iremonger Road**
 - **PA83 Waterside - Daleside Road, Trent Lane Basin**
 - **PA85 Waterside - Trent Lane, Park Yacht Club**
- 3.7 **The following sites have been deleted from the bullet point list of non-allocated office sites:**
- **Trivett Square, Former Petrol Station (London Road) and 56 Hounds Gate**
 - Site is expected to be developed for residential.
 - **Bio-city**
 - Site has been developed for Research & Development/offices.
- 3.8 **Appendix 4 Table A4.3 relating to sites for Industrial or Warehousing has been amended** as follows:
- **PA02 (Blenheim Lane)**
 - Floorspace changes to reflect more up to date planning information
 - **PA16 (Woodhouse Way – Nottingham Business Park North)**
 - Site has been removed from this table in response to land safeguarded to accommodate High Speed 2, consultee comments, and to reflect planning permission for other uses.
- 3.9 **PA59 Farnborough Rad – Former Fairham Comprehensive School** has been added to **Appendix 4 Table A4.4** as B1 business uses may develop on this site.
- 3.10 **The following sites have been deleted from Appendix 4 Table A4.4** as Industrial or Warehousing is no longer expected on these sites:
- **PA51 Riverside Way**
 - **PA85 Waterside - Trent Lane, Park Yacht Club**
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3.11 An additional site, the Horizon Factory, Thane Road (PA86), is a new allocation in the Publication version of the Local Plan, having undergone formal consultation between 28th September 2016 and 9th November 2016. The submitted Local Plan therefore includes this site as an allocation rather than a proposed change. The site is already covered by the existing and submitted Local Plan as a strategic employment area where change of use will be resisted. However, as this is one of the most significant and attractive employment locations available in Nottingham, it is considered appropriate to specifically allocate it for employment purposes to ensure the site is ultimately developed for employment purposes, and to provide a strong policy approach to any speculative proposal for non- employment use.