

Localism- what does it mean for Nottingham?

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Society for Locational Analysis Meeting, 30th November 2011

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Since Last time (September 2009)

- Recession
- Coalition Government
- Labour re-elected in Nottingham
- Arab Spring
- Energy and Fuel costs increasing
- Euro Crisis
- Localism Act

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Localism: main components

- Localism Act November 2011
- Business Rates- ability to offer discounts
- Elected Mayors- referendum May 2012
- Community Right to Challenge
- Community Right to Bid
- Community Right to Build
- Duty to Co-operate

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Localism: Main Planning components

- Localism Act November 2011
- National Planning Policy Framework (Draft)
 - Massively slimmed down Planning Guidance
 - Presumption in favour of Sustainable development
 - Local Plan will replace Core Strategies and Development Plan Documents
 - More emphasis on viability
 - More emphasis on economic growth

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Nottingham Implications?

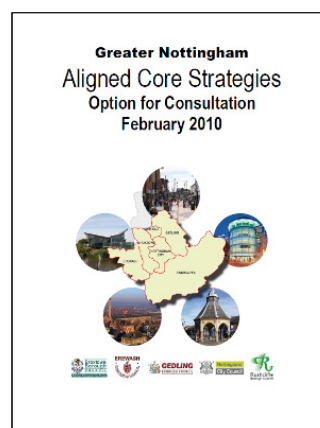
- Work on Aligned Core Strategies has speeded up
- Pre Submission Draft in the New Year
- Brownfield sites more disadvantaged by NPPF- viability challenges?
- Sequential approach weakened- City and district centres under a greater threat?
- Likelihood of planning by appeal/judicial review?

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Core Strategy

- Greater Nottingham Aligned Core Strategies next consultation stage about to emerge in Jan/Feb (Publication Draft Plan)
- This 'fixes' the strategic Policy context
- Includes Housing targets (970 per annum for City Council)
- Will also fix the strategic sites



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Localism: main components

- Dismantled Regional Governance
- Abolition of emda
- Abolition of GOEM
- Establishment of Local Enterprise Partnerships (D2N2)

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Nottingham Implications?

- Threat to Regional Capital role- or an opportunity to re-assert our position?
- Harder to secure big ticket infrastructure? (A453, MML electrification)
- D2N2 LEP requires new Partnerships and alliances to be formed (chair of LEP is Colin Walton from Bombardier)
- Private sector role
- Lack of Regional Government office means a more selective dialogue with larger Cities
- Greg Clark, Minister for Cities has written to us asking for our Plan for Growth
- Nottingham received very little from Regional Growth Fund
- Growing Places Fund: £17.4m for D2N2
- Boots Enterprise Zone

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Localism: main components

- Abolition of Regional Spatial Strategies
- No top down housing targets?
- No regional retail hierarchy?

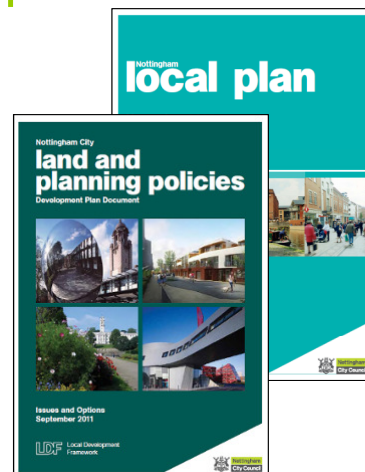
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Nottingham Implications?

- Work on Aligned Core Strategies has speeded up
- Pre Submission Draft in the New Year
- All authorities except Rushcliffe going with previous RSS housing targets
- City Council has commenced consultation on Land and Planning Policies Document (LAPP)
- Core Strategy+ LAPP= new Local Plan

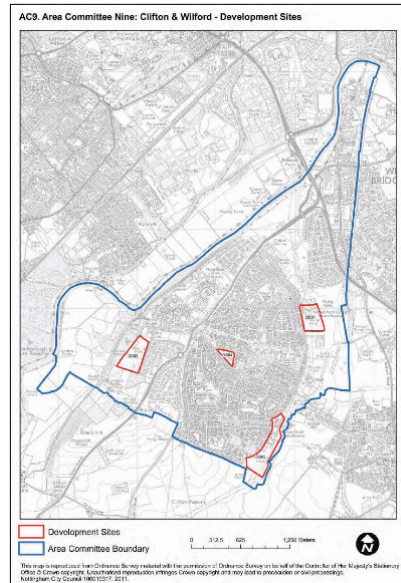
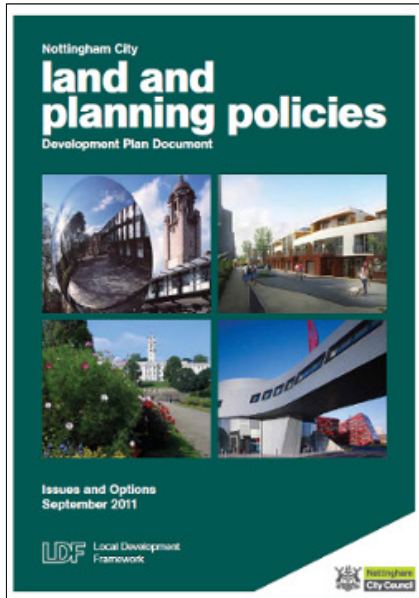


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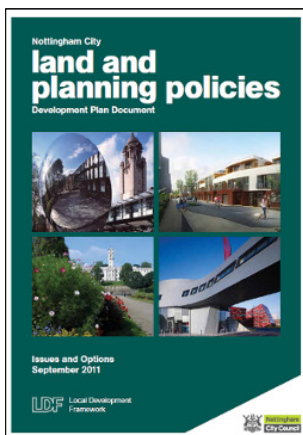


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LAPP Development Plan Document



What is the LAPP DPD?



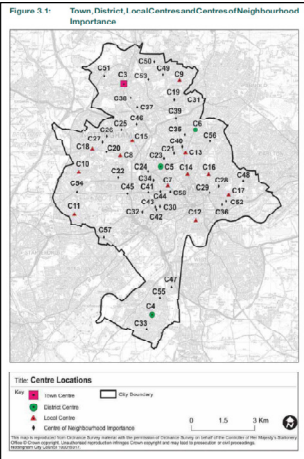
We would like your views

- Q3.1 Do you have any comments on the potential sites for retail and other town centre uses, as set out in the schedule in Appendix 1 and the maps in Appendix 2?
- Q3.2 While the benefits to the City Centre of Broadmarsh and Victoria Centre expansions would be significant, how might planning policies respond to the potential for some cumulative short-term negative impacts on some parts of the City Centre?
- Q3.3 Should, and could, the response to short-term cumulative negative impacts of the Broadmarsh and Victoria Centre expansions go beyond ensuring physical links and environmental improvements? If so, how?
- Q3.4 What other types of issues should be considered in relation to the potential impacts of the expansion of the Broadmarsh and Victoria Centre?
- Q3.5 Do you agree with the proposed City Centre and primary shopping area boundaries, as set out in Appendix 3?

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What is the LAPP DPD?



We would like your views

Q3.6 Do you have any comments on the proposed town, district and local centre boundaries, as set out in Appendix 3?

Q3.7 Should we designate the CoNIs as set out in paragraph 3.12 and in accordance with the boundaries set out in Appendix 3?

We would like your views

Q3.8 Should we implement different definitions or distances than PPS4 related to 'edge of centre' based on the type of centre, i.e. District, Local or CoNI as set out in paragraph 3.17?

Q3.9 Should we require impact assessments for all unplanned edge or out of centre retail development above 1,000 square metres? Would a different threshold be more appropriate?

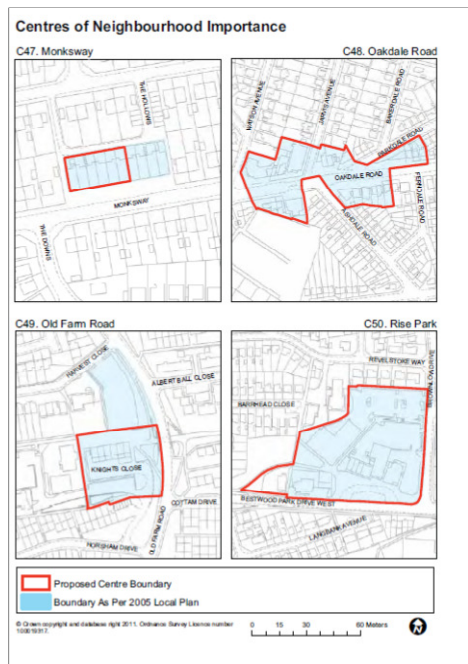
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What about the High Street?

- Development industry will resist our designation of centres of Neighbourhood Importance.....
- How might we strengthen High Street protection?
- Neighbourhood Plans?

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Localism: main components

- Bottom up planning?
- Abolition of most central Government performance management mechanisms
- Free hand for local authorities.....but:
- New Neighbourhood plans could be a game-changer?

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Localism: main components

- Neighbourhood plans
 - Neighbourhood Forums (where parishes don't exist)
 - Proactive and positive- more development not less?
 - But can protect important local open space
 - Need to comply with National Guidance and Local Plan
 - Can be business led

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Nottingham Implications?

- No interest in Neighbourhood plans expressed to date
- Many inner city communities may struggle with capacity
- Protection as opposed to growth likely to be the main incentive (particularly re Open Space)
- Democratic conflict with existing Area Committees?
- How to define a Neighbourhood?
- How to define a Representative Neighbourhood Forum?

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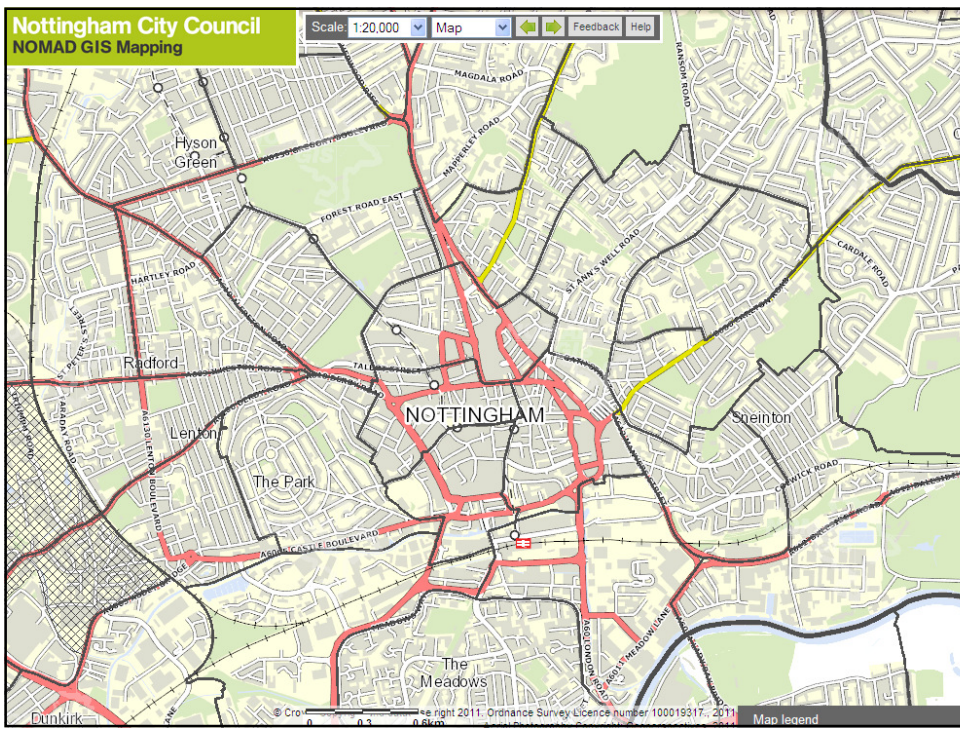
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Localism: main components

- Incentives for growth
 - New Homes Bonus (NHB)
 - Community Right to Build
 - Community Infrastructure Levy
- Local Government Resource Review
 - Incentive to grow Business rates locally

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Nottingham Implications?

New Homes Bonus

- We have lost out through NHB 'top slice' from main revenue budgets
- Demolitions and empty properties will be subtracted
- NHB is under extreme pressure from a wide range of council budgets
- Possible use of NHB as Strategic Investment Fund to kick start stalled developments

Local Retention of Business Rates

- Loss of employment land will have financial consequences
- Possible use of fund aligned with Growing Places Fund?

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Localism: main Housing components

- Housing allocations reform
- More flexible housing tenancies
- New approach to funding Council Housing
- Housing Strategy announced 21st November 2011
 - Right to Buy discounts re-introduced
 - Mortgage Indemnity

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Nottingham Implications?

- Nottingham will be disadvantaged by new HRA reforms
- Nottingham massively lost out on Affordable Rent
- Market rent levels are close to AR levels
- Private sector Housing Market is broken
- Low vacancy rates (city centre flats)
- Private Rented Sector buoyant
- New PRS models?

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Localism: main components

- Environmental Ambition?
- Greenest Government ever?
- Zero Carbon Homes by 2016?

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Nottingham Implications?

- Building Regulations Require Code Level 3
- Code level 4 not generally viable
- Green St required substantial subsidy
- Bus operators struggling with fuel cost rises and subsidy removal



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My conclusions (1)

- Cities are still main economic drivers
- Fuel cost increases disproportionately affect rural areas
- South east is still doing nicely
- Elsewhere the Housing Market is stalled- personal confidence, and improved access to mortgages or equity will be needed to unlock this
- Retail dynamics are flat
- Planning for growth will not necessarily change the development market dynamics

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My conclusions (2)

- 'Bottom up' gives space for innovation and local leadership
- But new system will take time to become 'embedded'
- Old evidence bases still apply (as do Pickles' latest population projections)
- Recession means local authorities will become even more competitive
- More 'pro-growth' approach to planning
- However lack of resource means we will bump along the bottom for quite some time
- Right to Buy, Enterprise Zones, City Challenge....
- Back to the future?

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Any Questions?

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