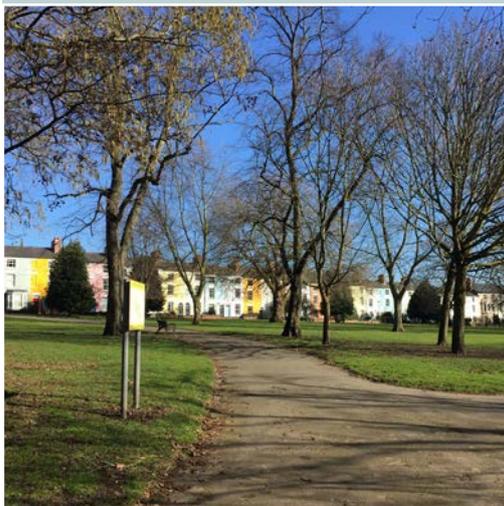


# Eastside

NOTTINGHAM CITY CENTRE



## SUPPLEMENTARY PLANNING DOCUMENT

July 2023



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# Executive Summary

The Eastside Supplementary Planning Document (SPD) is supplementary to the planning policies in the Nottingham City Local Plan.

The Eastside SPD sets out a vision for the future development of the Eastside Area and aims to promote a balance of development across the Area; in particular it seeks to promote the following principles:

- An appropriate balance in the type of housing in the Eastside Area.
- A good balance in the type of development in the Eastside Area to support the local area, adjacent communities and Creative Quarter objectives.
- Ensuring that all new development achieves a high standard of environmental sustainability.
- Improvements to the environment of the Eastside Area, and adjacent areas, including open space and public realm enhancements and the protection and enhancement of heritage assets.
- Ensuring safe connections into the Area, to surrounding communities and within the Eastside Area.
- Development in line with the 20-minute neighbourhood principles, where people can meet their everyday needs within a short walk or cycle.

The SPD provides a full assessment of the Area and sets out development guidance (in line with Local Plan policies) against which planning applications will be determined in the Eastside Area.

# 1. Foreword

I am delighted to endorse this Supplementary Planning Document for the Eastside Area which presents a unique opportunity to contribute to the vitality and vibrancy of the City Centre, and support proposals for the Creative Quarter, with guidance that aims to deliver a vibrant mix of new residential, business, shops, restaurants and cultural uses for the Area.

Regeneration of the Eastside Area aims to deliver high quality housing, attractive to a wide range of households, to promote mixed and balanced communities, improved public realm and enhance connections between the Eastside, the City Centre and adjoining neighbourhoods.

In addition, and in line with our ambitions to become carbon-neutral by 2028, as set out in our Carbon Neutral Charter and Action Plan, the SPD encourages a range of measures that developers can employ to reduce carbon in their development proposals. These relate to energy efficiency, renewable energy and sustainable design and construction. In line with our other documents all major planning applications for development in the Eastside will now also require a Carbon Reduction/Energy Statement to ensure that significant reductions in carbon will be achieved.

I look forward to working with the development sector and public sector agencies to bring forward our ambition for the Eastside Area.

**Councillor Angela Kandola**  
**Portfolio Holder for Highways, Transport and Planning**



## 2. Purpose and status of the document

- 2.1 This Supplementary Planning Document (SPD) has been prepared to guide development proposals for the Eastside Area of the City. The SPD sets out a vision for the Area, identifies constraints and opportunities and provides guidance on the type and form of development expected in the Area.
- 2.2 The SPD conforms to the National Planning Policy Framework (NPPF) and is supplementary to the policies in the Nottingham City Local Plan which comprises the Nottingham City Aligned Core Strategy – ACS (2014) (Part 1 Local Plan) and the Land and Planning Policies Document - LAPP (2020) (Part 2 Local Plan). The SPD is a material consideration when determining planning applications.
- 2.3 This SPD seeks to supplement the LAPP housing policies HO1 (Housing Mix), HO5 (Locations for Purpose Built Student Accommodation) and H06 (Houses in Multiple Occupation and Purpose Built Student Accommodation) and regeneration policies RE1 (Facilitating Regeneration) and RE3 (Creative Quarter) with the express aim of providing a range of good quality homes in the Eastside Area with good connections to jobs, services and leisure opportunities.



# 3. Introduction

- 3.1 The Eastside Area comprises of approximately 28 hectares of land and sits within the City Centre boundary and lies partly within the Creative Quarter boundary. The boundary of the SPD has been chosen to reflect emerging development schemes and environmental schemes in the vicinity. It is anticipated that the Area will be a focus for residential led mixed-use regeneration and redevelopment across a number of key sites. There is a need across the SPD Area to ensure new development is integrated, well planned and that essential improved public realm infrastructure is provided, including the improvement of east-west links and better connections with the existing City Centre core.
- 3.2 In this SPD, “Eastside Area” refers to the SPD Area as shown on the Site Location Plan on page 5.
- 3.3 The Eastside Area is located at the eastern edge of the City Centre and extends beyond the City Centre boundary. A large proportion of the Area is within the Local Plan Creative Quarter designation. The Creative Quarter includes the historic Lace Market, Sneinton Market and BioCity. The Quarter is also home to many of the City’s independent retailers and award-winning cultural attractions. The Quarter has a cluster of growing creative and hi-tech businesses.
- 3.4 The Creative Quarter occupies a substantial proportion of the eastern part of the City Centre, and has two distinctly different halves. The western half encompasses the historic Lace Market with its striking character formed by high quality Georgian town houses and imposing Victorian warehousing overlaid onto a tight medieval street pattern. The Area is now occupied by an eclectic mix of residential, office, education, leisure, cultural and workshop uses, along with a number of independent retail outlets that are clustered mainly in the Hockley and Sneinton Market Areas. The second half lies to the east of Belward Street and incorporates a substantial part of the Eastside Area. It consists of a mix of occupiers, including some large scale research and development operations, as well a number of key development sites.
- 3.5 The Creative Quarter is the focus for major investment with further development in growth sectors such as bio-science, digital media and a range of other knowledge based and creative industries. These will be supported and encouraged through a series of infrastructure and transport improvements, and key business support initiatives.
- 3.6 Development that supports the sensitive re-use of vacant or underused historic buildings, including those within the Lace Market and Sneinton Market Conservation Areas, are encouraged along with the innovative use of public spaces for markets and other attractions that assist in enhancing the vitality and viability of the area.
- 3.7 An important objective for the Creative Quarter is the improvement of connections between the core of the City Centre and neighbourhoods to the east, including Sneinton and St. Ann’s. As well as providing improved links to established neighbourhoods this will help to unlock opportunities within major development sites and underutilised properties throughout the Creative Quarter, particularly those that are currently severed from the City Centre core by the inner ring road.

# Location Plan



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SPD Boundary

# 4. Vision

4.1 The section below sets out the vision, which underpins the guidance for the future development of the Eastside.

The Area presents a unique opportunity to contribute to the economic growth of the City, providing opportunities for a vibrant mix of new residential, business, shops, restaurants, leisure and cultural uses including the night-time economy.

There will be a variety of high quality housing, attractive to a wide range of households, well related to public realm and accessible to public open space and benefiting from good access to existing and new facilities.

New and enhanced pedestrian routes will be created between the Eastside, City Centre and adjoining neighbourhoods. The Council will assemble existing and potential new sources of infrastructure funding in creating high quality public realm and co-ordinate safe pedestrian, cyclist and traffic movement.



# 5. Key Outcomes

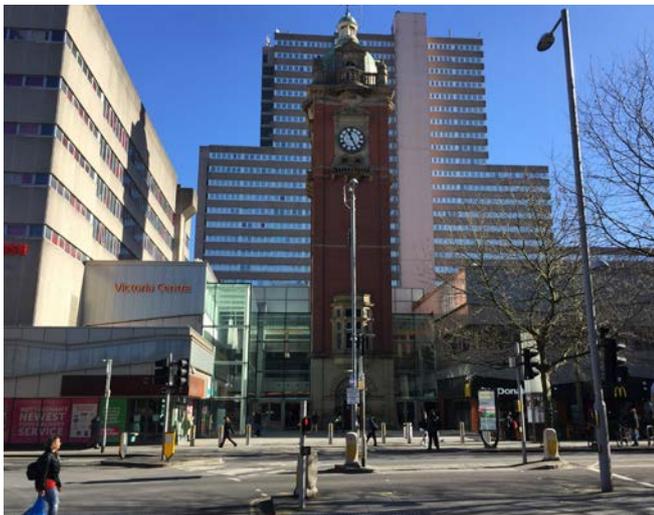
5.1 The SPD will assist in delivering early regeneration and guiding development, leading to:

- A mix of high quality new homes
- Economic prosperity through the development of an affordable range of workshops, studios, offices and other commercial / employment premises suitable for newly formed, growing and established businesses
- Opportunities for creative industries and independent retail businesses to flourish
- The positive re-use of existing buildings, including historic buildings identified as being at risk or with a record of long term vacancy or under-occupation, and preserving and enhancing the significance of heritage assets and the historic environment
- Enhance the character and local distinctiveness of the surrounding natural and built environment
- Improved health and well-being of existing and future residents
- New, safe and enhanced quality public realm and public open space
- New and enhanced sustainable transport infrastructure
- Improvement of air quality within the area
- A low carbon future responding to the Council's Carbon Neutral 2028 pledge.

# 6. Area Description

- 6.1 The Eastside SPD Area is located within Nottingham's Creative Quarter, an area of the City that enjoys a vibrant mix of urban living with an independent retail mix and many bars, restaurants, cafés, galleries, arts cinema and theatres.
- 6.2 The Area is well placed within the City's existing transport network with a number of direct connections into the City Centre. There are also clear connections to the wider area, via the bus and tram networks, Victoria and Broadmarsh bus and coach stations and Nottingham railway station which are within a short walking distance, as is the vibrant City Centre, the most direct access being along Hockley, and through the historic Lace Market.
- 6.3 Good existing pedestrian and cycle links provide convenient access to other parts of the City Centre and the adjoining neighbourhoods of St Ann's and Sneinton to the east and south-east.
- 6.4 The proximity of Victoria Shopping Centre offers a considerable economic connection for the Area, providing links to essential and secondary services.
- 6.5 Sneinton Market lies in the south of the Eastside Area and the recently refurbished/rejuvenated Avenues A, B and C have helped stimulate a real vibrancy to the area becoming the new heart of the Creative Quarter. The area is home to a wide range of new creative businesses, designers, artists and digital agencies. Sneinton Market also offers a choice of independent shops, cafe bars and restaurants with regularly held live music, market and art events.
- 6.6 The south-eastern part of the SPD Area falls partly within the Sneinton Market Conservation Area which contains two historic parks and examples of good quality buildings of important townscape heritage value, many of which are Grade II listed, associated with Victorian notions of town planning.
- 6.7 The Area benefits from good access to nearby local public green open space which includes both Victoria Park and St Mary's Rest Gardens located to the east of the Area.
- 6.8 Sneinton Market Square and Victoria Leisure Centre provide additional local access to public open space and leisure facilities.

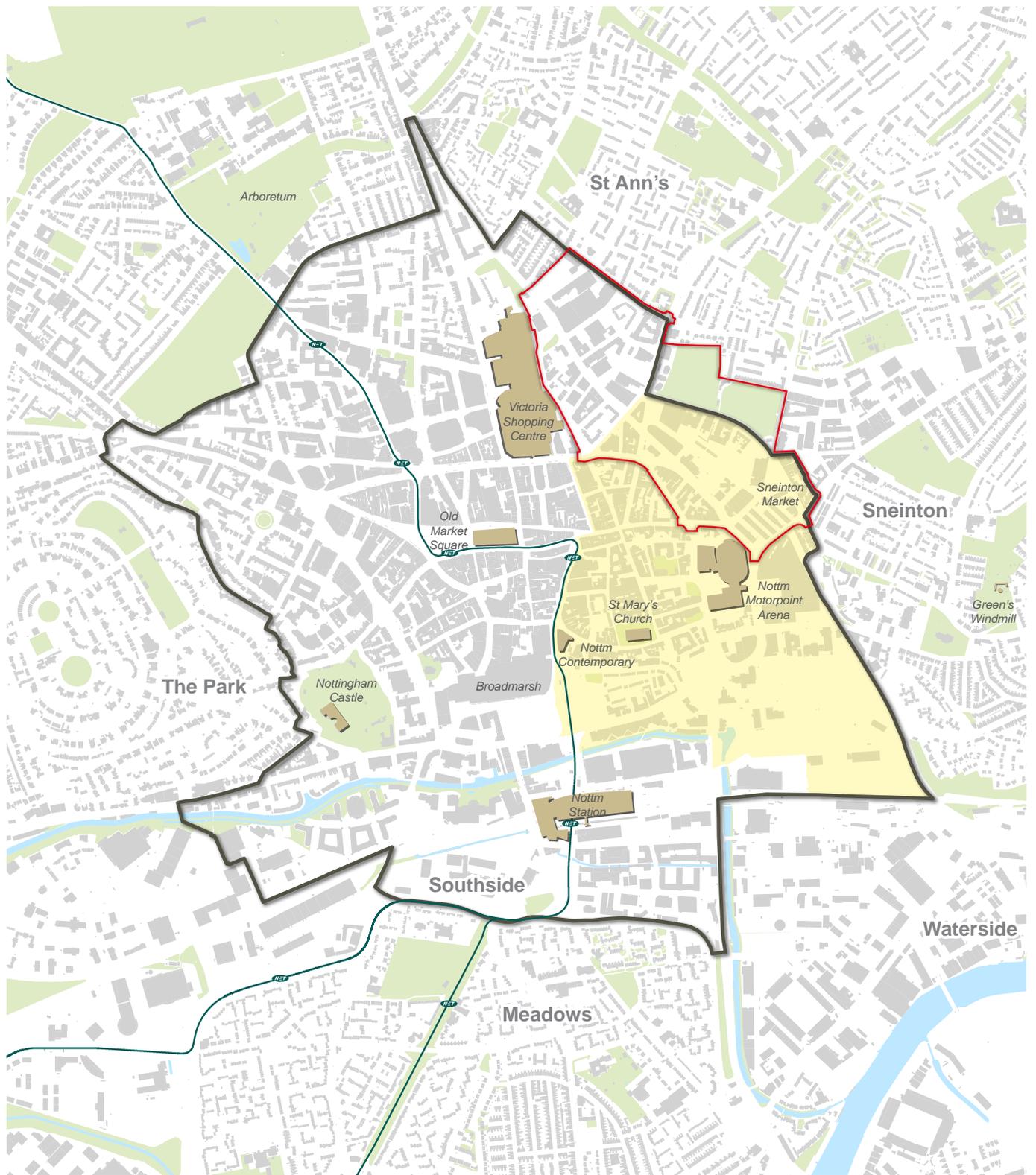
*Photo below: Victoria Shopping Centre*



*Photo below: Victoria Park*



# Contextual Plan



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-  SPD Boundary
-  City Centre Boundary
-  Creativer Quarter
-  Landmarks
-  NET Lines

# 7. Regeneration Context

7.1 Eastside provides the next opportunity for the market to continue the transformational change in Nottingham City Centre. Forming a key part of the Creative Quarter, the Area is at the centre of Nottingham's dynamic Digital Media, Gaming, TV and Film industries. Recent redevelopments of the Victoria Leisure Centre and Sneinton Market Avenues, which form the southern part of the Area have created a vibrant centre for creative and digital economies. All of these elements place Eastside as an important centre for Nottingham's Economic Recovery Renewal Plan, with its focus on Digital Enterprise and recognition as a City of Creativity and Culture.

7.2 Eastside forms the connection between the bustling Victoria Centre, Hockley and Lace Market shopping areas and the communities of St Ann's and Sneinton to the East. Better connecting these communities, along with existing and new developments into the City Centre is a key regeneration aspiration and challenge. Work is currently underway to explore strategies to help break down the current severance caused by the inner ring road. The Motorpoint Arena and bus depot site are immediately adjacent to the south, and long standing aspirations for a conference centre and a range of associated uses remain as yet unfulfilled. Nearby Biocity forms an important pioneering life science incubator and business collective.

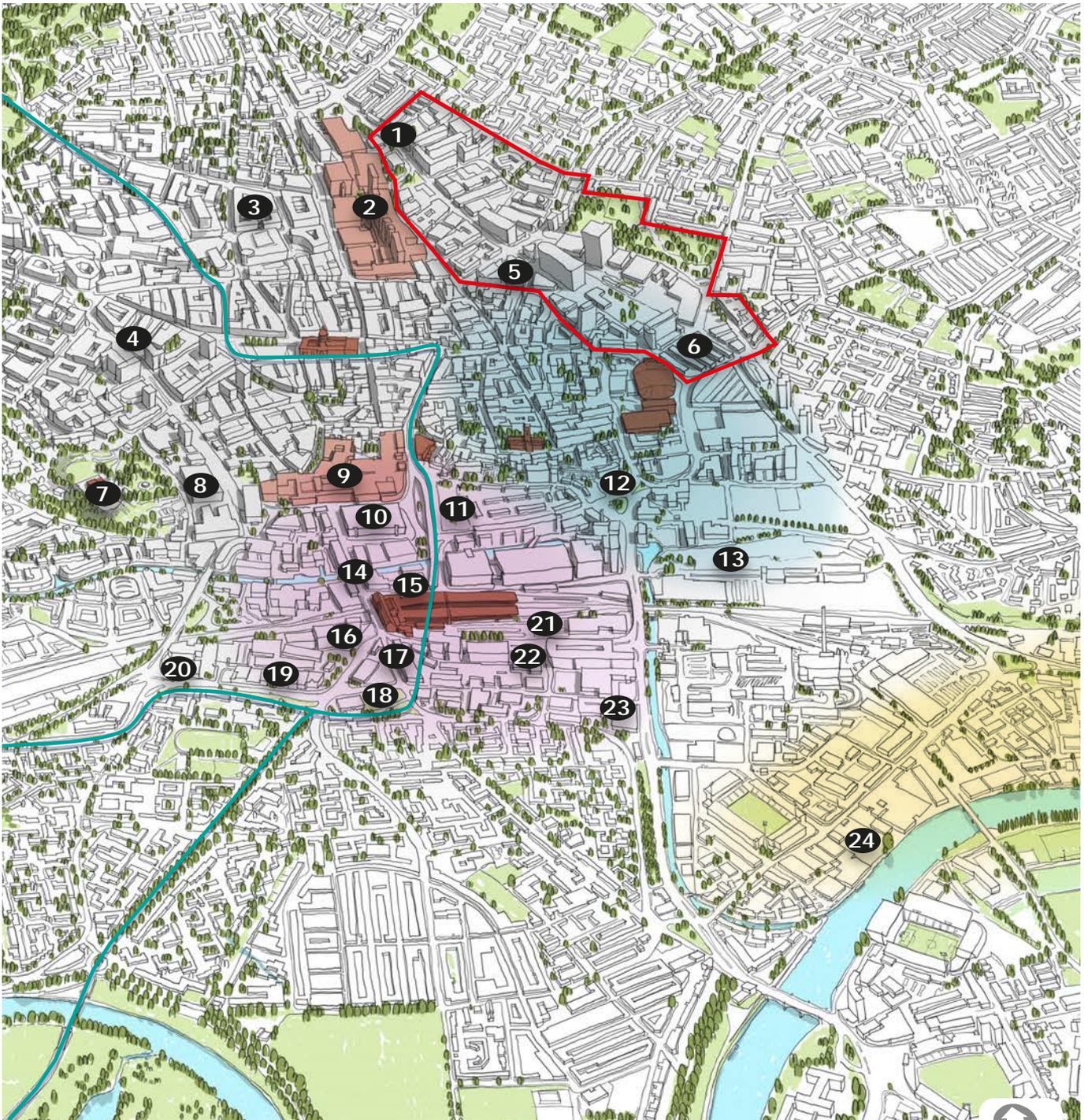
7.3 Home to the nationally renowned Confetti Institute for Creative Technology, Antenna and Metronome, Nottingham Trent University's presence in Eastside is reflected in the high concentration of purpose built student accommodation in the Area. Recent Purpose Built Student Accommodation (PBSA) investments by Medici, Miura, Liberty Point and Straits Village complement longer standing developments at Unite and the Glasshouse with current new builds in progress at Brook Street, Howard Street, King Edward Street and Lower Parliament Street.

7.4 Eastside also contains a mix of relatively low level office, retail and leisure uses, along with a number of sizeable light industrial and trade warehousing units. As much of the Area also falls within the City's Tall Building Zone, these brownfield sites present tremendous potential scope for office and other commercial/hospitality/leisure developments. Alongside PBSA, the Area appeals to investment in build to rent schemes (along with ancillary uses), which are gaining momentum in the City, linked to undergraduate retention, creative and digital technologies and Research and Development associated with the life sciences cluster at BioCity. As an area of innovation and creativity, other City living options are also being explored, with the development of the Fruit Market by Blueprint, a collaborative custom build development with sustainable, contemporary design and shared space.

*Photo below: Sneinton Market*



# Regeneration Schemes



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SPD Boundary



Creative Quarter



Southside



Waterside



NET Routes

Regeneration Activity:

- 1. Great Freeman St
- 2. Victoria Centre
- 3. Guildhall
- 4. Angel Row
- 5. Confetti
- 6. Sneinton Market
- 7. Nottingham Castle
- 8. Central College Site

- 9. Broadmarsh
- 10. BMCP & Coach Station
- 11. Nottm College City Hub
- 12. London Road PFS Site
- 13. Island Site
- 14. Carrington Street
- 15. Station Street
- 16. Unity Square

- 17. Crocus Place
- 18. Cresswell Site
- 19. Traffic Street
- 20. The Vantage
- 21. Network Rail Site
- 22. Summer Leys
- 23. Saffron Court
- 24. Meadow Lane

# 8. Area Analysis

## Existing Land Uses

- 8.1 The Eastside Area comprises a mix of relatively low level office, retail and leisure uses, along with a number of sizeable light industrial and trade warehousing units.
- 8.2 Leisure, commercial and retail uses are scattered throughout the Area and also concentrated around Sneinton Market which has recently experienced refurbishment/rejuvenation at Avenues A, B and C. Sneinton Market is home to a wide range of new creative businesses, designers, artists and digital agencies and independent shops, cafe bars and restaurants.
- 8.3 The Area also contains a significant amount of residential units, including a high concentration of PBSA. Recent PBSA investments include Medici, Miura and Liberty Point with longer standing developments at Unite and the Glasshouse.

- 8.4 Public leisure facilities are provided at the Victoria Leisure Centre and there are large areas of open space at Victoria Park and St Mary's Rest Gardens.



Photo above: St Mary's Rest Gardens

- 8.5 The Area also accommodates important educational facilities at the Confetti Institute and Sutherland House School and religious venues such as The Islamic Centre, Christ-Citadel Christian Centre and the Salvation Army.

Photo below: Sneinton Market





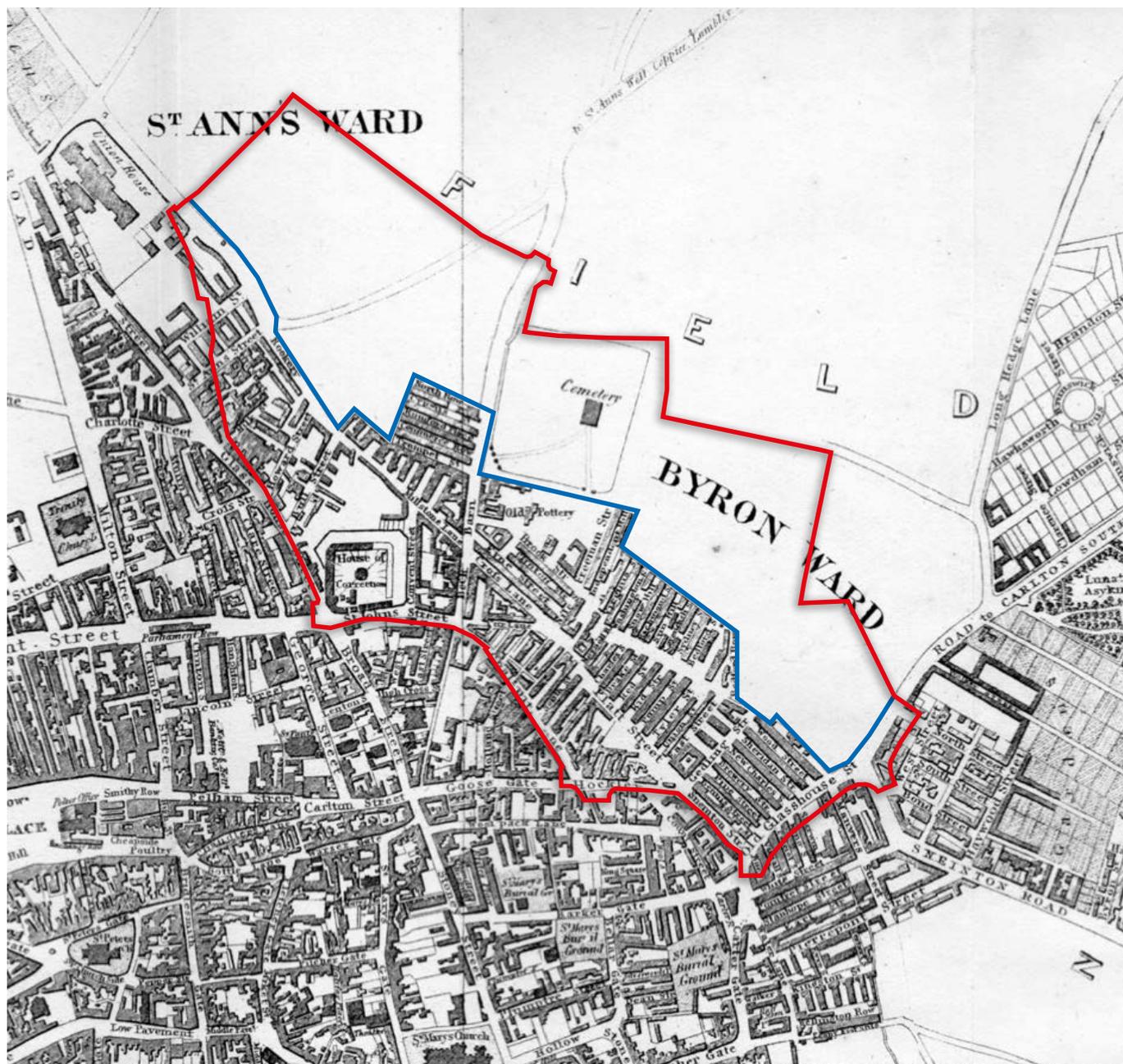
*Photo above: The Salvation Army*

*Photo below: The Islamic Centre*



## Townscape and Heritage

- 8.6 The Eastside SPD Area has a complex development history caused by various phases of dramatic change. The land was largely undeveloped until the latter half of the 1700s when the industrialisation of the town caused a rising demand for cheap worker's housing. Before the 1845 Enclosure Act, Nottingham's growth was constrained by the boundary of the Common fields. In the Eastside SPD Area, the Clay Field prevented expansion to the north east, its boundary running roughly diagonally north west to south east through the Area.



Above: Dearden's Map of 1844 with the approximate boundary of the Eastside SPD Area shown in red. The blue line denotes the edge of the Clay Field, with only the mortuary chapel of St Mary's Rest Garden being located outside the boundary at this time.



Photo above: Sneinton Market 1939

8.7 Following the Enclosure Act the Clay Field was rapidly developed. The area to the west of St Mary's Rest Garden became part of the suburb of St Ann's with a mixture of terraced housing, industrial buildings, churches and public houses. To the east of the Rest Garden, the Victoria Park recreation ground and Sneinton Market Square were laid out and public baths, a school and block of council flats (Park View Court) built.

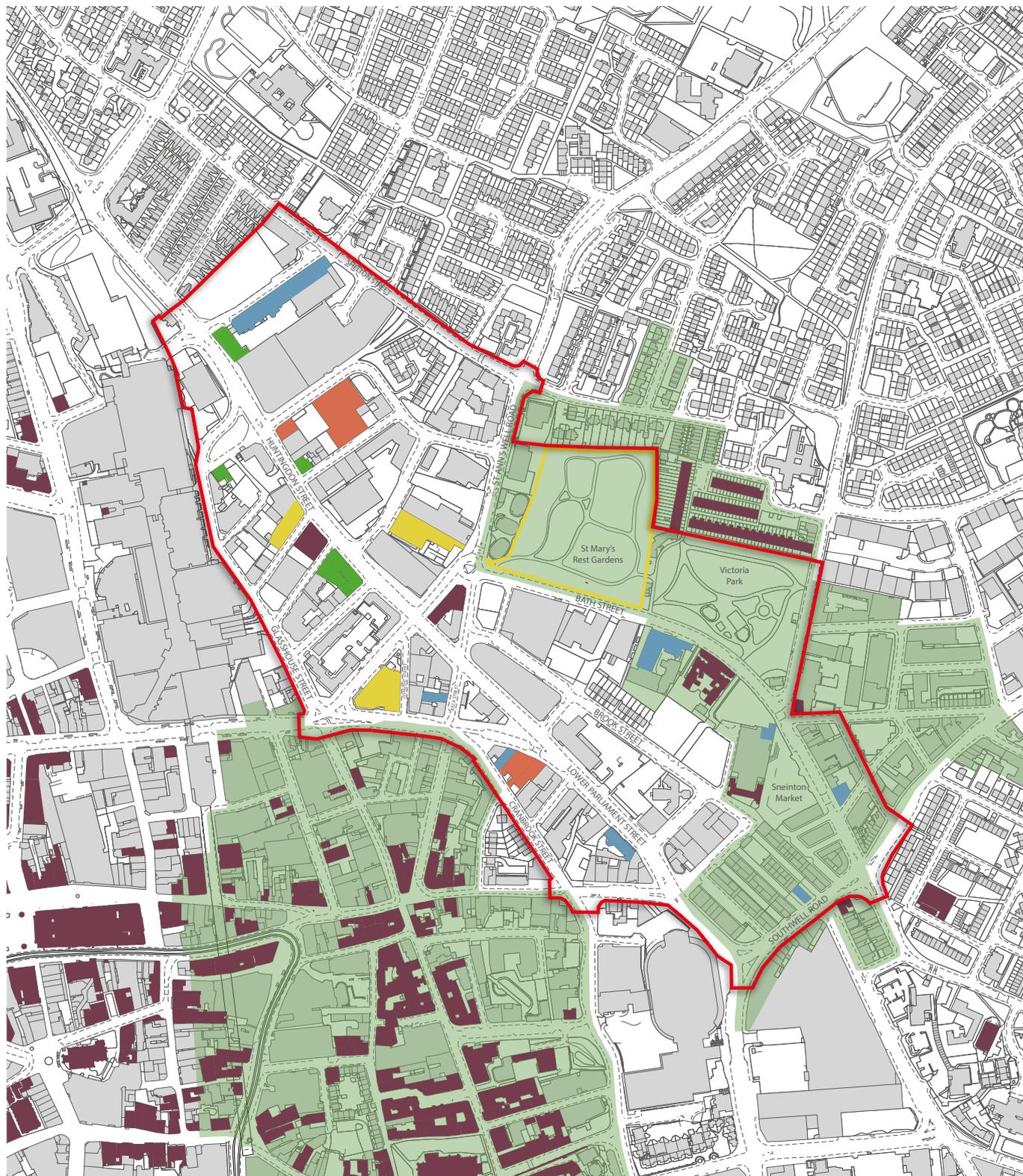
8.8 By the early 20th century much of the housing within the pre enclosure part of the Eastside was demolished under a slum clearance programme which continued until the 1970s. The slum clearances also resulted in much of the post enclosure terraced housing being demolished so that within the space of around 40 years the use of the area shifted dramatically away from a working class residential neighbourhood to a much more varied mix of infrastructure and peripheral City Centre uses. These included motor garages, commercial shops

and warehouses, a bus and coach station, an electric power station associated with the tram network, a post office facility, a telephone exchange, indoor and outdoor market space, churches, schools, a dance hall and cinemas.

8.9 The wholesale clearance of the terraced streets brought about the widening of the main arterial routes with Lower Parliament Street and Huntingdon Street (formerly known as Millstone Lane and Cross Street) handling much of the traffic passing to the east side of the City Centre. The legacy of this early to mid-20th century phase of development still dominates the character of the area today. Despite the multiple phases of development and redevelopment the Area contains a number of heritage assets of note.

- 8.10 The boundary of the Sneinton Market Conservation Area overlaps with the Eastside and is noteworthy for being the most cohesive part of the SPD Area, something which also makes it the most sensitive to change. The 19th century open spaces of St Mary's Rest Garden and Victoria Park provide longer views to the west towards City Centre landmarks such as the Council House. Park View Court flats, the clock tower of Victoria Baths (now Victoria Leisure Centre), the Ragged School on Brook Street, the Board School on Bath Street and the Sneinton Market Square also survive. However, the 19th century streets of terraced houses to the south of the Market Square were almost entirely demolished (leaving only the Fox and Grapes pub) and replaced in the 1930s by the functional but attractive buildings of the Sneinton Wholesale Market avenues.
- 8.11 Sneinton Market now forms a focal point of activity within the Conservation Area and has been successfully rejuvenated into a thriving commercial space. The Conservation Area also includes three statutorily listed buildings: Park View Court, The Ragged School and the Bendigo Monument in St Mary's Rest Garden, all of which are grade II listed. The other listed buildings in the SPD Area include The Salvation Army's William Booth Memorial Hall on King Edward Street and the Barton's Bus Garage on Huntingdon Street, both are grade II listed.
- 8.12 The SPD Area also contains a number of undesignated heritage assets that have been assessed against Nottingham City Council's Local List criteria. These are typically high quality buildings of individual character and design which are dotted throughout the Area. Firstly there are a small number of 19th century buildings which survived the slum clearance programme including the Victorian shops on Union Road which were later integrated into the Backhurst and Taylor Printworks, the New Foresters Arms – a Victorian pub with strong links to the LGBT community and the former Tram electric power station on St Ann's Well Road.
- Secondly there are a number of early 20th century buildings including the Baroque Palais de Danse (now Pryzm Nightclub), the 1930's Arts and Crafts inspired Forester's Inn and two early 20th century garages and shops: the Art Deco Styled 248-262 Huntingdon Street and the Neoclassical Huntingdon House. Finally there is one early 1970s building of note – the remarkably original Hopewell's furniture showroom.
- 8.13 The Eastside is an Area rich with archaeological remains. It was an Area of Viking occupation, with a Viking burial ground (and the strong likelihood of Viking graves still surviving). At least two other medieval burial grounds (with the certainty of medieval graves still surviving), the site of at least one medieval hospital, medieval town defences, medieval pottery production sites, post-medieval industrial sites and a small part of a deserted medieval settlement, are also present within the SPD Area.
- 8.14 Whilst there are known caves within the Eastside, there are also likely to be caves which are unknown and so the potential for caves must be considered as required in Policy HE2: Caves as well as The Management of the Caves of Nottingham SPD. A Caves Assessment will be required where a development takes place on sites within 10 metres of a known cave. An Archaeological Desk Based Assessment and an Archaeological Field Evaluation will be required to determine what further archaeological work may be required in advance of and/or during groundworks for development. Pre-application advice should be sought from the City Archaeologist.

# Heritage Assets



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## Key Views

8.14 The rich history of Nottingham has developed the City around its Medieval and Civic Centre, which sit within a natural basin. This history is still very much visible through a cluster of key landmark buildings situated throughout the City Centre.

8.15 The vistas which link these key landmarks are an essential part of the City's character and form its recognisable skyline. These vistas also frame views through the City, orientating its viewer.

8.16 Any proposals for taller buildings will need to demonstrate that they do not obstruct or impinge on key views. It is also important to maintain visual and psychological connections to the City Centre to reinforce more direct pedestrian and cycle links.

8.17 New development should respond to a number of key principles:

- Creating view corridors - development proposals should create internal view corridors that frame local elements (for example, St Mary's Rest Gardens or a heritage asset) or are terminated by an interesting facade of a new building. These views are important in encouraging pedestrians along new routes.
- Protecting important key views and vistas.
- Responding to existing heritage - new development should form a sensitive and attractive backdrop and setting for heritage assets.
- Longer range views from adjoining neighbourhoods and areas of significant open space.



*A: View of Council House from St Mary's Rest Gardens*



*C: Long-distance view of Sycamore Park tree canopy from Heathcoat Street*

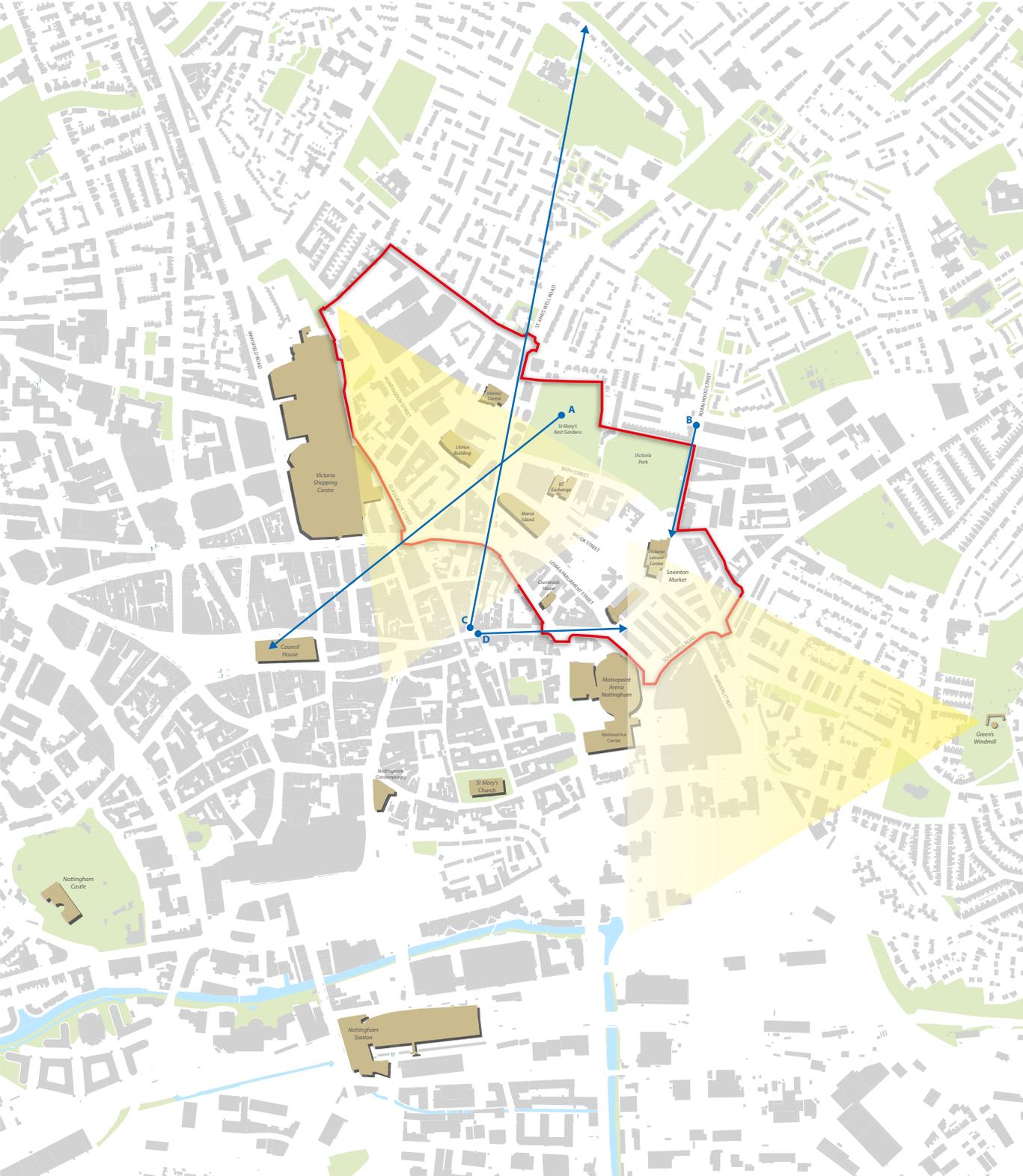


*B: View of Victoria Leisure Centre Clock Tower from Robin Hood Street*



*D: View towards Sneinton Market from Goose Gate*

# Key Views



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- SPD Boundary
- Key Vistas
- Landmarks
- ↗ Key Views

## Key Pedestrian Routes

8.18 The Eastside SPD Area benefits from good existing pedestrian and cycle links which provide convenient access to other parts of the City Centre, Nottingham Trent University and the adjoining neighbourhoods of St Ann's and Sneinton to the east and south-east. These existing links provide a good base for achieving a 20-minute neighbourhood.

8.19 There are three primary pedestrian routes which run east-west through the Area which are shown on the plan on page 21 and opposite photos and include:

- The northern most route which runs along St Ann's Street and Union Road which connects from Victoria Centre's Glasshouse Street entrance through to the adjoining neighbourhood of St Ann's
- The central route which runs along King Edward Street and St Ann's Well Road which connects from Victoria Centre's Lower Parliament Street entrance through to the adjoining neighbourhood of St Ann's
- The southern most route which runs along Goose Gate, Hockley and Gedling Street which connects from the Lace Market through to Sneinton Market and the adjoining neighbourhoods of St Ann's and Sneinton.

8.20 Huntingdon Street/Lower Parliament Street and Glasshouse Street provide key north-south routes through the Area but are considered as secondary pedestrian routes as they appear less attractive to pedestrians and cyclists because of the poor environment created by the traffic dominated streets.

8.21 To help realise the full potential for the Eastside Area of becoming a 20-minute neighbourhood, new development will be expected to strengthen and improve the safety of these established routes through improved pedestrian and cycle priority junctions and crossings, environmental improvements and new proposed uses.



*St Ann's Street and Union Road - primary pedestrian route*

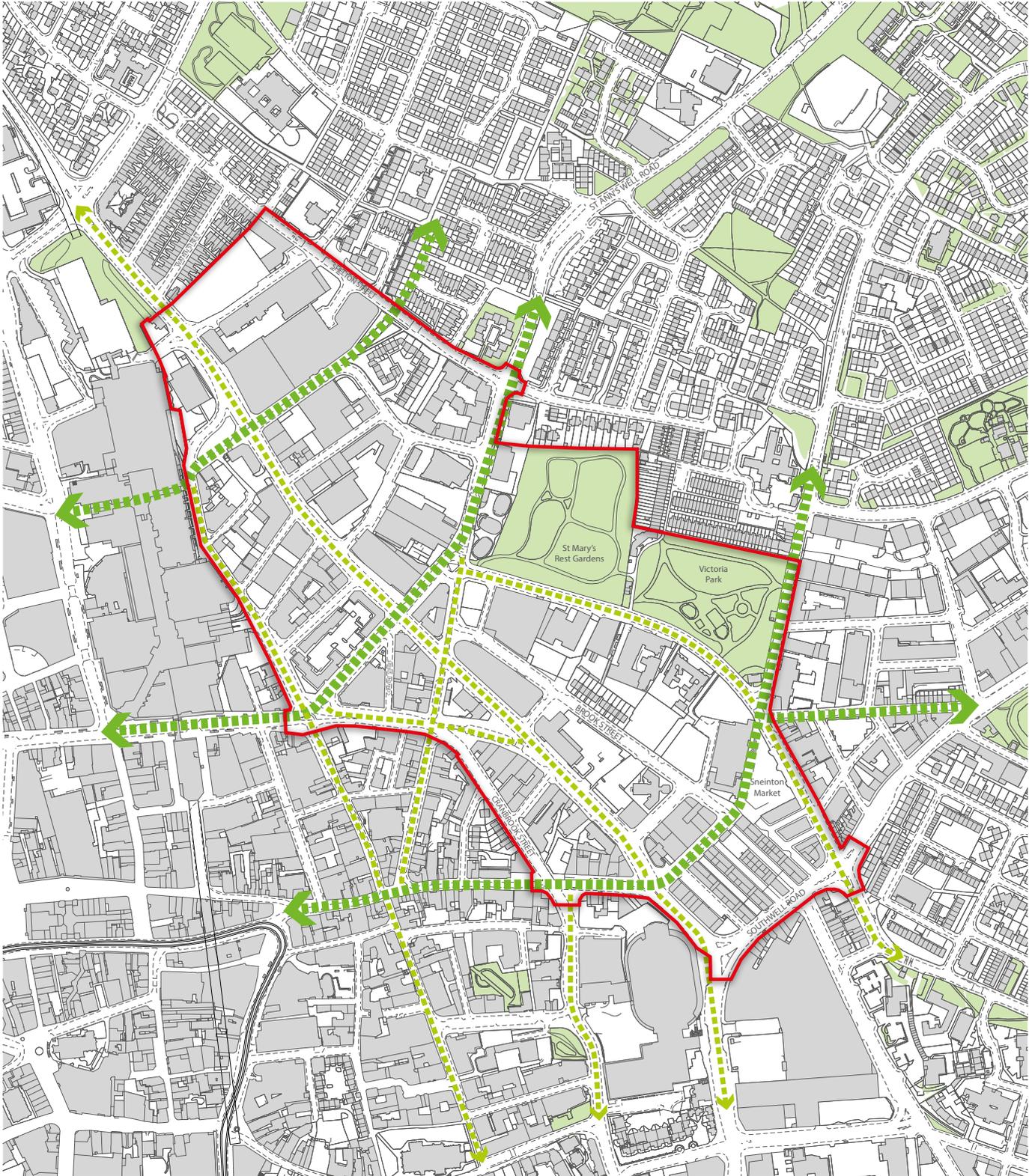


*King Edward Street and St Ann's Well Road - primary pedestrian route*



*Goose Gate and Hockley - primary pedestrian route*

# Routes and Movement



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-  SPD Boundary
-  Primary Pedestrian Route
-  Open Space
-  Secondary Pedestrian Route

## Urban Form

- 8.22 The figure ground plan on page 23 illustrates four aspects of the Eastside SPD Area's urban form; the density of development; the grain of its buildings, the extent to which public spaces are enclosed by buildings and issues of permeability within the urban form.
- 8.23 The City Centre clearly shows the dense medieval core of the City around Old Market Square with its tightly enclosed streets, squares and alleyways. This is called 'urban grain' and the fine-grained development of the medieval core with its many small buildings of different designs, contrasts with the coarser grain of the University and Victoria Centre to the north of Upper Parliament Street with its large buildings.
- 8.24 The urban form around the fringes of the City Centre is much more varied, particularly around Eastside where there is a gradual reduction in the density of development but the streets still remain largely well defined by buildings.
- 8.25 Since 2004 there has been a development of larger buildings both in height and urban grain, particularly on Huntingdon Street in the form of Marco Island, Glasshouse and Litmus Building. The scale and grouping of these buildings along with the Victoria Centre Flats has created the impression of a wall being formed between the City Centre and adjoining neighbourhoods when viewed from the east of the City.
- 8.26 New development should look to preserve and enhance the existing urban grain and should aim to avoid a large monolithic form which will perpetuate the physical and psychological perception of a large barrier between the City Centre and adjoining neighbourhoods.



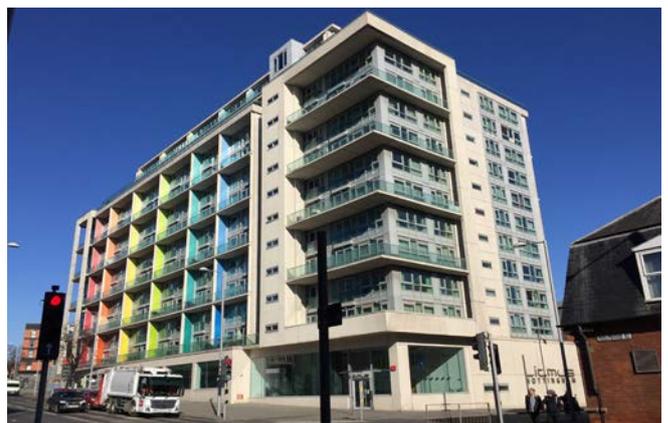
*New Foresters (PH)*



*Victoria Centre*



*Marco Island*



*Litmus Building*

# Figure Ground Plan



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 SPD Boundary

# Building Heights Analysis



-  SPD Boundary
-  1 - 3 Storeys
-  4 - 6 Storeys
-  7 - 9 Storeys
-  10+ Storeys

1. Victoria Centre Flats
2. Straits Village
3. Glasshouse
4. Litmus Building
5. Former Gala Bingo Site
6. Marco Island
7. BT Telephone Exchange
8. Cranbrook House
9. Former Housing Aid Site
10. iQ Exchange



8.27 A significant proportion of the buildings in the Area particularly located within or close proximity to the Sneinton Market Conservation Area and also west of Huntingdon Street/Lower Parliament Street still remain predominately of a lower scale of 3-storeys or less.

8.28 There are a number of taller buildings which are prominent in the local skyline including: Victoria Centre Flats (18-26-storeys) iQ Exchange student accommodation (11-storeys), Marco Island residential apartments (14-storeys), BT Telephone Exchange office building (12-storey), Cranbrook House residential apartments (15-storeys) and Litmus Building (14-storeys).

# 9. Development Guidance

## 20-minute Neighbourhood

9.1 Development should be in accordance with the '20-minute neighbourhood' concept to achieve the City Council's aspirations for the Eastside Area. This concept promotes complete, compact and connected neighbourhoods, where people can meet their everyday needs within a short walk or cycle. The idea of the 20-minute neighbourhood presents multiple benefits including boosting local economies, improving people's health and wellbeing, increasing social connections in communities, and tackling climate change. Nottingham City Council has a long standing policy throughout the City of encouraging this type of development.



9.2 The Town and Country Planning Association (TCPA) diagram below summarises the components of a 20-minute neighbourhood:

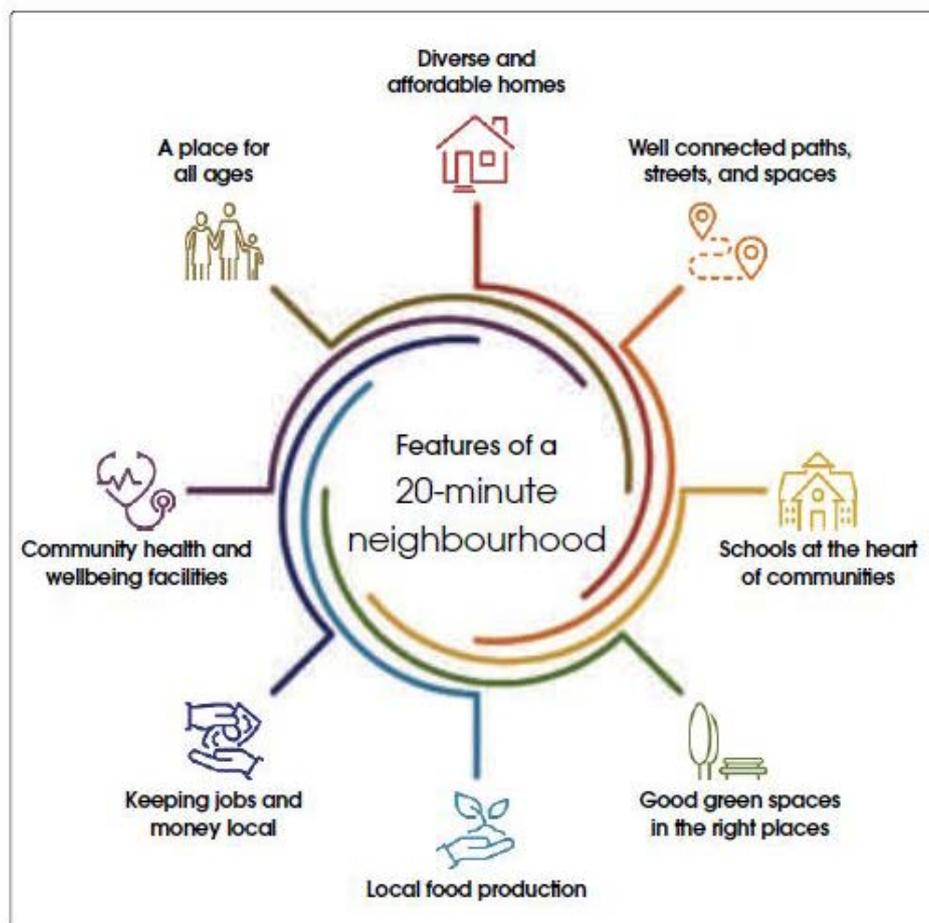


Diagram above: TCPA 20-minute neighbourhood concept

9.3 The engagement undertaken as part of preparation on the Eastside SPD confirms that the most important components of a 20-minute neighbourhood for the Eastside would be:

- diverse and affordable homes;
- well connected, accessible and safe paths, streets and spaces for walking, cycling, wheeled mobility and public transport;
- good green spaces in the right places;
- local food growing areas;
- opportunities for local flexible workspace;
- community health and wellbeing facilities; and
- a place for all ages.

9.4 By ensuring access for residents to most, if not all, of their needs within a short walk or bike ride from their home, car use can be reduced and active travel encouraged, thereby improving mental and physical health; improving air quality; supporting local shops and businesses and enabling people to see more of their neighbours and strengthening community bonds.



## Sustainability

- 9.5 All new development will be required to achieve a high standard of environmental sustainability. The City Council actively encourages building design and construction methods that reduce energy costs and utilise green technology where possible in order to support a low carbon future and respond to the Council's Carbon Neutral 2028 pledge.
- 9.6 In line with the City Council's Reduction of Carbon in New Development Informal Planning Guidance (June 2022), all new planning applications for development of 10 or more homes or commercial development of 1,000 m<sup>2</sup> and above will be required to be supported by a Carbon Reduction Energy Statement demonstrating how the proposed development contributes towards the City Council's carbon neutral objective. The Statement should cover energy efficiency, renewable energy and sustainable design and construction.
- 9.7 Development proposals will also be expected to maximise opportunities to incorporate sustainable design features (such as sustainable drainage systems, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain).
- 9.8 All developments must consider the use of Sustainable Drainage Systems (SuDS) within their application, and should prioritise incorporating rainwater re-use. For water that cannot be reused, the building regulations hierarchy for the disposal of surface water must be followed. Drainage Hierarchy (Planning Practice Guidance Paragraph 80). SuDS should be utilised to achieve multiple benefits e.g. biodiversity, carbon capture etc. Developers will need to pay close attention to the EA's Surface Water Flood Maps and should consult the Lead Local Flood Authority, as many areas included in this SPD are subject to surface water issues, and proposals should mitigate this risk.

*Photo below: Green roof on Dickens Yard, London*



9.9 The Local Plan Policy Extract map on page 55 shows the extent of the existing Decentralised Energy and Heat Network in the Eastside Area. Connection to the Network will be expected where viable and in line with Local Plan Part 2 Policy CC2.

9.10 The statutory minimum requirements for energy consumption are set out within Part L1A of the Buildings Regulations (Conservation of Fuel and Power within New Dwellings). New development must comply with these requirements. Residential elements of the new development should, in addition be developed using the BRE Home Quality Mark process which considers the environmental impacts of noise, ventilation, air quality, ethical sourcing of materials, impact of materials, water use etc. New commercial development should aim to achieve a BREEAM Excellent rating.

### **Green Infrastructure**

9.11 Green Infrastructure is a crucial component of the 20-minute neighbourhood. Green Infrastructure (GI) is a 'network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate change adaptation, local and wider communities, and prosperity.

9.12 St Ann's, including St Mary's Rest Gardens and Victoria Park bring added GI value to the Eastside and along with the developments at Broadmarsh and the Island Quarter they all form part of the evolving GI network.

9.13 St. Mary's Rest Gardens, Victoria Park and Sneinton Square provide good local public open space for recreational and leisure activities. New development will be expected to protect and enhance these assets and improve connectivity by creating green corridors which also connect to surrounding green spaces through the use of appropriate planting schemes which maximise biodiversity benefit.

### **Tree Planting**

9.14 New tree planting together with other features to soften the landscape should be provided on key routes and throughout the scheme to improve the local micro climate and provide shade and structure. Areas for food growing should also be provided.

9.15 Careful consideration is required to ensure that proposed planting design remains sustainable throughout the years and provides both a visual enhancement with a robust planting pallet with year round interest. Key pedestrian routes should seek to maximise tree canopy cover.

### **Biodiversity**

9.16 Biodiversity net gains will be required in line with national mandatory requirements as well as Local Plan Part 2 Policy EN6 and the City Council's Biodiversity SPD. Key opportunities to achieve biodiversity net gain include:

- The planting of new native trees;
- Retention and enhancement of existing habitats;
- The design and incorporation of wildlife friendly Sustainable Urban Drainage Schemes;
- Sowing of 'flowering lawn mix' in short grass/amenity areas;
- Features such as dry stone walls, habitat stacks, insect boxes and bird feeders, and;
- Bat and bird boxes to be built into the fabric of new buildings.

9.17 This SPD seeks to supplement the Local Plan Part 2 housing policies HO1 (Housing Mix), HO5 (Locations for Purpose Built Student Accommodation) and HO6 (Houses in Multiple Occupation and Purpose Built Student Accommodation) and regeneration policies RE1 (Facilitating Regeneration) and RE3 (Creative Quarter) with the aim of providing a mix of good quality homes and a vibrant mix of facilities in the Area, in line with Local Plan objectives, and improving connections to jobs, services and leisure opportunities in the City Centre.

### **Housing**

9.18 With regards to proposals for residential development, the following policy considerations (set out in the Local Plan Part 2) will be factors to be taken into consideration when determining applications in the Eastside: Developers of new student accommodation are also strongly advised to liaise with the relevant University in order to understand current accommodation needs and demands.

### **Housing General - Policy HO1 – Housing Mix**

9.19 Consideration will be given to the housing mix provided within the development, in accordance with Policy HO1. In particular:

- On sites within the City Centre, the mix of housing should address the need to diversify the existing housing stock by including flats of two or more bedrooms. Innovative family housing will be sought as part of the overall housing mix on the City Centre fringes. (Policy HO1, criterion 3)

9.20 Generally, the City Centre is dominated by smaller units, with a predominance of one bedroom flats, as set out in the evidence base and justification text for Policy HO1. Criterion 3 of Policy HO1 therefore aims to provide a broader mix of housing types in the City Centre in order to promote a more diverse community. The policy sets

out a specific requirement to diversify the existing housing stock by including flats of two or more bedrooms and seeks innovative family housing as part of the overall housing mix on the City Centre fringes.

9.21 Applicants for residential schemes in the Eastside will therefore be expected to demonstrate regard to this policy by including a proportion of flats (or other types of accommodation) with 2 or more bedrooms within the proposed housing mix wherever possible as well as compliance with the site specific and other considerations such as Policy RE3 and HE1 where they apply.

### **Purpose Built Student Accommodation**

9.22 Policy HO5 indicates locations where Purpose Built Student Accommodation (PBSA) will be encouraged but only if certain other criteria are demonstrated. As the title indicates, this policy only applies to Purpose Built Student Accommodation and not to other forms of accommodation which students may occupy. HO5 identifies the City Centre (within which the Eastside is located) as a suitable location for PBSA development subject to the following being demonstrated:

- That the PBSA is of an appropriate scale and design
- That there is a need for additional student accommodation or that there is a formal agreement with a university or another provider of higher education for the supply of bedspaces created by the development
- That it is in accordance with site and area specific policies (e.g. the 'Quarter Policies', Conservation Area policies); and
- That it is not in an area of predominantly family housing.

9.23 Paragraph 4.46 of the Local Plan Part 2 indicates that whilst policy HO5 sets out the locations where PBSA will be encouraged, it should be read in conjunction with Policy HO6, which sets out how proposals will be assessed. This includes regard being had to the character and amenity of the area, the development's scale and nature and the proposed management arrangements and the requirements of HO6 are more particularly detailed in paragraph 9.35 below. Whilst the "significant concentration" test in HO6 2a) does not apply to PBSA in the City Centre, Policy HO5 does not apply in isolation to guarantee that all applications for PBSA within the City Centre will be granted and regard will still be had to all relevant policies in determining the application.

9.24 The map on page 33 strongly illustrates the recent overall scale of growth in PBSA seen in the Eastside Area. The quantity of PBSA already provided has been significant and has the potential to compromise the capacity for other types of housing (as required in Policy HO1: Housing Mix) and the types of development needed to fulfil the regeneration objectives for the area. Taking all relevant policies into account, a more balanced approach to development is required for the Eastside Area so that there is capacity to accommodate regeneration objectives in line with Policy RE3 and also broader housing need in line with Policy HO1 (Housing Mix). Policy RE3 particularly requires PBSA (and other housing) applications to be considered in the context of ensuring that those residential uses are not prejudicial to the activities of adjoining uses (see paragraphs 9.32 to 9.34 below).

### **Scale and Design**

9.25 Scale and design will be assessed having regard to policies DE1 and DE2. In particular proposals should have regard to the streetscape, local environment, townscape and character of the area, and in particular its established scale, massing, rhythm, landscape (including ridge lines), historic

views and materials as well as its density and the local context within which it sits. Although predominantly urban, Eastside has variety in its environment, which should be reflected in any development proposals – a one size fits all approach to PBSA in Eastside is unlikely to be appropriate. This is especially so for proposed PBSA in the Sneinton Market Conservation Area which will also be subject to specific statutory considerations. In addition, and to retain flexibility within the housing market, schemes for PBSA which are capable of being re-configured through internal alterations to meet general housing needs will be particularly welcome.

### **Evidencing need for student accommodation**

9.26 Demand for student housing in the City Centre remains strong and is expected to continue to do so. The Eastside has seen a large increase in student accommodation. In the academic year 2022-23 there are approx. 2,700 existing PBSA bedspaces with a further 3,000 PBSA bedspaces likely to be provided with many of these already under construction.

9.27 Data shows that student housing concentrations in the Eastside Area are significant, with over 50% of all households in parts of the Area comprising students. Policies HO5 and HO6 require a developer to submit evidence of the need for PBSA, and this will be an important determining factor, for further PBSA schemes in the Eastside in future years to avoid a position of over-supply.

9.28 The evidence of 'need' for additional student accommodation should include, but not be limited to, capacity assessment of existing stock (both University and privately owned stock) including any waiting lists for existing places, an appraisal of schemes in the planning pipeline (under construction, with planning permission and current applications), consultation with Higher Education providers and reference to the Council's latest Authority Monitoring Report which contains information on student numbers and completed bed spaces.

9.29 It is useful to note that the City Council carries out an annual PBSA Vacancy Survey, to monitor the need for student accommodation. The Survey can be found on the City Council's Planning webpages. Applicants should use the results of this Survey to help them assess the need for future student accommodation schemes.

9.30 The provision of PBSA will be kept under review by the City Council to ensure an appropriate level of accommodation is provided. The student market is not homogenous, and should include different types of student units to ensure new purpose built student housing does not lead to overprovision, and thus unsustainable levels of vacancies within the existing stock of PBSA.

9.31 In complying with the Policy HO6 requirement to provide evidence of the need, proposals should set out what segment of student population the development will cater for. At the time of writing, a large proportion of student rental schemes consist largely of studio flats, with Nottingham having a much higher proportion of studio bedspaces at 21% compared to the national average of 10%. Schemes designed to appeal to returning students, students requiring short-term contracts and students with families are particular segments where further provision is sought. Returning students have a preference to live as a household with friends (thus the predominance of

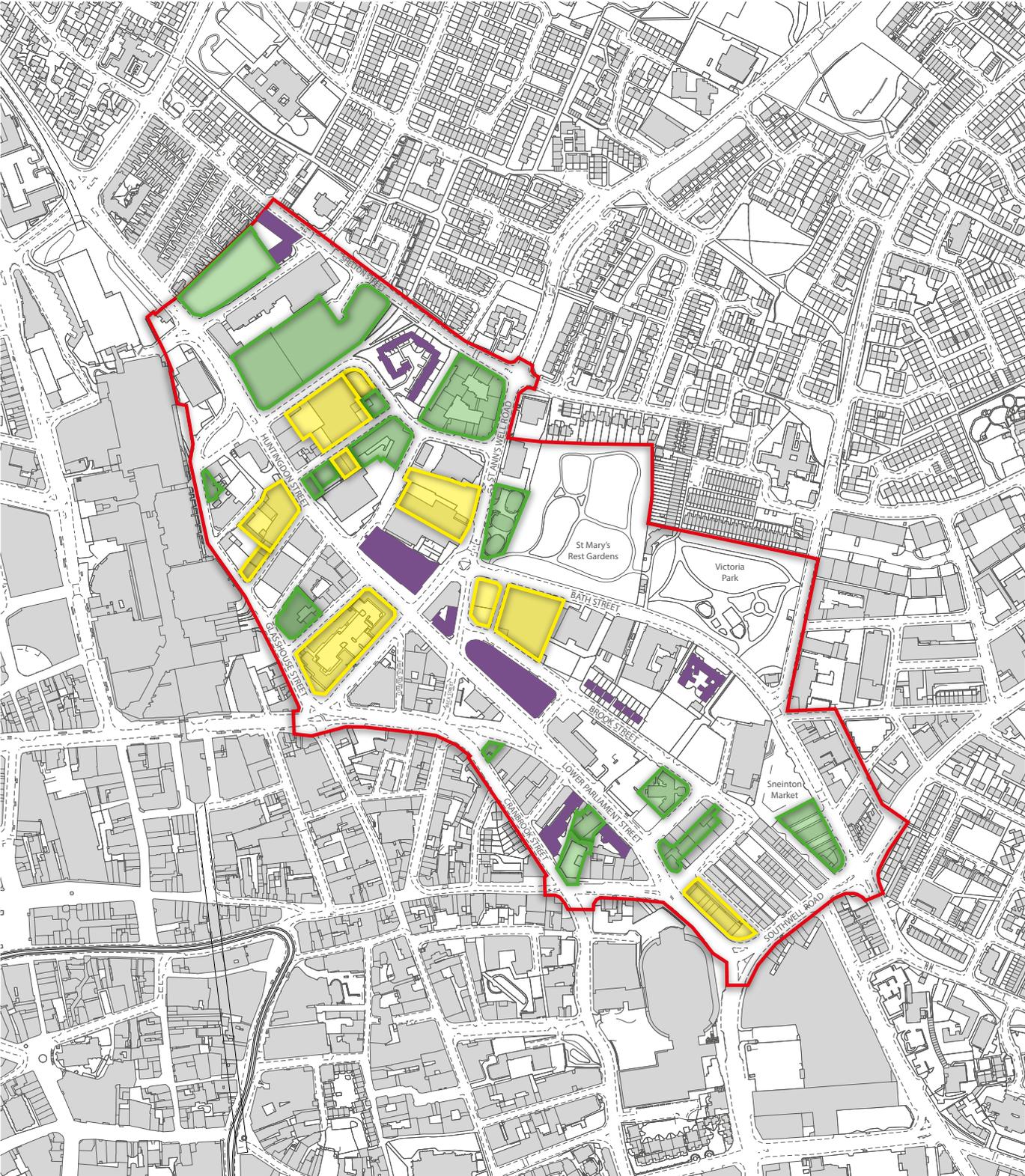
shared housing in some areas of the City), therefore schemes addressing these preferences are more likely to be supported.

### **Site and area specific policies and other considerations**

9.32 In line with criterion c) of Policy HO5, areas of predominantly family housing will not usually be considered suitable for PBSA due to amenity issues. This is also reflected in Policy DE1 (Building Design and Use).

9.33 Part of the Area falls within the Sneinton Market Conservation Area. This area is characterised by a number of distinct sub-areas that combine to define its essential character. These sub-areas are characterised by traditional Victorian housing, such as to the west of Robin Hood Street; mature, historic landscapes provided by St Mary's Rest Garden and Victoria Park; Victorian factory developments, such as to the east of Robin Hood Street; municipal buildings to the south of Bath Street, including the Victoria Baths Leisure Centre; and, the Sneinton Market, including refurbished public square, avenues and market units. Paragraphs 8.10-8.12 and 8.22 of this document highlight the particular characteristics of the Conservation Area, heritage assets and urban form in the Area. In determining planning applications the council is under a statutory duty to give special attention to the desirability of preserving or enhancing the character or appearance of the Conservation Area. Applications will therefore be carefully considered in accordance with this duty and in line with Policy HE1 (Proposals Affecting Designated and Non-Designated Heritage Assets).

# Student PBSA Schemes



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-  SPD Boundary
-  Existing Residential
-  Existing PBSA Schemes
-  Proposed PBSA Scheme (Planning Permission Approved)

9.34 Eastside also includes the Creative Quarter within its boundary and proposals for PBSA will therefore be required to be consistent with and not undermine the delivery of the Strategic aims of Policy RE3 and in particular criterion (f) requires PBSA to be compatible with and not prejudice the activities of adjoining uses.

9.35 **Other student accommodation**

Policy HO6 (Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation) sets out a range of considerations to assess the impact of student accommodation on local objectives to create or maintain sustainable, inclusive and mixed communities.

Key considerations are:

- whether the proposals conflict with Policies HO1 (see above) or HO2 (Policy HO6, criterion 1)
- the individual characteristics of the building or site and immediate locality (Policy HO6, criterion 2b)
- any evidence of existing HMO and purpose built student accommodation provision in the immediate vicinity of the site that already impacts on local character and amenity (Policy HO6, criterion 2c)
- the impact the proposed development would have on the character and amenity of the area or site having particular regard to the criteria set out in Policies DE1 and DE2 (Policy HO6, criterion 2d)
- whether the proposal would incorporate adequate management arrangements, and an appropriate level of car and cycle parking having regard to the location, scale and nature of the development (Policy HO6, criterion 2e)
- whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits (Policy HO6, criterion 2f)

- whether adequate evidence of the need for new purpose built student accommodation of the type proposed has been provided (Policy HO6, criterion 2g)
- whether new purpose built student accommodation is designed in such a way that it can be capable of being re-configured through internal alterations to meet general housing needs in the future (Policy HO6, criterion 2h)
- whether the proposal in respect of purpose built accommodation includes appropriate room sizes and provides adequate communal space/ facilities, and student drop off/ collection arrangements (Policy HO6, criterion 2i).

9.36 The criteria cover individual characteristics of buildings, the impact of the development on the character and amenity of the area or site, management arrangements

9.37 It should be noted that Policy H6 criterion 2a) has regard to the existing proportion of HMOs and/or other student households in the area and whether this proportion amounts or will amount to a 'significant concentration'. Whilst PBSA is exempted from this criterion it continues to apply to other forms of student accommodation in Eastside such as HMOs. The impact the proposed development will have on the character and amenity of the area or site and on the character of the area, the local context, levels of amenity and scale of the development will all be important factors when assessing any proposals for further student accommodation in the Area. As with PBSA the area and site specific considerations identified in paragraph 9.32 to 9.34 above will be relevant to any applications within the Creative Quarter and Sneinton Market Conservation Area.

### **Mix of uses**

9.38 In order that proposals for the Eastside comprise sustainable development, there will need to be a mix of ancillary or smaller scale uses to ensure the new business and residential community is a location of choice, supported by a range of facilities this community would expect as set out in paragraph 9.3. Given the proximity and accessibility of the City Centre to the Eastside Area, large retail stores are not considered appropriate. Any retail development will need to complement rather than compete with the City Centre retail core, so smaller scale retail facilities will be required (totalling 3,000 to 4,500 sqm, see appendix 5 of the LAPP). These should be provided in a range of units appropriate to serving the new community, along with other facilities, including services, leisure, cafes and bars. These types of uses will assist in animating the ground floor frontages of the main blocks, and provide footfall to the public realm provision.

9.39 Additionally, to support the objectives of the Creative Quarter, the following principles will be required:

- Supporting the creative industries sector through the provision of an affordable range of workshops, studios, offices and other commercial/employment premises suitable for newly formed, growing and established businesses;
- Providing a flexible range of new and converted employment premises of varying sizes, with an emphasis on those that are suitable for the needs of identified growth sectors and maximising the opportunities for co-ordinated and complementary infrastructure provision, including access to high technology communication facilities, specialist business advice and support networks;

- Providing specialist services including training, education, ancillary retail and leisure facilities that are complementary to the creative industries sector;
- Supporting the visitor and business economy through provision of facilities to enhance the City's convention/conferencing offer.

### **Heritage Assets**

9.40 The Eastside and in particular Sneinton Market Conservation Area has unique heritage and character and it is important that any new development enhances and reinforces this sense of place. The Area has a number of significant historic buildings which should be protected and enhanced. These existing assets should help inform the quality of new buildings and public realm.

9.41 Development proposals should maximise opportunities for the positive re-use of existing buildings, including historic buildings identified as being at risk or with a record of long term vacancy or under-occupation, and preserving and enhancing the significance of heritage assets and their setting. For each tall building proposal it is important to identify all heritage assets that may be affected on the basis of an appropriately defined study area, which includes heritage assets whose setting may be affected, which may be at some distance from the site.

## **Public Realm**

- 9.42 The 20-minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day – shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible on foot, by cycle or by public transport – and accessible to everyone, whatever their budget or physical ability, without having to use a car.
- 9.43 Principal walking routes should be lined with active groundfloor frontages, in particular development blocks fronting on to Huntingdon Street, Lower Parliament Street and Glasshouse Street and at key nodal points along primary pedestrian routes. Blocks fronting on to public realm and open space should provide a good level of natural surveillance.

## **Permeability**

- 9.44 New development should incorporate pedestrian routes to help define development blocks and align with the existing urban grain to avoid creating monolithic blocks and allow physical and visual connection through larger development sites.

## **Building Line**

- 9.45 Building lines should help to define clear urban blocks which reinforce established routes and help to contain and define new routes. Proposed development blocks fronting Huntingdon Street, Lower Parliament Street and Glasshouse Street should generally be built to the back of footpath line.

## **Streets**

- 9.46 A number of existing streets provide exciting opportunities to be remodelled to remove or reduce vehicular traffic and improve pedestrian and cycle connectivity and to be greened by providing new green infrastructure. Creating a safer and more pedestrian friendly environment and potential amenity space for local residents. These potential streets have been identified on the Proposed Transport & Infrastructure plan on page 43.

## **Car Parking**

- 9.47 As the site is located in the City Centre, car parking will be discouraged to promote more sustainable forms of transport. However, should development offer limited parking spaces by the means of basement car parking then access should be appropriately located to avoid conflict with key pedestrian routes and fronting on to public realm. Provision for cycle parking/storage, electric car charging and electric charging points for e-bikes will also be required.

## **Building Heights and Massing**

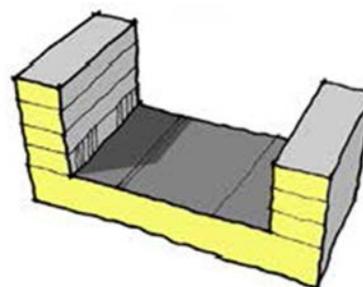
- 9.48 New development should look to preserve and enhance the existing urban grain and should aim to avoid a large monolithic form and an unmodulated roof line which will perpetuate the physical and psychological perception of a large barrier between the City Centre and adjoining neighbourhoods.
- 9.49 The Victoria Works site is recognised within the Nottingham City Centre Urban Design Guide as a potential location for a tall building. The quality of the design of tall buildings is fundamental to the principle of whether the building is acceptable. The design of tall buildings should pay particular attention to the base and top of the building.

**Street enclosure ratios:**

9.50 The height of buildings onto key streets may need to be reduced to preserve the street enclosure ratio as set out below. This can be achieved by setting-back upper floors so that they are not visible from the street.



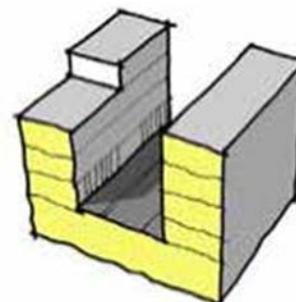
*Huntingdon Street*



Arterial Route 1:2



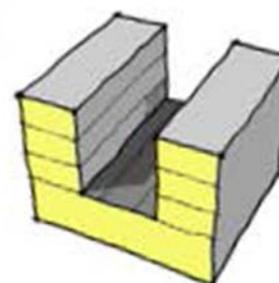
*Brook Street*



Secondary Streets 1:0.75



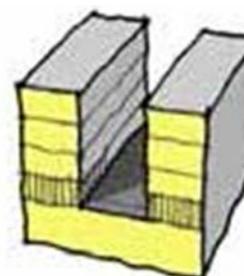
*Kent Street*



Minor Roads 1:0.75



*Old Street*



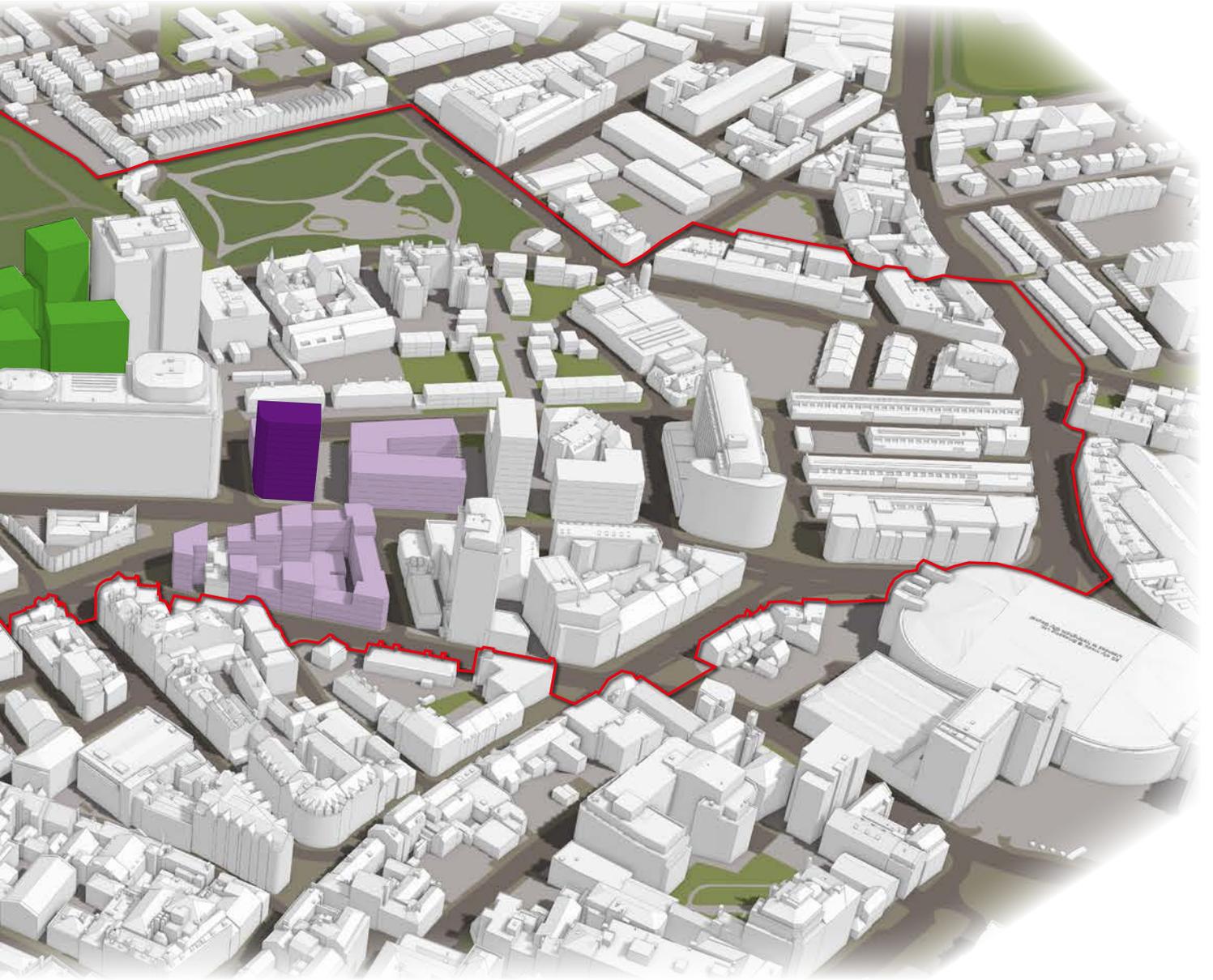
Potential New Pedestrian Links 1:0.5

# Building Heights and Massing



-  SPD Boundary
-  1 - 3 Storeys
-  4 - 6 Storeys
-  Approved Scheme  
(Granted Planning Permission)
-  7 - 9 Storeys
-  10+ Storeys

*Extract from the Council's City Centre 3D Model which shows potential indicative building heights and massing for future development opportunity sites.*



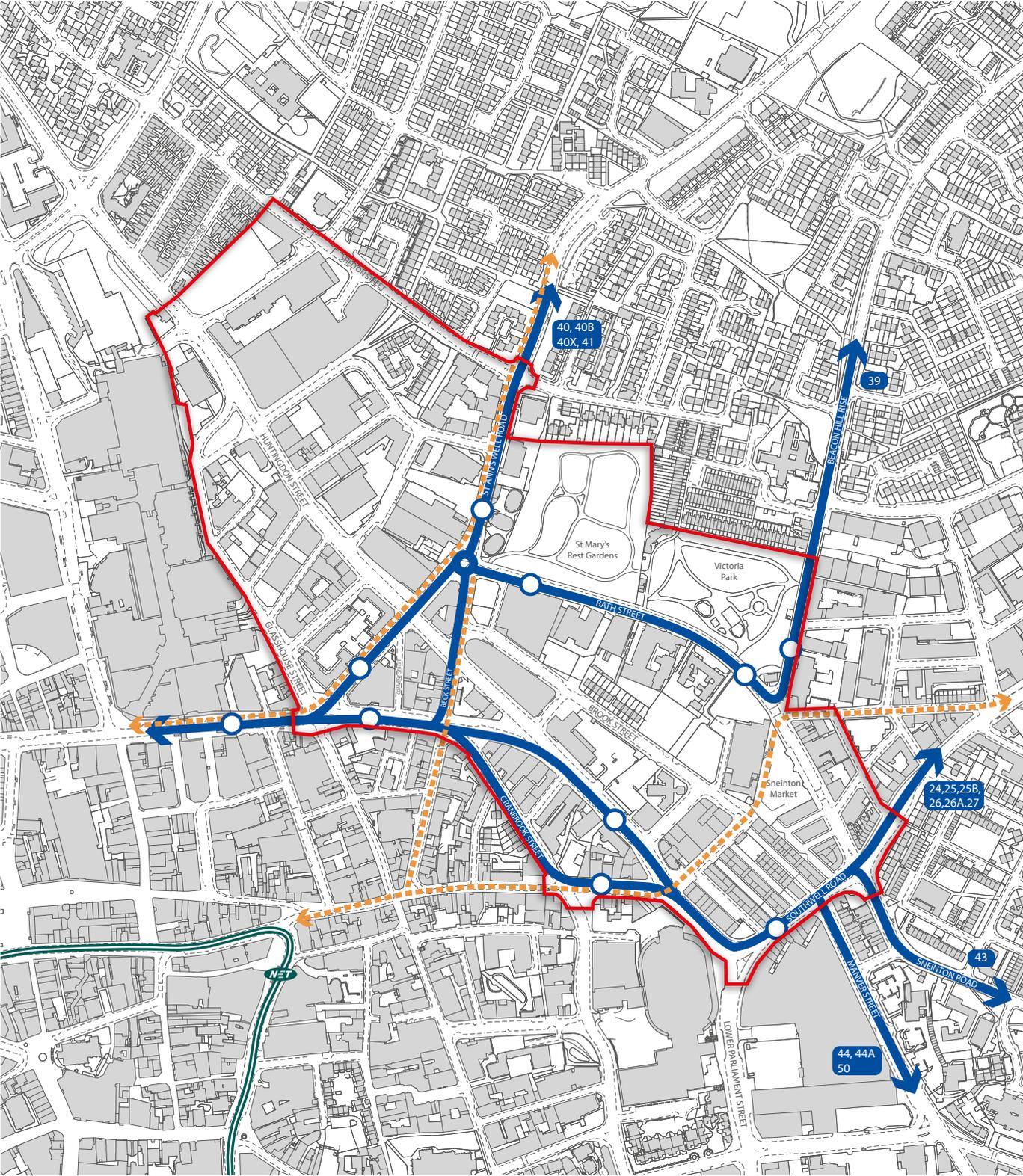
## Road Network

- 9.51 The A60 inner ring road provides a key north-south arterial route through the Eastside SPD Area along Lower Parliament Street, Huntingdon Street, Cranbrook Street and Glasshouse Street. The A60 is a significant barrier to active travel east/west. The traffic dominated streets currently provide a poor environment for pedestrian and cyclists.
- 9.52 The Connecting Eastside scheme remains a long standing aspiration for the City Council which would allow for buses only on Bellar Gate and Cranbrook Street and provide two way traffic on Lower Parliament Street. This would improve pedestrian and cycle connectivity.
- 9.53 The City Council's proposal for reducing traffic speed within the City Centre to 20mph is likely to include the Eastside SPD Area. A reduction in speed along Lower Parliament Street, Huntingdon Street, Cranbrook Street and Glasshouse Street would help make the A60 less hostile to cyclists, including cycling commuters and also presents an opportunity for improved pedestrian and cycle priority junctions and crossings.
- 9.54 A number of existing streets provide exciting opportunities to be remodelled to remove or reduce vehicular traffic and improve pedestrian and cycle connectivity. Creating a safe and more pedestrian friendly environment and potential amenity space for local residents. These potential streets have been identified on the Proposed Transport & Infrastructure plan on page 43.

## Public Transport

- 9.55 The area south of King Edward Street is served by a variety of frequent bus corridors operated by Nottingham City Transport which include:
- Beacon Hill Rise and Thorneywood Mount Corridor - Service 39 operates every 10-minutes between the City and Carlton Valley.
  - Carlton Road Corridor - Served by three services (25, 26, 27). Buses operate on average every 6 minutes between the City and Carlton Square, with links beyond to Mapperley and Arnold. The 26 gives a half-hourly inter-urban link from Nottingham to Southwell, also serving Burton Joyce, Lowdham and Brackenhurst College (NTU).
  - Sneinton Dale Corridor - Service 43 operates every 10 minutes between the City and the Bakersfield Area.
  - Colwick Road Corridor - Service 44 operates every 10-minutes to Colwick, Netherfield and Gedling.
  - Daleside Road Corridor - Service 50 operates every 30 minutes at this time. It links the City with Racecourse Park and Ride site, Colwick, Victoria Park and the Teal Close development at Netherfield.
- 9.56 Up to 50% of people access the City by public transport. Developing good public transport access, encouraging new cleaner modes of transport, shared mobility solutions and take up of clean vehicles through electric charging and other measures to achieve sustainable regeneration continues to be a priority to support a low carbon future and respond to the Council's Carbon Neutral 2028 pledge.

# Existing Transport and Infrastructure



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- SPD Boundary
- Cycle Route
- ➔ Bus Route
- Bus Stop

## Walking and Cycling

- 9.57 The Council's strategic cycle network is included in the D2N2 wide Local Cycling and Walking Infrastructure Plan (LCWIP). This forms the basis for funding bids for future infrastructure to the Department for Transport and Active Travel England. The document is currently under going a refresh after a round of public consultation, ahead of being republished.
- 9.58 Routes through the Area are important as they connect communities such as St Ann's with the City Centre as well as forming key sections of the strategic cycle network to BioCity, the Island Quarter and north-south movements around the City Centre. A key route within the Eastside for these connections is the inner ring road, which includes Lower Parliament and features in the LCWIP, with investment required for both cyclists and pedestrians. This is subject to future LCWIP programming, prioritisation and successful funding bids to enable cycle facilities to be delivered to the latest design standards as outlined in the Department for Transport's LTN1/20.

- 9.59 City have been included in the LCWIP as they require updated infrastructure to meet modern cycle route design standards. Investment will provide wherever possible routes that are segregated from motor traffic. Whenever a cycle corridor is designed and implemented pedestrian facilities will also be reviewed. This will include crossings and priority and over traffic such as side road treatments to ensure footways are dominant as opposed to the carriageway.
- 9.60 In the Eastside funding has been secured for cycle and pedestrian improvements along St Ann's Well Road. Construction is due to start in September 2023 and works will start on the Wells Road within the Eastside at the roundabout with Bath Street. Design work is on-going to enhance connections from this roundabout to the Lace Market Area via Beck Street and will be subject to securing future funding for construction.

*Photo below: Fishergate, Preston - Example of a pedestrian and cycle priority junction/crossing*



# Proposed Transport and Infrastructure



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- SPD Boundary
- New/Enhanced Cycle Route
- ✦ Potential Junction/Crossing Improvements
- Potential Pedestrianised Street
- Potential Remodelled/Reduced Traffic Street

# 10. Delivering Infrastructure & Implementation

## Planning Obligations and Requirements

- 10.1 In line with government policies, where necessary, developer contributions may be sought to ensure that development is supported by appropriate infrastructure and to ensure it meets the wider objectives of the Local Plan, for example with regard to the level of affordable housing.
- 10.2 The City Council recognises that there may be viability challenges in delivering development and where a developer considers that they are not able to provide policy compliant S.106 obligations, an open book approach to viability appraisal will be required to inform the approach to S.106 planning obligations.
- 10.3 The City Council will seek to secure the provision of any necessary off-site infrastructure through the use of S.106 planning obligations. Contributions from a particular development will be fairly and reasonably related in scale and kind to the relevant scheme and directly related to the development.
- 10.4 In line with Policy IN4 (Developer Contributions) of the Local Plan Part 2, where necessary, planning obligations will be negotiated to support the following:
- Affordable housing in accordance with Policy HO3. A mix and balance of housing tenures are important to ensure balanced communities. New housing in the Area will need to reflect a range of affordable housing needs in line with the City Council's planning policy requirements for affordable housing. Further detail is set out in the accompanying Affordable Housing Supplementary Planning Guidance Document.
  - Open space in accordance with Policy EN2 and EN3. Policy EN2 highlights that the type of open space will vary depending on the location of the site and sized of development and will include improvements to the public realm in the City Centre. It is envisaged that the delivery of high quality public space and realm will be key to regenerating the Area. S.106 monies will therefore be used to make environmental improvements in the Area, which will include streetscape enhancements and improvements in communities. The following schemes all have the potential to be funded by S106 contributions:
    - Victoria Park and St Mary's Rest Garden Landscape and Play Area Improvements
    - King Edwards Park - Skate Park Phase 2 Improvements, Landscape and Pavilion Improvements
    - St Ann's Street greening / tree works and planting
  - Transport in accordance with Policies TR1 and TR2. Many junctions within the Area remain car dominated and challenging for both cyclists and pedestrians. Reprioritising these junctions will require substantial intervention, with financial implications in order to achieve the objectives for the regeneration of the Area. New and enhanced cycling and walking infrastructure will also be required to achieve the aim of creating improved connectivity to the City Centre from the Eastside and also from the Eastside to surrounding communities. Details of schemes are provided in Section 12.

- Community facilities including education in accordance with Policy LS5; and
- Employment and training in accordance with Policy EE4.

10.5 In addition to S.106 requirements set out in Policy IN4, further requirements may be required in line with policies in the Local Plan and City Council objectives. Development should for example look to achieve a high standard of environmental sustainability. In line with the City Council's Reduction of Carbon in New Development Informal Planning Guidance (June 2022), all new planning applications for development of 10 or more homes or commercial development of 1,000 m<sup>2</sup> and above will be required to be supported by a Carbon Reduction Energy Statement demonstrating how the proposed development contributes towards the City Council's carbon neutral objective. The Statement should cover energy efficiency, renewable energy and sustainable design and construction.

10.6 Nottingham City Council's Design Quality Framework should be used to help inform the design and planning process of any development proposals from the earliest stage.

10.7 A full list of planning application requirements, copies of the Planning Policy documents and guidance referred to in this document are available to view and download from the City Council's website: [www.nottinghamcity.gov.uk/planning](http://www.nottinghamcity.gov.uk/planning).

# 11. General Advice

- 11.1 Developers and applicants are advised to consult the Development Management Team at the City Council prior to submitting planning applications for any new development proposals to discuss any likely requirements.

Development Management contact details:

telephone: (0115) 876 4447

email: [planning@nottinghamcity.gov.uk](mailto:planning@nottinghamcity.gov.uk)

- 11.2 This SPD will be monitored annually and updated as appropriate.



# Appendix 1: Planning Policy Context

## **National Planning Policy Framework (NPPF)**

- A1.1 Paragraph 117 of the NPPF sets out that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Furthermore, paragraph 124 also states that the creation of high quality buildings and places is fundamental to what the planning process should achieve.
- A1.2 Paragraph 118 highlights that substantial weight should be given to the value of using existing suitable brownfield land within settlements for homes and other identified needs.

## **Local Policy Context**

- A1.3 The Local Plan for Nottingham comprises two documents: the Nottingham City Aligned Core Strategy (Local Plan Part 1) (2014), and the Land and Planning Policies Document (Local Plan Part 2) (2020).

## **Local Plan Part 1 - Nottingham City Aligned Core Strategy (adopted 2014)**

- A1.4 The Core Strategy includes a suite of strategic policies to deliver sustainable development in the City to 2028.
- A1.5 The Nottingham City Aligned Core Strategy ('Core Strategy' hereafter) was prepared in partnership with the surrounding Borough and District Councils in Greater Nottingham. The plan sets out strategic planning policies and development principles for Nottingham City to guide development until 2028.

- A1.6 The Core Strategy includes a suite of strategic policies to deliver sustainable development in the City to 2028. It follows a clear strategy of urban concentration and regeneration to maximise development on the most accessible and less environmentally sensitive sites. It considers the most sustainable location for growth to be the City Centre – with its comprehensive range of services, attractions, existing business clusters and excellent public transport networks.

<b>Policy 1: Climate Change</b>	Seeks to ensure that new developments have environmentally sensitive design and construction to reduce the causes of climate change and to minimise its impact, reducing the risk of flooding. To this end it also promotes the use of low carbon technologies.
<b>Policy 2: The Spatial Strategy</b>	Identifies the Eastside Regeneration Zone as a strategic location.
<b>Policy 5: Nottingham City Centre</b>	Sets out criteria to ensure that the City Centre is promoted as the region's principal shopping, leisure and cultural destination. It seeks to develop an economically prosperous City Centre through the development of offices and businesses and supporting related uses and also the creation of an inclusive and safe City Centre. In particular, it emphasises the need to make the City Centre more attractive to pedestrians, cyclists and public transport users (criterion d (v) looks at the redistribution of through traffic movements to the east and south of the City and re-prioritising access for public transport) and supporting leisure development and cultural facilities that appeal to the full range of the area's population. The policy also encourages the creation of a network and hierarchy of safe pedestrian routes and good quality civic spaces and reduction of the severance effects of the current road network and urban form, especially between the City Centre and surrounding communities. In relation to housing, the policy sets out support for City Centre living initiatives, where suitable living conditions can be secured by diversifying the profile and mix of City Centre housing, including student housing where appropriate.
<b>Policy 7: Regeneration</b>	Sets out the strategic regeneration priorities for the City. The policy states that the: 'Eastside Regeneration Zone will be a focus for major residential and employment led mixed use regeneration and redevelopment across a number of key sites, supported by complementary hotel, conference centre and retail development, sports and leisure, education, and new public open space. The improvement of east – west links and better connections with the existing central cores will be required.'
<b>Policy 8: Housing Size, Mix and Choice</b>	Seeks to secure development of an appropriate mix of housing across the conurbation. It states that residential tenure should maintain, provide and contribute to a mix of housing tenures, types and sizes in order to create sustainable, inclusive and mixed communities. Specifically, in Nottingham City, there should be an emphasis on providing family housing, including larger family housing and within the City Centre there should be an emphasis on flats of two or more bedrooms to diversify the existing mix, together with innovative family housing on the City Centre fringes
<b>Policy 10: Design and Enhancing Local Identity</b>	The policy aims to ensure that developments make a positive contribution to the public realm and sense of place, creating an attractive, safe, inclusive and healthy environment. It also states that development should be designed to be adaptable to meet changing needs of occupiers and the effects of climate change. A full range of criteria against which development will be assessed is given (e.g. density and mix, massing, scale and proportion, materials, impact on important views and vistas etc.)

*Table setting out relevant policies in the Core Strategy - Please note this is not an exhaustive list of relevant Core Strategy policies. Additional policies may be relevant and will be determined by the type development proposed.*

**Local Plan Part 2 - Nottingham City Land and Planning Policies Development Plan Document (LAPP) (adopted 2020)**

- A1.8 The LAPP was adopted in 2020 and is the second part of the City's Local Plan. The LAPP contains both development management policies and site allocations against which future development proposals in Nottingham will be determined.
- A1.9 This SPD seeks to supplement the LAPP housing policies HO1 (Housing Mix) , HO5 (Locations for Purpose Built Student Accommodation) and H06 (Houses in Multiple Occupation and Purpose Built Student Accommodation) and regeneration policies RE1 (Facilitating Regeneration) and RE3 (Creative Quarter) with the express aim of providing a range of good quality homes in appropriate locations with good connections to jobs, services and leisure opportunities.
- A1.10 Policy HO1 (Housing Mix) aims to ensure that the City can provide good quality homes to meet needs. Emphasis is placed on providing family housing, including larger family housing. Nottingham City Council has a particularly low proportion of homes suitable for families compared to both the Housing Market Area as a whole and the national average. The lack of larger units means that the quality and choice of housing is not always available in Nottingham as citizens progress up the housing ladder causing them to look outside the City Council's administrative area to find a property of choice, resulting in less sustainable, inclusive and mixed communities, with consequential impacts across a range of services and facilities. It is important to note that criterion 3) of this policy states that on sites in the City Centre, the mix of housing should address the need to diversify the existing housing stock by including flats if 2 or more bedrooms. It sets out that innovative family housing will be sought as part of the overall housing mix on the City Centre fringes.
- A1.11 Policy HO6 (Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation) assesses the impact of student accommodation on local objectives to create or maintain sustainable, inclusive and mixed communities. A range of criteria are set out against which to assess the impact against. Included within this criteria is the existing proportion of HMOs and/or other student households in the area and whether this proportion amounts or will amount to a 'significant concentration' (calculated using the methodology in Appendix 6 f the LAPP), unless the PBSA complies with Policy HO5. A 'significant concentration' is considered to be 10%. Other assessment criteria include the individual characteristics of the building, the impact of the development on the character and amenity of the area or site, management arrangements, the need for new PBSA development and the adaptability of the accommodation to meet general housing needs in the future.
- A1.12 Policy RE1 (Facilitating Regeneration) sets out that planning permission will only be granted for proposals which do not prejudice the wider regeneration and transformation of the City Centre Quarters and Waterside Area. Proposals will need to maximise the potential of sites and be of an appropriate scale, density, design and use commensurate with the regeneration ambitions for that Area. The policy also sets out that where necessary, the Council will use its Compulsory Purchase Order powers to facilitate major regeneration schemes and unblock barriers to delivery.

A1.13 Policy RE3 (Creative Quarter) states the strategic aims for the Creative Quarter and sets out that planning permission will be granted for proposals that are consistent with and do not undermine these aims as follows:

- supporting the creative industries sector through the provision of an affordable range of workshops, studios, offices and other commercial/ employment premises suitable for newly formed, growing and established businesses;
- providing a flexible range of new and converted employment premises of varying sizes, with an emphasis on those that are suitable for the needs of identified growth sectors and maximising the opportunities for co-ordinated and complementary infrastructure provision, including access to high technology communication facilities, specialist business advice and support networks;
- maximising opportunities for the positive re-use of existing buildings, including historic buildings identified as being at risk or with a record of long term vacancy or under-occupation, and preserving and enhancing the significance of heritage assets;
- providing specialist services including training, education, ancillary retail and leisure facilities that are complementary to the creative industries sector;
- supporting the visitor and business economy through provision of facilities to enhance the City's convention/ conferencing offer;
- new housing provision, including student accommodation and innovative formats as part of mixed use schemes, where this is compatible with and does not prejudice the activities of adjoining uses; and

- improving linkages (pedestrian, bus and cycle) between the core of the City Centre and adjoining neighbourhoods including Sneinton and St. Ann's.

A1.14 In addition, there are a number of policies in the LAPP which are of particular relevance to the Eastside Area. These policies are set out in the table below.

**LAPP Site Allocations:**

A1.15 In addition, to setting out Development Management Policies the LAPP details Site Allocations for development across the Plan area. Policy SA1 lists all of the Site Allocations and development principles for these sites. The following sites are listed as Site Allocations in the Eastside Area:

- SR54: Creative Quarter – Brook Street East
- SR55: Creative Quarter Sneinton Market

A1.16 The boundaries for each of these Site Allocations and the corresponding Development Principles can be found in Appendix 3 of this document.

Table setting out key relevant policies in the LAPP Document\*

<b>Policy CC1: Sustainable Design and Construction</b>	Seeks to secure sustainable design features to maximise resilience and adaptation to climate change. For new non-domestic dwellings, Policy CC1 requires sustainable construction standards which also include energy performance standards.
<b>Policy SH5: Independent Retail Clusters</b>	Independent retail clusters are formally recognised groups of independent shops. In the Eastside Area, there are clusters of independent retail units on Goose Gate and around Sneinton Market (as shown on the LAPP Policies Map). A1 retail provision will only be granted here where it is small scale and complements and does not detract from the existing mix of uses in the immediate area and helps to reinforce the area’s positive attributes and individual identity. Non-retail A1 development will not be supported where it results in an over-concentration of non-retail A1 uses.
<b>Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises/ Entertainment Venues within the City Centre</b>	Seeks to reduce the harmful impacts (e.g. in terms of noise, disturbance, litter, anti-social behaviour and crime) that can result from high concentrations of food and drink and high occupancy licensed premises and entertainment venues.
<b>Policy SH8: Markets</b>	Supports the establishment of new markets or the relocation, remodelling and/or enhancement of existing markets within existing centres against criteria set out.
<b>Policy HO5: Locations for Purpose Built Student Accommodation</b>	Sets out locations that are appropriate for Purpose Built Student Accommodation, subject to developers demonstrating that there is a need for additional student accommodation. The City Centre is cited as an appropriate location, subject to accordance with site and area specific policies, including relevant Quarter Policies but excluding areas of predominantly family housing.
<b>Policy DE1: Building Design and Use</b>	This policy sets out design criteria that planning applications will be considered against. It also highlights that all residential development should meet the nationally Described Space Standards.
<b>Policy DE2: Context and Place Making</b>	This policy requires development proposals to reinforce and enhance positive characteristics and create attractive new places and sets out criteria to achieve this. Reference is made to Landmark Buildings and, Focal Points which are both present in the Eastside Area.
<b>Policy DE3: Creation and Improvement of Public Open Space in the City Centre</b>	This policy details that proposals which prejudice the implementation of proposals to create new public open spaces/realm and enhancing existing ones will not be permitted.
<b>Policy DE4: Shopfronts</b>	This Policy sets out guidance in terms of shopfronts and shutters.

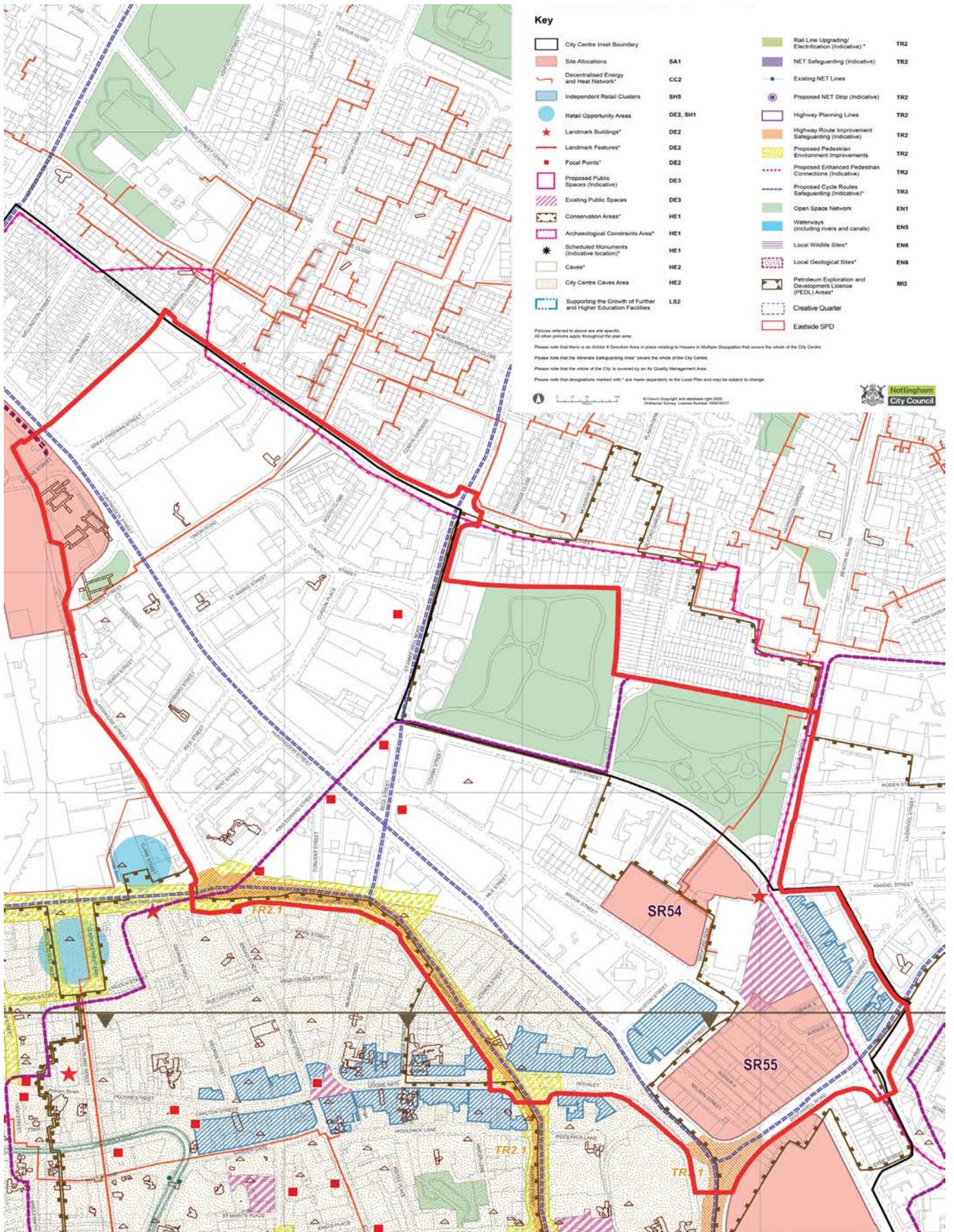
<b>Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets</b>	This Policy sets out criteria in terms of determining proposals affecting heritage assets and/or their settings. It covers both designated and non-designated heritage assets; both types of assets are present in the Eastside Area.
<b>Policy HE2: Caves</b>	A large proportion of the Eastside Area falls within the City Centre Caves Area and within this area it is assumed that caves are present on a development site until demonstrated otherwise. The Policy details criteria against which proposals affecting caves will be considered and measures that need to be taken to protect caves.
<b>Policy EN1: Development of Open Space</b>	The Policy seeks to protect the Open Space Network from development and is directly relevant to St. Mary's rest Garden and Victoria Park within the Eastside Area.
<b>Policy EN6: Biodiversity</b>	This policies sets out that development proposals will be expected to protect and promote biodiversity and states that development will only be permitted where significant harmful ecological impacts are avoided.
<b>Policy IN4: Developer Contributions</b>	Where necessary planning obligations will be negotiated to support the following: <ul style="list-style-type: none"> <li>• employment and training in accordance with Policy EE4;</li> <li>• open space in accordance with Policy EN2 and EN3, relevant site allocations;</li> <li>• drainage and flood protection in accordance with Policy CC3 relevant site allocations;</li> <li>• transport in accordance with Policies TR1 and TR2, relevant site allocations;</li> <li>• community facilities including education in accordance with Policy LS5; and</li> <li>• affordable housing in accordance with Policy HO3, relevant site allocations.</li> </ul>

*\* Please note this is not an exhaustive list of relevant LAPP policies. Additional policies may be relevant and will be determined by the type development proposed.*

## **LAPP Policies Map**

A1.17 An extract of the LAPP Policies Map is provided on page 55 for the Eastside Area. This shows all of the Local Plan designations that exist for the Eastside Area. These designations will all be taken into account, via the corresponding Development Management Policies, when determining planning applications within the Area.

# Local Plan Policies Map



# Appendix 2: Copy of LAPP Policies RE1, RE3, HO1 and HO6

<p><b>Policy RE1: Facilitating Regeneration</b></p>	<ol style="list-style-type: none"> <li>1. Planning permission will be granted for proposals which:             <ol style="list-style-type: none"> <li>a) do not prejudice the wider regeneration and transformation of the City Centre Quarters and the Waterside Area;</li> <li>b) maximise the potential of the site and are of an appropriate scale, density, design and use commensurate with the regeneration ambitions for that area; and</li> <li>c) assist in enabling the appropriate wider regeneration of brownfield sites.</li> </ol> </li> <li>2. Across the City, where necessary, the Council will use its Compulsory Purchase Order powers to facilitate major regeneration schemes and unblock barriers to delivery.</li> </ol>
<p><b>Policy RE3: Creative Quarter</b></p>	<p>Within the Creative Quarter, as shown on the Policies Map, planning permission will be granted for development that is consistent with and does not undermine the delivery of the following strategic aims:</p> <ol style="list-style-type: none"> <li>a) supporting the creative industries sector through the provision of an affordable range of workshops, studios, offices and other commercial/ employment premises suitable for newly formed, growing and established businesses;</li> <li>b) providing a flexible range of new and converted employment premises of varying sizes, with an emphasis on those that are suitable for the needs of identified growth sectors and maximising the opportunities for co-ordinated and complementary infrastructure provision, including access to high technology communication facilities, specialist business advice and support networks;</li> <li>c) maximising opportunities for the positive re-use of existing buildings, including historic buildings identified as being at risk or with a record of long term vacancy or under-occupation, and preserving and enhancing the significance of heritage assets;</li> <li>d) providing specialist services including training, education, ancillary retail and leisure facilities that are complementary to the creative industries sector;</li> <li>e) supporting the visitor and business economy through provision of facilities to enhance the City's convention/conferencing offer;</li> <li>f) new housing provision, including student accommodation and innovative formats as part of mixed use schemes, where this is compatible with and does not prejudice the activities of adjoining uses; and</li> <li>g) improving linkages (pedestrian, bus and cycle) between the core of the City Centre and adjoining neighbourhoods including Sneinton and St. Ann's.</li> </ol>

<p><b>Policy HO1: Housing Mix</b></p>	<ol style="list-style-type: none"> <li>1. Outside of the City Centre where sites are capable and suitable of accommodating family housing, and in line with Policy 8 of the Core Strategy, the City Council will encourage development of sites for family housing, including larger family housing (within use class C3), as opposed to other forms of residential accommodation.</li> <li>2. In assessing whether sites are capable and suitable of accommodating family housing, and whether the resulting development will be in character with the local area, the following criteria will be taken into account: <ol style="list-style-type: none"> <li>a) whether the site is allocated and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;</li> <li>b) whether the resulting development would fulfil other regeneration aspirations of the City Council;</li> <li>c) whether local evidence of housing need and demand indicates that an alternative mix of housing is appropriate; or</li> <li>d) whether alternative provision meets other aims of the City Council, such as provision for elderly persons (including bungalows) and a proportion of the site can still be developed as family housing.</li> </ol> </li> <li>3. On sites within the City Centre, the mix of housing should address the need to diversify the existing housing stock by including flats of two or more bedrooms. Innovative family housing will be sought as part of the overall housing mix on the City Centre fringes.</li> <li>4. The Council will support the provision of Self Build and Custom Build serviced plots provided that such proposals satisfy all other relevant policies within the Local Plan.</li> </ol>
<p><b>Policy HO5: Locations for Purpose Built Student Accommodation</b></p>	<p>Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations, subject to developers demonstrating that there is a need for additional student accommodation or that they have entered into a formal agreement with a University or another provider of Higher Education for the supply of bedspaces created by the development: a) allocated sites where student accommodation use accords with site specific Development Principles; b) University campuses; c) within the City Centre boundary (as shown on the Policies Map), subject to accordance with site and area specific policies, including relevant 'Quarter Policies' but excluding the areas of predominantly family housing; d) above shopping and commercial frontages within defined Town, District and Local Centres, and within other shopping and commercial frontages on main transport routes where this assists in the regeneration of underused sites and premises and is consistent with relevant defined Centre policies.</p>

**Policy HO6:  
Houses in Multiple  
Occupation(HMOs) and  
Purpose Built Student  
Accommodation**

1. Planning permission for the following development will only be granted where it does not conflict with Policies HO1 and HO2 and does not undermine local objectives to create or maintain sustainable, inclusive and mixed communities:
  - a) changes of use and / or the erection of buildings to create new Houses in Multiple Occupation (HMOs);
  - b) extension / alteration of existing HMOs including development that facilitates an increase in the number of occupiers / bedspaces;
  - c) changes of use and the erection of buildings which include the creation of residential accommodation for exclusive occupation by students (e.g. purpose built student accommodation);
  - d) extension / alteration of purpose built student accommodation resulting in an overall increase in the number of student bed spaces.
  
2. In assessing the development's impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be given to the following criteria:
  - a) the existing proportion of HMOs and / or other Student Households in the area and whether this proportion amounts or will amount to a 'Significant Concentration' (calculated using the methodology shown in Appendix 6) apart from PBSA within areas identified in Policy HO5 where new PBSA is encouraged;
  - b) the individual characteristics of the building or site and immediate locality;
  - c) any evidence of existing HMO and purpose built accommodation provision within the immediate vicinity of the site that already impacts on local character and amenity;
  - d) the impact the proposed development would have on the character and amenity of the area or site having particular regard to the criteria set out in Policies DE1 and DE2;
  - e) whether the proposal would incorporate adequate management arrangements, and an appropriate level of car and cycle parking having regard to the location, scale and nature of the development;
  - f) whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits;
  - g) whether adequate evidence of the need for new purpose built student accommodation of the type proposed has been provided;
  - h) whether new purpose built student accommodation is designed in such a way that it can be capable of being re-configured through internal alterations to meet general housing needs in the future; and
  - i) whether the proposal in respect of purpose built accommodation includes appropriate room sizes and provides adequate communal space/ facilities, and student drop off/ collection arrangements.

# Appendix 3: Local Plan Site Allocations in the Eastside

## SR54 Creative Quarter - Brook Street East



**Site Area (ha):**  
0.65

**Ward:**  
St Ann's

**Address:**  
Brook Street

**Current Use:**  
Cleared Site

**Proposed use:**  
Residential (C3).

**Development principles:**

Development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which covers part of the site) and Listed Buildings nearby. Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. Potential for custom build plots on site. Potential for immediate connection to the District Heating System. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development.

## SR55 Creative Quarter - Sneinton Market



**Site Area (ha):**  
1.24

**Ward:**  
St Ann's

**Address:**  
Southwell  
Road

**Current Use:**  
Mixed use

**Proposed use:**

Office / workshop / research & development (B1), residential (C3), with ancillary retail (A1) leisure and community uses (D1) as part of a mixed use scheme.

**Development principles:**

The site is an important part of the Sneinton Market Conservation Area and proposals should be sensitively designed to preserve and enhance heritage assets. It is anticipated that development would focus on the buildings fronting onto Lower Parliament Street and Bath Street, complementing the regeneration improvements already undertaken to the rest of the site. Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. Potential for connection to the District Heating System should be explored. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development.



# Appendix 4: Sustainability Appraisal

Sustainability Appraisal (SA) is a statutory process, which must be undertaken for every new planning document in accordance with the Planning and Compulsory Purchase Act (2004). The purpose of SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the planning approach promotes, rather than inhibits sustainable development.

In addition to SA, European Directive 2001/42/EC (commonly referred to as Strategic Environmental Assessment or SEA), requires that Local Authorities undertake an 'environmental assessment' of any plans and programmes they prepare that are likely to have a significant effect upon the environment. The requirements of the SEA have been incorporated into the SA for the LAPP.

An SA was carried out on the recently adopted Local Plan Part 2 as an integral part of the plan making process and performed a key role in providing a sound evidence base for the plan. The process appraised the social, environmental and economic effects of the LAPP from the outset through its various preparation stages. In doing so it helped to ensure that the decisions made have contributed to achieving sustainable development.

Furthermore, the SA recommended some changes to help ensure that the LAPP policies and site allocations are as sustainable as possible. It informed the decision making process by facilitating the evaluation of alternatives and also considered the cumulative, synergistic and secondary impacts of the LAPP policies and sites.

The SA also demonstrated that the plan is the most appropriate when considering reasonable alternatives and, where negative impacts were found, suggested suitable mitigation measures to try and overcome them. Monitoring arrangements have also been put in place to ensure that the impact of the policies can be properly evaluated.

This SPD is supplementary to Policies RE1, RE3, HO1 and HO6 and these Policies have been subject to SA as part of this LAPP preparation process. Full details of the LAPP SA process, methodology and results can be found at [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan).

Extracts of the appraisals for Policies RE1, RE3, HO1 and HO6 are provided on the following pages.

# Policy RE1: Facilitating Regeneration

SA Objectives	Appraisal of Policy RE1: Facilitating Regeneration	Potential Mitigation Measures
1. Housing	Policy should help support appropriately designed housing development on brownfield sites.	
2. Health	Redevelopment on sites offers opportunity to reduce contamination of brownfield land. There is also a recognised correlation between increased good quality housing provision and a positive impact on health.	
3. Heritage	Negligible impact	
4. Crime	Bringing forward vacant and derelict sites could help reduce crime associated with these sites.	
5. Social	Negligible impact	
6. Environment, Biodiversity & Green Infrastructure	Redevelopment could improve biodiversity and habitats but dependent on site specifics as biodiversity may also thrive by establishing on vacant sites. Minor positive impact anticipated.	
7. Landscape & Townscape	Policy should ensure the wider regeneration and transformation of areas and lead to positive impacts on townscape.	
8. Natural Resources & Flooding	Through redevelopment of brownfield sites flooding could be alleviated and run off rates improved.	
9. Waste	Brownfield sites could have some existing waste arising, but it is difficult to quantify overall impact of redevelopment, which would be subject to site and circumstance factors. However, minor negative impact as increased intensity likely to result in net increase in waste.	Mitigation by provision of waste management agreements/ storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Brownfield sites could have some existing energy needs, difficult to quantify overall impact of redevelopment. Subject to site and circumstances. However, replacement development should be more energy efficient. Overall neutral impact.	

# Policy RE1: Facilitating Regeneration

SA Objectives	Appraisal of Policy RE1: Facilitating Regeneration	Potential Mitigation Measures
11. Transport	Existing brownfield sites tend to be in accessible locations and through redevelopment make use of existing public transport, pedestrian and cycling links however depends on sites specific. Overall neutral impact likely.	
12. Employment	Policy should help support appropriate designed employment development on brownfield sites and provide employment.	
13. Innovation	Policy could support creation of jobs within high knowledge sectors.	
14. Economic Structure	Policy likely to support the creation of buildings of a type required for modern businesses.	
<p>Summary: Moderate to major positive impacts were predicted for the Housing and Landscape &amp; Townscape objectives, with more minor positive impacts suggested for the Health, Crime, Environment, Biodiversity &amp; GI, Natural Resources &amp; flooding, Employment, Innovation and Economic Structure objectives. A minor negative impact was identified against the waste objective. Mitigation measures have been identified for possible negative impact.</p>		

# Policy RE3: Creative Quarter

Appraisal of Policy RE3: Creative Quarter														
														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact, not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

# Policy RE3: Creative Quarter

SA Objectives	Appraisal of Policy RE3: Creative Quarter	Potential Mitigation Measures
1. Housing	Policy aims to provide significant residential development within the Quarter.	
2. Health	There is a recognised correlation between increased housing provision and a positive impact on health. Addition employment provision can also reduce mental health problems.	
3. Heritage	Policy seeks to improve existing heritage assets.	
4. Crime	Policy aims to regenerate area and make it more active with general improvements. Reusing vacant and underused buildings should also have a positive impact on crime levels.	
5. Social	Policy seeks to enhance and create new facilities which should support social interaction. Should also help to connect neighbourhoods.	
6. Environment, Biodiversity & GI	Negligible impact.	
7. Landscape & Townscape	Policy should ensure the wider regeneration and transformation of the Quarter and leading to positive impacts on townscape.	
8. Natural Resources & Flooding	Parts of the area are known to flood. Redevelopment may improve flooding as flood mitigation measures are set out in the development principles for the site allocations in this Quarter.	
9. Waste	Major redevelopment of the area likely to result in net increase in waste.	Mitigation by provision of waste management agreements/ storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Major redevelopment of the area likely to result in net increase in energy use. However, replacement buildings should be more energy efficient. Sites within the Quarter have potential to connect to District Heating System Network. Overall moderate negative impact.	Mitigation provided through promotion of energy efficient buildings, sustainable design and on-site renewable energy generation and connection to District Heating System Network where appropriate via Development Management process and policies of the Local Plan.

# Policy RE3: Creative Quarter

SA Objectives	Appraisal of Policy RE3: Creative Quarter	Potential Mitigation Measures
11. Transport	Policy seeks to develop the Creative Quarter which is in a highly sustainable location within and close to the City centre including bus routes, tram routes and within walking of the station, and provides opportunities for enhance walking and cycling.	
12. Employment	Policy aims to support the creative industry sector, provide a range of employment premises and support existing business.	
13. Innovation	Potential for buildings to support employment creation in high knowledge sectors. Policy supports enhanced training and education including relocation of Central College on Maid Marian Way and additional conference facilities.	
14. Economic Structure	Redevelopment should provide new buildings of a type required for modern business which provides ideal premises for a diverse range of jobs. Also supports growth sectors and access to high technology communication facilities and formation of clusters.	
<p>Summary: A very major positive effect was identified for the Housing objective. Major positive outcomes were also predicted for the Transport, Employment and Economic Structure objectives. Moderate to major positive impact were considered likely for the Landscape &amp; Townscape and Innovation objectives. The Heritage, Crime and Social objectives were considered likely to benefit from moderate positive impacts with minor positive outcomes suggested for the Health and Natural Resources &amp; flooding objectives. A moderate to major negative outcome was predicted against the Waste objective and a moderate negative impact for the Energy &amp; Climate Change objective. Mitigation measures have been identified for possible negative impact.</p>		

# Policy HO1: Housing Mix

Appraisal of Policy HO1: Housing Mix														
														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact, not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

# Policy HO1: Housing Mix

SA Objectives	Appraisal of Policy HO1: Housing Mix	Potential Mitigation Measures
1. Housing	The policy should provide a diversification of the housing stock as there is currently significantly high proportion of low cost social housing which is typically of a smaller size. The policy also aims to increase the size of units within the City Centre.	
2. Health	There is also a recognised correlation between increased quality housing provision and a positive impact on health.	
3. Heritage	Negligible impact	
4. Crime	Negligible impact	
5. Social	The policy should promote the diversity of communities by providing a range of housing to meet local needs.	
6. Environment, Biodiversity & GI	Negligible impact	
7. Landscape & Townscape	Negligible impact	
8. Natural Resources & Flooding	Negligible impact	
9. Waste	Negligible impact	
10. Energy & Climate Change	Negligible impact	
11. Transport	Negligible impact	
12. Employment	Negligible impact	
13. Innovation	Negligible impact	
14. Economic Structure	Negligible impact	
Summary: A moderate to major positive outcome was predicted for the Housing objective, alongside minor positive effects for the Health and Social objectives. No negative impacts were identified.		

# Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation														
														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact, not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

# Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

SA Objectives	Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	Potential Mitigation Measures
1. Housing	Policy seeks to permit new student housing in appropriate locations. By promoting Purpose Built Student Accommodation in the right location and restricting the supply of additional Housing in Multiple Occupation, this should help free up traditional housing stock. Policy could therefore increase the range of housing available.	
2. Health	Provision of housing would result in health benefits.	
3. Heritage	New Purpose Built Student Accommodation can make positive use of buildings with heritage assets through conversion, however overall, negligible impact.	
4. Crime	Policy specifically ensures suitable management arrangements are in place for new schemes which should help reduce crime levels. Policy also seeks to reduce concentrations of HMOs, which are associated with higher crime rates.	
5. Social	Policy seeks to reduce concentration of students within traditional housing stock and promotes Purpose Built Student Accommodation in appropriate locations. Overall policy should help to restore imbalance of students within certain areas of the City.	
6. Environment, Biodiversity & GI	Negligible impact.	
7. Landscape & Townscape	Negligible impact.	
8. Natural Resources & Flooding	Negligible impact.	
9. Waste	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in additional waste created.	Mitigation by provision of waste management agreements/ storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.

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10. Energy & Climate Change	Brownfield sites could have some existing energy needs, difficult to quantify overall impact of redevelopment. Subject to site and circumstances. However, replacement development should be more energy efficient. Overall neutral impact.	
11. Transport	Policy encourages appropriate car and cycle parking provision. Policy seeks to locate New Purpose Built student accommodation in accessible locations near to university campuses, in the City Centre or on main transport routes.	
12. Employment	New Purpose Built Student Accommodation may result in some additional employment associated with the management of the schemes however overall negligible impact.	
13. Innovation	Negligible impact	
14. Economic Structure	Negligible impact	
<p>Summary: A major positive effect on the Housing objective was predicted, as well as moderate positive impacts for the Social and Transport objectives. The Health and Crime objectives were considered likely to receive minor positive benefits. Moderate negative effects were identified against the Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified for possible negative impact.</p>		



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