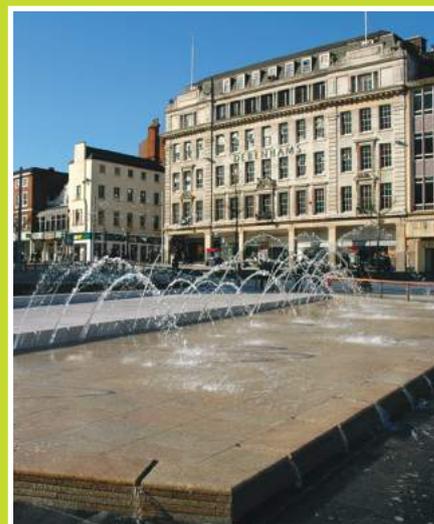


Nottingham City

# land and planning policies

Development Plan Document  
Local Plan Part 2



Publication Version  
January 2016



Nottingham  
City Council

Quick guide to the Publication Version of the  
Land and Planning Policies (LAPP)  
Document (Local Plan Part 2)

**Purpose of this document:**

This document forms part of the Local Plan for Nottingham City along with the Core Strategy which guides future development in Nottingham City. This document contains policies and site allocations against which planning applications for future development proposals in Nottingham City will be determined.

Following a consultation period on this document which will run from 29th January 2016 to 11th March 2016, this document will be submitted for independent examination, where its soundness will be tested.

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## List of Abbreviations

<b>AQMA</b>	Air Quality Management Area
<b>GI</b>	Green Infrastructure
<b>HMO</b>	Houses in Multiple Occupation
<b>LAPP</b>	Land and Planning Policies Document
<b>LGS</b>	Local Geological Site
<b>LNR</b>	Local Nature Reserve
<b>LWS</b>	Local Wildlife Site
<b>MSA</b>	Minerals Safeguarding Area
<b>NET</b>	Nottingham Express Transit (Tram)
<b>NPPF</b>	National Planning Policy Framework
<b>NPPG</b>	National Planning Policy Guidance
<b>PBSA</b>	Purpose Built Student Accommodation
<b>PSA</b>	Primary Shopping Area
<b>SFRA</b>	Strategic Flood Risk Assessment
<b>SPD</b>	Supplementary Planning Document
<b>SPG</b>	Supplementary Planning Guidance
<b>SSSI</b>	Site of Special Scientific Interest
<b>SuDS</b>	Sustainable Drainage Systems
<b>UAD</b>	Urban Archaeological Database



# section one

Introduction

- 1.1 Nottingham City Council is currently preparing the second part of its Local Plan. This document is called the Land and Planning Policies Document (LAPP) and contains both Development Management planning policies and site specific land allocations. It will form part of the new Local Plan along with the adopted Core Strategy which forms the first part of the Local Plan. The LAPP is now at a 'Publication' version stage following previous informal consultation stages at the 'Preferred Option', 'Issues and Options', 'Additional Sites' and 'Call For Sites' stages.
- 1.2 The consultation on the Publication version of the LAPP will run from 29th January 2016 until 11th March 2016 and comments on its content are now invited. Response forms and copies of the LAPP and all supporting documents can be viewed at:
- [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)
  - The City Council's offices at Loxley House, Station Street, Nottingham, NG2 3NG by contacting the Policy and Research Team (email: [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk) or telephone: 0115 876 4594).
  - The Contact Centre, Angel Row, NG1 6HP
- 1.3 In addition, copies of the LAPP and the accompanying Policies Map can be viewed at any Nottingham City Council Library.

## The Nottingham Local Plan

- 1.4 The Nottingham Local Plan is the City Council's statutory development plan. It consists of a set of documents which updates and replaces the previous Local Plan adopted in 2005 and will guide future land-use planning decisions in the City.
- 1.5 Within Nottingham, the Local Plan will comprise two Development Plan Documents:
- **Local Plan Part 1: The Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies ('the Core Strategy'), adopted September 2014:** which sets out the overarching strategic planning policy framework. It contains a spatial vision, spatial objectives and core policies for the Greater Nottingham area (please refer to Section 2 for further details);
  - **Local Plan Part 2: The Land and Planning Policies Development Plan Document (LAPP):** which sets out the site allocations and Development Management policies, in accordance with the policies and vision of the Core Strategy.

**Figure 1: The Local Plan and Associated Documents**



1.6 There are also several documents that are produced to support the Local Plan:

- **Local Development Scheme:** sets out the programme for the preparation of key planning policy documents;
- **Statement of Community Involvement:** sets out the standards the City Council intends to achieve in relation to involving the community in the preparation and review of planning policy documents and planning applications;
- **Authority Monitoring Report:** sets out the progress in terms of producing planning policy documents and implementing policies.

- 1.7 These documents, which are produced at the local level, must be prepared in accordance with national planning policy. National planning policy is contained within the National Planning Policy Framework (NPPF), which provides a set of national planning policies for England covering the economic, social and environmental aspects of development. In addition, the NPPF is a ‘material consideration’ in deciding planning applications. Neighbourhood Plans may also be produced by the local community and the planning policies contained within in them will be used, alongside the planning policies contained within the Local Plan, to determine planning applications locally. Further details about Neighbourhood Plans can be found in Section 2.

# section two

Background

## **Relationship to the Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategy (the Core Strategy)**

- 2.1 Once adopted, the LAPP will form part of the Local Plan, along with the Core Strategy. The Core Strategy provides the overarching strategic planning policy framework. It is also closely aligned to the Core Strategies of Rushcliffe and Erewash, which together with Broxtowe, Gedling and Nottingham, make up the Nottingham Core Housing Market Area. The LAPP will set out site allocations and Development Management policies, in accordance with the Core Strategy.
- 2.2 The Core Strategy was adopted in September 2014. The latest version of the document can be found at: [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan).
- 2.3 The Core Strategy sets out the Spatial Vision and Spatial Objectives for Greater Nottingham as well as core policies. These are consistent with the Nottingham Plan to 2020 (the Sustainable Community Strategy) and national planning policy guidance. The Spatial Vision sets out where Nottingham will be by the year 2028 and the twelve objectives seek to deliver the vision. The LAPP reflects and seeks to implement this vision and objectives.
- 2.4 The twelve objectives are summarised as follows:
- i) Environmentally responsible development addressing climate change
  - ii) High quality new housing
  - iii) Economic prosperity for all
  - iv) Flourishing and vibrant town centres
  - v) Regeneration
  - vi) Protecting and enhancing the area's individual and historic character and local distinctiveness
  - vii) Strong, safe and cohesive communities
  - viii) Health and well being
  - ix) Opportunities for all
  - x) Excellent transport systems and reducing the need to travel
  - xi) Protecting and improving natural assets
  - xii) Timely and viable infrastructure

2.5 In addition to setting out the spatial vision and objectives, the policies of the Core Strategy are set out in four sections and the LAPP policies are structured in the same way (see Figure 2):

- Section A: Sustainable Growth
- Section B: Places for People
- Section C: Our Environment
- Section D: Making it Happen

### What is the Publication Version?

2.6 Following consultation on the LAPP Issues and Options in September 2011, the Additional Sites in March 2012 and the Preferred Option in September 2013, the City Council has developed a Publication version of the LAPP. The Publication Version of the LAPP sets out draft policy wording based on views expressed at the Issues and Options and Preferred Options stages, and draft site allocations informed by Site Appraisal and Sustainability Appraisal processes. It is intended that the LAPP will have a base date of 2011 (to be consistent with the Core Strategy) and an end date of 2028. The draft policy wording and site allocations contained within the LAPP currently carry little weight in the determination of planning applications.

2.7 This document is set out in two parts:

1. Development Management Policies
2. Site Allocations

2.8 There are also a number of appendices, which set out parking standards, housing delivery, employment delivery and retail delivery.

### Development Management Policies

2.9 The Development Management policies offer detailed, often criteria-based policies in areas of policy where further detail is needed beyond that contained in the Core Strategy. The Development Management policies do not cover all policy areas: where principles for development are addressed by national or Core Strategy policies, they are not repeated. The Development Management policies set out in this document are related to the Core Strategy in the following way:

**Table 1: Relationship of the LAPP Policies to the Core Strategy Policies**

Theme	Core Strategy Policies	LAPP Policies
Sustainable Growth	Policy 1: Climate Change	CC1: Sustainable Design and Construction
		CC2: Decentralised Energy and Heat Networks
		CC3: Water
	Policy 2: The Spatial Strategy	No additional policy
	Policy 3: The Green Belt	No additional policy
	Policy 4: Employment Provision and Economic Development	EE1: Providing a Range of Employment Sites
		EE2: Protecting Existing Building Parks / Industrial Estates
		EE3: Change of Use to non-Employment Uses
		EE4: Local Employment and Training Opportunities
		IN1: Telecommunications
	Policy 5: Nottingham City Centre	SH1: Major Retail Developments within the City Centre
		SH2: Development within Primary Frontages
		SH3: Development within Secondary Frontages
		DE3: Design Principles for Development within the City Centre Primary Shopping Area
		SH4: Development of Main Town Centre Uses' in Edge of Centre and Out of Centre Locations
SH5: Independent Retail Clusters		
SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre		
SH8: Markets		

Theme	Core Strategy Policies	LAPP Policies
Sustainable Growth	Policy 6: Role of Town and Local Centres	SH2: Development within Primary Frontages
		SH3: Development within Secondary Frontages
		SH4: Development of Main Town Centre Uses' in Edge of Centre and Out of Centre Locations
		SH7: Centres of Neighbourhood Importance (CONIs)
		SH8: Markets
	Policy 7: Regeneration	RE1: Facilitating Regeneration
		RE2: Canal Quarter
		RE3: Creative Quarter
		RE4: Castle Quarter
		RE5: Royal Quarter
		RE6: The Boots Site
		RE7: Stanton Tip
		RE8: Waterside
Places for People	Policy 8: Housing Size, Mix and Choice	HO1: Housing Mix
		HO2: Protecting C3 Dwellinghouses Suitable for Family Occupation
		HO3: Affordable Housing
		HO4: Specialist Housing
		HO5: Locations for Purpose Built Student Accommodations
		HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
	Policy 9: Gypsies, Travellers and Travelling Showpeople	No additional policy

Theme	Core Strategy Policies	LAPP Policies
Places for People	Policy 10: Design and Enhancing Local Identity	DE1: Building Design and Use
		DE2: Context and Place Making
		DE3: Design Principles for Development within the City Centre Primary Shopping Area
		DE4: Creation and Improvement of Public Open Spaces in the City Centre
		DE5: Shopfronts
		DE6: Advertisements
	Policy 11: The Historic Environment	HE1: Proposals Affecting Designated and Non-Designated Heritage Assets
		HE2: City Caves
	Policy 12: Local Services and Healthy Lifestyles	LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre
		LS2: Safeguarding Land for Further and Higher Education Facilities
		LS3: Safeguarding Land for Health Facilities
		LS4: Public Houses Outside the City Centre and/or designated as an Asset of Community Value
		LS5: Community Facilities
	Policy 13: Culture, Tourism and Sport	No additional policy
	Policy 14: Managing Travel Demand	TR1: Parking and Travel Planning
Policy 15: Transport Infrastructure Priorities	TR2: The Transport Network	
	TR3: Cycling	
Our Environment	Policy 16: Green Infrastructure, Parks and Open Space	EN1: Development of Open Space
		EN2: Open Space in New Development
		EN3: Playing Fields and Sports Grounds
		EN4: Allotments
		EN5: Development Adjacent to Waterways

Theme	Core Strategy Policies	LAPP Policies
Our Environment	Policy 17: Biodiversity	EN6: Biodiversity
		EN7: Trees
	Minerals	MI1: Minerals Safeguarding Areas
		MI2: Restoration, After-use and After-care
		MI3: Hydrocarbons
	Pollution Control	IN2: Land Contamination, Instability and Pollution
IN3: Hazardous Installations and Substances		
Making it Happen	Policy 18: Infrastructure	No additional policy
	Policy 19: Developer Contributions	IN4: Developer Contributions

## Site Allocations

- 2.10 The site allocations are set out in Section 6. In total, there are 85 site allocations. All of the sites set out within the LAPP are 0.5 hectare or greater in size.
- 2.11 It should be noted that, whilst all sites underwent consultation previously, not all sites consulted on during previous stages have been taken forward. Similarly, whilst some have been taken forward, there may have been changes to either the boundary or the proposed uses. These changes have taken place in response to the following:
- Consultation responses from the Issues and Options and Preferred Options stages;
  - Sustainability Appraisal;
  - Site Assessment;
  - Consultation with Development Management and Regeneration teams at the City Council.
- 2.12 In order to inform the Publication version, the consultation responses received at previous stages were analysed and a detailed site assessment was undertaken for each site. This included information on planning, land use, constraints, benefits, alignment with other documents and regeneration priorities. A separate Site Assessment document has been produced which gives the results for each site assessment carried out. Details of how this document can be viewed are set out in paragraph 1.2.
- 2.13 A Sustainability Appraisal was also undertaken for each site, details of this are set out later in this section.

## Strategic Policies for the Purposes of Neighbourhood Planning

- 2.14 The Government has introduced a system of Neighbourhood Planning, which allows Parish and Town Councils and Neighbourhood Forums to produce Neighbourhood Plans to guide development at a local level.
- 2.15 One of the requirements of such Plans is that they should be in line with the 'strategic policies' of the adopted development plan for the local area.
- 2.16 In addition to the policies and allocations contained within the Core Strategy which are all considered 'strategic', the City Council proposes that all of the policies, allocations and designations within the LAPP are also considered 'strategic' for the purposes of Neighbourhood Planning. This is owing to the following reasons:
- The LAPP contains a number of Development Management Policies which will provide the context for the consideration of development proposals across the City. In order to facilitate consistent implementation it is proposed that all Development Management Policies are regarded as 'strategic', and any Neighbourhood Plan policies should develop the Local Plan policies in a local context, rather than replace them.
  - Owing to the City's tightly constrained boundaries, and the fact that all the Land Allocations set out in Section 6 of this document are 0.5 hectare or greater in size, they are all considered to be 'strategic' and critical in delivering the City's identified development needs. Neighbourhood Plans may however be the appropriate way to consider non allocated sites or sites of less than 0.5 hectares.
  - All of the Designations that are included within the LAPP are also considered to be 'strategic' (e.g. The Quarters and Waterside Designations, retail designations etc.) due to their importance in delivering specified types of development for the City as a whole.
- 2.17 A Neighbourhood Area was designated in Sneinton in February 2014 and Sneinton Neighbourhood Forum was approved as the Neighbourhood Forum to prepare a Neighbourhood Plan for the Sneinton Neighbourhood Area. It is likely that further Neighbourhood Areas will be designated before the end of the LAPP plan period. For further details of designated Neighbourhood Areas and Forums please see: [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan)

## Policies Map

- 2.18 A Policies Map has been prepared to accompany the LAPP. This shows the spatial definition of the site allocations and includes the spatial extent of features referred to in the Development Management Policies. The accompanying Policies Map is available on the City Council's website and from the Policy and Research Team using the contact details given in paragraph 1.2 (there will be a charge for paper copies).

## Supporting documents

- 2.19 In order to prepare the Publication version, an analysis was undertaken of the consultation responses received during the 'Preferred Options' consultation. This analysis is set out in the Report of Consultation. Follow-up meetings have also been held with a number of key consultees and stakeholders.
- 2.20 Background Papers have been produced, which set out detailed information that has been used to inform the Development Management policies. Background papers have been produced for the following policy areas:
- Sustainable, Inclusive and Mixed Communities
  - Retail and Town Centre Policies
  - Transport
  - Climate Change
  - Employment
  - Minerals
  - The Green Belt
  - Infrastructure Delivery Plan
- 2.21 A Sustainability Appraisal, as discussed later in this chapter, was undertaken to assess the potential impacts of all the policies and site allocations
- 2.22 A Site Assessment document has been prepared to detail all of the information collected on individual sites as part of the site allocation process.

## Preparation Timetable for the LAPP DPD

- 2.23 This consultation document seeks views on the content of Development Management policies and whether the appropriate site allocations for Nottingham have been identified. Comments received in relation to this consultation will be taken forward to a public examination carried out by an independent planning inspector.
- 2.24 The timetable for the production of the LAPP is as follows:

LAPP Preparation Stage	Date
Publication Draft consultation	29th January 2016 to 11th March 2016 (5pm)
Submission	October 2016
Examination	February 2017
Receipt of Inspectors Report	May 2017
Adopt	July 2017

## **Sustainability Appraisal and Equality Impact Assessment and Habitats Regulation Assessment**

- 2.25 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).
- 2.26 The purpose of SA is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the preferred option promotes, rather than inhibits, sustainable development.
- 2.27 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.
- 2.28 The SA has comprised an integral part of the plan making process and has performed a key role in providing a sound evidence base for the plan. The process has appraised the social, environmental and economic effects of the LAPP from the outset through its various preparation stages. In doing so it has helped to ensure that the decisions made have contributed to achieving sustainable development.
- 2.29 Furthermore, the SA has recommended some changes to help ensure that the LAPP policies and site allocations are as sustainable as possible. It has 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.
- 2.30 The SA has also demonstrated that the plan is the most appropriate given the reasonable alternatives and where negative impacts have been found, suggested suitable mitigation to try and overcome them. Draft monitoring arrangements have also been put in place to ensure that the impact of the policies can be properly evaluated.
- 2.31 In addition to SA, there is a requirement to understand the impacts new plans can have on equalities. This is known as an Equality Impact Assessment (EqIA). The public sector equality duty, which came into place in 2011, requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity, and foster good relations in the course of developing policies and delivering services. Therefore, an EqIA has been undertaken and this has been made available alongside the LAPP. Details of how this document can be viewed are set out in paragraph 1.2.
- 2.32 The Habitats Directive and the Conservation of Habitats and Species Regulations 2010 require that Local Plans undergo an assessment to determine whether or not the Plan will have a significant effect on a European Site (a site of European importance for nature conservation). The Aligned Core Strategies were subject of a Habitats Regulations Assessment in light of information available which indicated that the Sherwood Forest area may be formally proposed as a Special Protection Area in the near future, in recognition of the internationally important

populations of woodlark and nightjar in this locality. This assessment concluded that any significant effects were capable of mitigation through changes to the Core Strategy. These changes have been made. Since the LAPP is in general conformity with the Core Strategy it is not considered that there is a need to undertake a further screening of the LAPP. Whilst there were no significant effects identified for the Nottingham City area of the Aligned Core Strategies, this may need to be reassessed if an SPA classification is formalised. Allocations and/or any permissions given would be reviewed, and may be modified or revoked in order to ensure compliance with the requirements of the Habitats Regulations.

## Place Making

- 2.33 The City Council is committed to design excellence and promoting high quality, sustainable design, not just in terms of aesthetic appearance, but also improving quality of life, equal opportunities and economic growth. Chapters on 'Regeneration' and 'Design and Enhancing Local Identify' are particularly relevant to 'Place Making' and securing sustainable and attractive developments.

## Green Belt

- 2.34 The built up area of Nottingham is tightly constrained by the Nottingham-Derby Green Belt, but the City Council's tight administrative boundaries mean that there is little Green Belt land within the City Council area.
- 2.35 The Government attaches great importance to Green Belts, and land within the Green Belt as defined on the Policies Map will continue to be protected from inappropriate development as set out in national planning policy.
- 2.36 The NPPF states that Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan.
- 2.37 Policy 2 of the Core Strategy provides for most development to be located in or adjoining the main built up area of Nottingham, and due to tight administrative boundaries, virtually all development in the Nottingham City area is anticipated within the main built up area. The Inspector's report of the Aligned Core Strategies examination concluded that the exceptional circumstances required for alterations to Green Belt boundaries exist in the plan area. Accordingly, Policy 3 of the Core Strategy provides guidance for undertaking Green Belt reviews in Greater Nottingham. In order to ensure Nottingham can meet its share of objectively assessed development needs, and to minimise the development of less sustainable Green Belt sites elsewhere in Greater Nottingham, the Green Belt boundaries within Nottingham have been reviewed using a consistent methodology to that used for the remainder of Greater Nottingham. The findings of this review can be found in Green Belt Review Background Paper.

- 2.38 Generally speaking, the Green Belt review has found that all areas of Green Belt continue to serve Green Belt purposes as set out in paragraph 80 of the NPPF. However, the review has highlighted a number of minor boundary changes, which correct past minor drafting errors, reflect changes (such as new development) that has occurred since the last Local Plan, or better link the boundary to defensible boundaries, in accordance with paragraph 83 of the NPPF, and these factors are considered to be the exceptional circumstances required by the NPPF to justify these minor adjustments to Green Belt boundaries, since they are all changes that have come to light since the 2005 Local Plan.
- 2.39 As part of the review, all sites that have been proposed for development that are within the Green Belt have also been assessed against Green Belt objectives. In line with the sequential approach to reviewing Green Belt boundaries set out in Core Strategy Policy 3, which aims to minimise the need to develop in the Green Belt, there is only one instance where it is considered that it is appropriate to review Green Belt boundaries to accommodate new development. This is at the former Fairham College in Clifton (PA59), and further detail on this site can be found in the Green Belt Review Background Paper.

### Superseded Policies

- 2.40 In 2008 the Government agreed that certain policies contained within the adopted Local Plan (November 2005) could be 'saved' pending the production of new development plan documents.
- 2.41 The Core Strategy was adopted in 2014 and its policies replaced a number of the Local Plan (November 2005) 'saved' policies. The adoption of the LAPP will mean that the remaining 'saved' policies are no longer required.

# section three

Development Management Policies – Sustainable Growth

## Climate Change

- 3.1 Climate change can be described as changes to long term trends of normal weather patterns as a result of human action – particularly industrialisation, use of fossil fuels and the resultant increase in greenhouse gases. The time scale for climate change can be observed over periods of around 30 years, scientifically and spatially from a specific location.
- 3.2 The impacts of climate change can include extreme weather, flooding and altered habitats. Local Plan policies can play a key role in helping to mitigate and adapt to the effects of climate change through sustainable approaches to building design, supporting low and zero carbon energy generation, creating and maintaining habitats and open space, and addressing and mitigating against flood risk.
- 3.3 National Government is committed to reducing greenhouse gas emissions by reducing the use of fossil fuels, increasing energy standards for new residential development and encouraging renewable energy generation where appropriate. Local policy can play an important part in reducing green house gas emissions and in reducing and mitigating the local impacts of Climate Change.
- 3.4 Sustainable approaches to design and construction can also assist in reducing fuel poverty and can provide positive biodiversity outcomes.

### **Relationship to the Core Strategy**

The strategic policy context for Climate Change Policies CC1 to CC3 is set out in the Core Strategy within:

Policy 1: Climate Change

Policy 10: Design and Enhancing Local Identity

## Policy CC1: Sustainable Design and Construction

### Energy Efficient Buildings

1. In line with the energy hierarchy set out in the Core Strategy, wherever technically feasible and viable, the Council will require non-domestic developments of 1,000 square metres of floorspace or above to achieve “Very Good” in BREEAM assessments and “Excellent” from 2016 and encouraging zero carbon development from 2019.

### Sustainable Design

2. All development proposals (including changes of use) will be expected to maximise opportunities to incorporate sustainable design features where feasible (such as grey water recycling, green roofs, maximising use of recycled materials, orientating buildings to optimise solar gain).
3. New dwellings will be required to meet the optional higher National Housing Standard for water consumption of 110 litres per person per day.
4. Innovative sustainable design solutions for energy efficiency and low carbon energy generation and use over and above the National Housing Standards will be supported.

### Justification:

- 3.5 The NPPF states that in order to support the move to a low carbon future, local planning authorities should encourage the reuse of existing resources and encourage the use of renewable energy. Policy 1 of the Core Strategy seeks to reduce carbon dioxide emissions by implementing an energy hierarchy, which applies a fabric first approach, followed by a requirement to use energy efficient supplies, and finally the need to maximise the use of renewable and low carbon energy generating systems.
- 3.6 In March 2015, by way of a Ministerial Statement, the Government confirmed that councils should no longer set their own local energy standards for new residential development. Instead, mandatory energy performance standards for all new homes are now incorporated into the Building Regulations. The Government has also confirmed that proposals for zero carbon homes and allowable solutions will not be pursued at present.
- 3.7 Therefore, Policy CC1 does not include requirements relating to energy performance in new dwellings but seeks to secure sustainable design features to maximise resilience and adaptation to climate change. However, for new non-domestic buildings Policy CC1 requires sustainable construction standards which also include energy performance standards.

- 3.8 BREEAM is a widely adopted sustainable construction standard which includes different standards appropriate to different types of non-domestic buildings, such as Courts, day centres, education, healthcare, industrial, offices, prisons, retail and other buildings. BREEAM examines a range of categories, including energy and water use, health and wellbeing, pollution, transport, materials, waste, ecology and management processes. It also uses a rating system and buildings can be certified as 'Outstanding', 'Excellent', 'Very Good', 'Good' or 'Pass'. BREEAM is not mandatory, although local authorities may seek to implement it through their Local Plans. The Council will continue to assess non domestic dwellings in terms of BREEAM unless this is superseded by national requirements.
- 3.9 The Core Strategy requires that new dwellings should be built to incorporate a water consumption standard of 105 litres per day. This requirement, supported by the Environment Agency and Severn Trent Water Ltd, reflects the results of the Outline Water Cycle Study (2013) and the constrained nature of supply in the East Midlands.
- 3.10 The Government's National Housing Standards supersedes the Core Strategy and requires councils to apply either the basic Building Regulation standard or a single optional higher national standard in areas of water stress of 110 litres per person per day. The optional higher standard, although slightly less stringent, is close to that proposed in the Core Strategy and is considered appropriate for Nottingham City. This standard will be applied by planning condition as required by the National Housing Standards and will apply to all new dwellings.
- 3.11 Whilst National Housing Standards set out how proposals should meet specified energy and water requirements, councils may still seek incorporation of sustainable design and construction methods and features such as green roofs and walls. Innovative approaches to low carbon construction processes (e.g. modular construction) will also be supported where appropriate. Incorporation of sustainable design features will be sought by the Council on all types and scales of development. Further information can be found in the Places for People chapter.
- 3.12 Where appropriate, the Council will also support the provision of infrastructure to support low emission vehicles in all types of development. Low emission vehicles are expected to make an increasingly important contribution in reducing greenhouse gas emissions and assisting the UK to comply with legal obligations regarding air quality. Policy TR1 and the accompanying justification text is also relevant in this regard.

## Policy CC2: Decentralised Energy and Heat Networks

### **The Existing Network**

1. In line with the Core Strategy, the City Council will encourage connection to the existing decentralised energy and heat network as shown on the Policies Map. Connection will normally be expected where feasible and viable in terms of the development's location and forecast annual heat consumption.

### **Future Development**

2. The potential to develop low carbon and renewable energy resources (including decentralised heat and power networks) should be considered as part of development proposals, taking into account the site's characteristics and the existing heat and power demands on adjacent sites.
3. Planning permission will be granted for proposals to develop low carbon and renewable energy sources (including decentralised heat and power networks) unless there would be:
  - a) significant harm to residential amenity due to noise, traffic, pollution or odour;
  - b) significant harm to wildlife species or habitat;
  - c) unacceptable visual impact on the landscape;
  - d) unacceptable impacts on the setting of heritage assets; and
  - e) unacceptable impact on air safety.

In addition to the above criteria, wind turbines should avoid unacceptable shadow flicker and electro-magnetic interference and be sited a distance away from domestic properties consistent with the size and type of the turbine.

4. In the case of energy generation through wind power, permission will only be granted for proposals where:
  - a) the proposed site is identified in a Neighbourhood Development Plan or other Development Plan Document as a suitable site for wind energy generation; and
  - b) following consultation with local residents, it can be demonstrated that the planning impacts identified can be fully addressed, and therefore the proposal has the backing of the local community.

## Justification:

### The Existing Network

- 3.13 Nottingham City currently has an extensive existing decentralised energy and heat network. The most significant facility within the City is the Eastcroft Energy from Waste facility, which feeds the EnviroEnergy district heating facility on London Road. The London Road heat station also includes a Gas Combined Heat and Power (CHP) backup. There are also CHP plants at Boots, Queens Medical Centre, Imperial Tobacco and other smaller sites.
- 3.14 The Policies Map illustrates the extent of the district heating network powered by the London Road heat station, as this is the main commercial network within the City. The network extends to St Ann’s, the Lace Market, the Victoria Centre, the Broadmarsh Centre and other City Centre locations. The feasibility and viability of connecting to the District Heating mains relates to both proximity to the network and the forecast annual heat demand from the proposed development. The table below provides broad guidance on whether connection is likely to be feasible based on distance from the network and likely heat consumption.

Forecasted annual heat consumption (MWh)	Distance from network where connection may be feasible (metres)
Up to 200	50
201 - 500	175
501 - 1000	375
1001 - 2000	750
2001 - 4000	1500

- 3.15 Site specific opportunities for connection to the District Heating System are identified within the site allocations Development Principles. Early consultation with EnviroEnergy should take place to ascertain whether connection is possible.

### Future Development

- 3.16 The NPPF expects development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. Local Planning Authorities are expected to design policies to maximise renewable and low carbon energy development.

- 3.17 As part of the Local Carbon Framework, a programme funded by the Department of Energy and Climate Change, Nottingham has undertaken an energy and heat mapping exercise. There were two outputs from this project – a ‘City Energy Tool’, for local businesses and residents to use to see what measures they can incorporate into their homes or businesses to make them more sustainable and a ‘Decision Support Tool’, to help inform planning decisions and policies. The Decision Support Tool is an interactive map, which illustrates the potential for different sources of renewable energy across the City, including the potential for wind turbines, solar power and photovoltaics. It also shows the location of existing heat loads, i.e. areas where there is an existing demand for heat.
- 3.18 Nottingham has been recognised by the Department of Energy and Climate Change as a Low Carbon Pioneer City. This is in recognition of Nottingham’s ambitious plans and investment in green infrastructure and technologies, generation of low carbon jobs, and accelerated reductions in emissions. Being recognised as a Pioneer City means Nottingham has potential funding streams for low carbon that are not available to other UK cities, and therefore has the potential to achieve greater levels of sustainable development.
- 3.19 The characteristics and location of each site will influence its potential suitability for low carbon energy generation (e.g. site gradient, orientation, proximity to water courses, proximity to other buildings etc).
- 3.20 In respect of wind energy, National Planning Policy Guidance indicates that in order to gain planning permission, suitable areas for wind energy development will need to have been allocated clearly in a Local or Neighbourhood Plan. Therefore the Council will consider whether to identify suitable areas for wind energy through the preparation a development plan document, or to encourage Neighbourhood Development Plans to consider identifying such suitable areas.

## Policy CC3: Water

1. Development will be permitted where proposals do not have a negative impact on water quality, either directly through pollution of surface or ground water or indirectly through overloading of the sewerage system and Wastewater Treatment Works.
2. In line with the objectives of the Water Framework Directive, development should not;
  - a) result in any waterbody failing to meet the class limits of the status class set out in the Humber River Basin Management Plan for the Erewash and Lower Trent; or
  - b) adversely affect the hydromorphology of waterbodies by avoiding development in close proximity to watercourses. Where this cannot be achieved, mitigation measures should contribute to the overall improvement of the Water Framework Directive status of the water course.
3. Water efficient features and equipment should be incorporated into new development. Rainwater should be harvested and retained for re-use on site as 'grey water'. New dwellings will be required to meet the optional higher standard for water consumption (as set out in Policy CC1).
4. All developments will be encouraged to include Sustainable Drainage Systems (SuDs) where appropriate to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere. A two stage SuDs treatment should be used in order to improve water quality. An appropriate maintenance and management plan, agreed with the Council, will be required for all Sustainable Drainage systems and where appropriate, S106 Agreements will be sought.
5. Other than in exceptional circumstances (for example where it is not technically feasible or where the benefits of the scheme clearly outweigh other factors):
  - a) development on greenfield sites should maintain greenfield surface water runoff rates;
  - b) brownfield sites should achieve as close to greenfield runoff rates as possible and must achieve betterment to existing runoff rates. A minimum of 30% reduction in runoff rates will be expected;
  - c) applicants should supply sufficient technical evidence to demonstrate that the maximum possible reduction in runoff rates has been achieved.

Where exceptional circumstances merit a departure from these requirements S106 obligations may be sought to reduce flood risk off site/elsewhere in the catchment.

6. New development should not increase the risk of flooding elsewhere and where possible opportunities should be sought to reduce flood risk through new development.
7. Where development in areas of flood risk is considered acceptable, it will only be considered appropriate when informed by an acceptable site specific flood risk assessment, following the Sequential Test and if required, the Exception Test.

### Justification

3.21 The Water Framework Directive (Directive 2000/60/EC) is a European Union Directive which commits European Union member states to:

- Prevent deterioration in the status of aquatic ecosystems, protect them and improve the ecological condition of waters;
- Aim to achieve at least good status for all water bodies by 2015. Where this is not possible and subject to the criteria set out in the Directive, aim to achieve good status by 2021 or 2027;
- Meet the requirements of the Water Framework Directive Protected Areas;
- Promote sustainable use of water as a natural resource;
- Conserve habitats and species that depend directly on water;
- Progressively reduce or phase out the release of individual pollutants or groups of pollutants that present a significant threat to the aquatic environment;
- Progressively reduce the pollution of groundwater and prevent or limit the entry of pollutants;
- Contribute to mitigating the effects of floods and droughts.

3.22 In line with this Directive, River Basin Management Plans have been developed across England and Wales in order to protect and improve the water environment (including the hydromorphology of water bodies). They contain the main issues for the water environment, as well as the actions needed to be taken. The Humber River Basin Management Plan applies to Nottingham City, specifically the elements surrounding the Erewash and Lower Trent.

3.23 Parts of Nottingham are at risk from flooding from various sources including watercourses and surface water. Policy 1 of the Core Strategy sets out that all new development should incorporate measures to reduce surface water runoff and reduce the risk of flooding. It should also implement SuDS, unless it can be demonstrated that such measures are not viable or technically feasible. The Government also requires that all major developments should include SuDS.

- 3.24 To help address climate change and manage and mitigate flood risk, the City Council will continue to seek SuDs on all types and sizes of scheme where appropriate. Developers should consider incorporation of SuDs as early as possible in the design process. Planning applications will be expected to be accompanied by an appropriate level of detail to ensure that proposals for SuDs are capable of practical implementation and to avoid the need for revisions to the scheme at a later date. Guidance on the level of detail required is included in the City Council's Planning Application Validation Checklist.
- 3.25 A range of maintenance and management options for SuDs should be explored with the Council. Appropriate maintenance and management arrangements are essential to ensure effective future operation of SuDs whether this be, for example, via a private management company or adoption by the Council. In some instances planning conditions and S106 agreements will be required to secure effective future maintenance. Further guidance on appropriate design, maintenance and management options for SuDs will be set out within a SPD.
- 3.26 Nottingham already experiences localised problems with fluvial and surface water flooding. Further urbanisation can increase runoff rates and the risk of flooding. It is important that runoff rates from new development are as low as possible with development on greenfield sites maintaining greenfield runoff rates. Development of brownfield sites should provide betterment of existing runoff rates and should aim to provide the maximum possible reduction and as close to greenfield rates as possible. This is particularly important in the River Leen and Day Brook catchments which are sensitive to increased runoff rates from development in both Nottingham and neighbouring authorities.
- 3.27 Applicants will be expected to reduce runoff rates as far as technically practicable and to provide evidence to clearly demonstrate that all possible measures have been explored to achieve this. There may be limited special circumstances where this is not possible and where the benefits of the scheme outweigh other factors. Where this is the case S106 contributions may be sought to support schemes which reduce surface water runoff and reduce flood risk elsewhere in the catchment.
- 3.28 The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.
- 3.29 The Strategic Flood Risk Assessment (SFRA) should provide the basis for applying this test. Within Nottingham, two SFRA's have been undertaken – The Greater Nottingham SFRA, which covers the River Trent, and the River Leen SFRA, which covers the River Leen and Day Brook. The Environment Agency have undertaken additional modelling across parts of the catchment which provides further information on the risk of flooding.
- 3.30 In accordance with the NPPF, when determining planning applications, it should be ensured that flood risk is not increased elsewhere.

- 3.31 Development should only be considered appropriate in areas at risk of flooding where it is informed by a site-specific flood risk assessment that follows the Sequential Test, and if required the Exception Test, and it can be demonstrated that:
- Within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
  - Development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of SuDs.

## Employment Provision and Economic Development

- 3.32 Nottingham is a regional City, with a large, dynamic, and diverse economy. It is home to companies which are household names, such as Alliance Boots, Capital One, Experian and Speedo. However, Nottingham's economic structure is dominated by the service sector, particularly in public sector services. In order to build resilience and prosperity, Nottingham needs to re-adjust the balance of its economy, particularly building on its historic strengths as a centre for manufacturing excellence and enterprise. Three high value growth sectors where Nottingham has natural strengths have been highlighted as showing particular growth potential. Nottingham has become home to a growing concentration of businesses specialising in digital content, life sciences and clean technology.
- 3.33 Success for these industries will create a more vibrant economy, benefiting other sectors, such as professional services, particularly property and the construction industry, and will provide a further boost for Nottingham's strong service sector in general.
- 3.34 The Nottingham Growth Plan (2012) and the Nottingham City Deal (2012) set out how the balance of the economy can be re-adjusted and made more resilient. They complement and give local focus to the D2N2 Local Enterprise Partnership's Strategic Economic Plan, and the Growth Plan priority sectors align with the investment priorities and priority sectors of the Strategic Economic Plan, which are described in more detail below. The Local Plan has a key role in supporting these key sectors, particularly creating the infrastructure, including land, that the economy needs to prosper and grow, and providing for opportunities for training and employment that will ensure citizens can participate and benefit from that growth.
- 3.35 Other parts of the Local Plan complement the growth strategy, by providing for new and improved transport infrastructure and new high quality housing, whilst the regeneration policies and allocations support the development of growth hubs and economic clusters.
- 3.36 There are a number of key opportunities that underlie the competitiveness of the local economy, and which directly support the development of the priority growth sectors, including the Creative Quarter in the City Centre, the Enterprise Zone based around the Boots Campus (including Nottingham Science Park and Abbey Street/Leen Gate), the presence of both Nottingham Trent University and The University of Nottingham, Queens Medical Centre and the City Hospital. The Local Plan seeks to make the most of the opportunities these present; to support economic growth and change in line with the objectives of the Growth Plan; to improve the economic competitiveness of Nottingham by strengthening and diversifying the local economy; and to encourage development to support indigenous business growth and inward investment.

## National Policy

- 3.37 The NPPF requires the planning system to do everything it can to support sustainable economic growth, based on an understanding of the needs of businesses, and Local Plans should therefore plan proactively to meet the development needs of business. Planning should operate to encourage sustainable growth and not act as an impediment, and significant weight should be placed on the need to support economic growth through the planning system.

## Local Policy

### Relationship to the Core Strategy

The strategic policy context for Employment Policies EE1 to EE4 is set out in the Core Strategy within:

Policy 2: The Spatial Strategy

Policy 4: Employment Provision and Economic Development

Policy 7: Regeneration

- 3.38 The Core Strategy sets out a clear economic vision and strategy for Nottingham, and the policies included below are aimed at helping to deliver that strategy.
- 3.39 The D2N2 Local Enterprise Partnership (LEP) covers Derby, Derbyshire, Nottingham and Nottinghamshire. The LEP vision is to make the D2N2 area one of the strongest and most resilient economic regions in the UK. D2N2's strategic investment priorities are identified as business support and access to finance, innovation, employment and skills, infrastructure for economic growth, and housing and regeneration. It includes eight priority sectors, transport equipment manufacturing, life sciences, construction, food and drink manufacturing, the visitor economy, low carbon goods and services, transport and logistics, and creative industries.
- 3.40 The Nottingham Growth Plan is a strategy designed to secure investment in the local economy in order to stimulate growth. It sets out a long-term strategy to respond to the challenges of recession and rebalance the Nottingham economy away from a recent over-reliance on public and service sector employment. Aligning with the Strategic Economic Plan priority sectors, the Growth Plan identifies three growth sectors which have particular growth potential; digital content, lifesciences and clean technology. To support the Growth Plan, Nottingham has agreed a City Deal with the Government which has secured some of the financial investment required to deliver aspects of the strategy. The City Deal will unlock Nottingham's economic potential, by putting in place the structure to enable enterprise to flourish and by allowing young people to better access the opportunities that will be created. Based on economic analysis conducted by Nottingham Trent University, the Growth Plan has the potential to grow the Nottingham economy by up to £500m over the next ten years.

- 3.41 Accordingly, the main aim of the Local Plan policies on employment provision and economic development is to strengthen and diversify the local economy, particularly in respect of the three priority sectors. Key to this is providing land and premises to support opportunities for indigenous business growth and promote inward investment. This will contribute to the Local Enterprise Partnership's headline objective, which is the creation of an additional 55,000 jobs in the D2N2 area by 2023.
- 3.42 In line with this, the Core Strategy, supported by more recent evidence from the Employment Land Forecasting Study (July 2015), envisages that around 20,100 new jobs will be created in Nottingham City over the period to 2028 (see Employment Background Paper, 2015). The Employment Land Forecasting Study (July 2015) updates the evidence supporting the Core Strategy, and sets out employment land ('B' uses - office, industrial and warehousing) requirements for Greater Nottingham, whilst the Employment Background Paper (2015) includes an agreed approach to distributing those needs between the relevant Councils. Provision is made for a minimum of 253,000 square metres (measured as Gross External Area) of additional office floorspace (there is an acknowledged shortage of good quality office space) and for a minimum of 25 hectares of new industrial and warehousing land to help meet the needs of expanding or relocating indigenous businesses and for inward investment.
- 3.43 Although new sites and premises are an important component of ensuring economic growth, most new jobs will be created within existing businesses on their current sites and premises. It is therefore also important to ensure an appropriate stock of existing good quality employment sites remain in employment use.
- 3.44 The nature of sites allocated supports the objective to develop a more 'knowledge based' economy, reflecting Nottingham's role as a Science City and a designated Core City, and D2N2's priority economic areas.
- 3.45 Trends in the economy continue to result in lower demand for less accessible sites and older industrial premises, which are often not appropriate to the needs of modern businesses. Some sites and premises have been reused for a mix of uses, such as NG2 business park replacing the former Ordnance Factory, and several more modest employment sites have been redeveloped for residential use.
- 3.46 The Government changes to the planning system have also had an impact on the supply of employment premises, with significant numbers of lower grade offices being redeveloped for housing predominantly, but not exclusively, within the City Centre. Further proposed changes, such as the proposal to introduce permitted development for light industrial (B1(c)) buildings to change to residential (C3) use may also have significant impacts, if implemented. These impacts will be kept under review.

- 3.47 For the purposes of the Local Plan, 'employment development' (see glossary) encompasses Use Classes B1, B2 and B8, together with 'sui generis' uses of a similar nature which are suitably located on employment sites. Examples of sui generis uses which may be appropriate include sorting offices, waste management development etc. The nature of site, whether office or industrial and warehouse orientated, will determine the appropriateness of the particular sui generis use. Some sui generis uses, such as Retail Warehouse Clubs are specifically identified as Main Town Centre Uses, and the Local Plan policies on such uses would apply.

### **Shape of the local economy**

- 3.48 The economy was heavily impacted on by the recession, but is now recovering, with benefit claimant rates at pre-recession levels. The City supported 208,500 jobs in 2013 (63,800 in Nottingham City Centre in 2013). In line with Nottingham's Core City role, 92.3% of these jobs are in the service sector, although some parts of the City, such as Bilborough, still support significant numbers of industrial jobs.
- 3.49 The City's GVA per head of population is one of the highest in the country, but this reflects the scale of in commuting from the surrounding Boroughs. Indeed, the unemployment rate (numbers claiming Job Seekers Allowance) was 3.9% in March 2015, compared to 2.0% for England, whilst 29.1% of 16-64 year olds were economically inactive (January - December) 2014 compared with only 22.6% in England (although much of the difference in Economic Inactivity is due to the high number of university students in Nottingham). Lack of skills and low economic activity are therefore key challenges facing the City.
- 3.50 Whilst the City Centre, Universities, hospitals and the Enterprise Zone are likely to continue to be the focus of job growth, the regeneration needs of other areas of the City are likely to require more locally based solutions, tailored to their particular labour market characterises and skill levels. The Local Plan focuses on sites above 0.5 hectares, so it is likely there will be opportunities for smaller scale employment proposals across the City, and there is also potential for innovative schemes including live/work units to provide a range of site sizes and employment types.

## Policy EE1: Providing a Range of Employment Sites

1. Provision will be made for a minimum of 253,000 square metres for office floorspace (B1 (a & b)), and around 25 hectares for other employment uses (B1 (c), B2 and B8). This will include sites listed in Appendix 4.
2. Additional proposals for employment uses will be supported especially where they:
  - a) are attractive to the market in terms of accessibility, environmental quality size;
  - b) are connected or capable of being connected to high-speed broadband networks and Next Generation broadband or any similar or superior high speed network subsequently developed;
  - c) support economic development associated with the universities, higher education establishments and the hospital campuses (including their expansion), particularly where the development meets the needs of high technology users;
  - d) support regeneration aims and assist in providing appropriate jobs and training for local residents.

### Justification

- 3.51 This Policy relates to Policy 4 (Employment Provision and Economic Development) of the Core Strategy.
- 3.52 Nottingham is a Core City and a driver of the regional economy. Delivery of high quality employment sites and associated infrastructure is key to ensuring continued growth of the City's economy. The Core Strategy, supported by more recent evidence, sets out the anticipated growth in jobs expected in the City to 2028 and the corresponding amount of employment space required over the plan period. Office requirements are expressed as square metres Gross External Area, and other employment uses are expressed as hectares. Appendix 4 sets out the amount of space that can potentially be generated from site allocations for employment use over the plan period. These sites meet the required need for both office use and for new and relocating industrial and warehouse uses.
- 3.53 A key challenge facing Nottingham is to move towards a knowledge based economy. Whilst much has been done in this regard there are further opportunities. The City has become home to a growing concentration of businesses specialising in important emerging industries: digital content, life sciences and clean technology. Nottingham's role as a Science City is key component in facilitating this process. Consequently, The Nottingham Plan to 2020 sets a target of 20,000 new jobs to be created in the science and technology sector by 2020. In order for Nottingham to fulfil its aims of strengthening and diversifying its economy, the City Council will encourage employment development for high technology companies to locate or expand in line with the criteria set out above.

- 3.54 It will be particularly important to provide opportunities to re-skill City residents so that they can access local job opportunities. This aim is set out in both The Nottingham Plan to 2020 and the Growth Plan. Employment and training opportunities provided as part of new development can enable the local population to take advantage of opportunities created by new development and assist in developing a skilled labour pool, better able to access new jobs, especially within the knowledge-based sector. Policy EE4 is also particularly important in this regard.

### **Policy EE2: Protecting Existing Business Parks/Industrial Estates**

Within the major business parks/industrial estates as shown on the Policies Map, employment sites or employment premises will only be granted planning permission for employment uses (see glossary), except for ancillary development necessary to serve the proposal.

### **Justification**

- 3.55 This policy relates to Policy 4 (Employment Provision and Economic Development) of the Core Strategy.
- 3.56 The locations covered by this policy are considered to be an essential part of the City's portfolio of employment sites, and include important office, industrial and warehousing sites and premises which should remain in employment use to support the City's economy and provide a sound basis for future economic growth. The policy therefore seeks to protect the major business parks/industrial estates from development for other uses as there is limited capacity for new land becoming available for these types of economic development. The locations are:
- Riverside/Lenton Lane
  - Glaisdale Industrial Estate
  - Blenheim Industrial Estate
  - Phoenix Park
  - New Basford Industrial Estate (Radford Rd/North Gate plus Mount Street/Duke Street)
  - Bar Lane Industrial Estate, west of Percy Street
  - Greasley Street
  - Nottingham Science & Technology Park
  - NG2 Business Park
  - Nottingham Business Park

### Policy EE3: Change of Use to Non-Employment Uses

Applications for the regeneration of previously-used employment sites and employment premises outside of Major Business Parks/Industrial Estates or allocated sites will only be granted when the following criteria are met:

- a) the existing building or land is not of an appropriate quality to allow reuse for employment purposes;
- b) there is a demonstrable lack of demand for the existing land or premises and there is a suitable supply of alternative land or premises of a similar scale;
- c) the proposal would alleviate any unacceptable environmental impacts of the current use;
- d) the proposal would not cause an adverse impact on existing or future occupants or compromise neighbouring uses;
- e) there are sufficient opportunities for local employment nearby; and
- f) the proposal is a comprehensive redevelopment which would benefit the wider area.

#### Justification

- 3.57 This policy seeks to implement Policy 4 (Employment Provision and Economic Development) of the Core Strategy.
- 3.58 It is widely understood that change can often be positive and that poor quality employment land can be used in a beneficial way – this has been recognised by the Government with the introduction of temporary permitted development rights to convert office space to residential use. The Government are currently proposing to make these permitted development rights permanent. In addition, many of the site allocations proposed entail the beneficial reuse of land previously used for employment purposes, for instance in the Waterside area.
- 3.59 However, it is important that the City retains a range of employment sites in terms of both size and location to provide for a wide variety of business needs, and in recognition that most new jobs will be created in existing businesses and premises. Loss of employment sites and premises to other uses needs to be managed to complement the provision of new sites and ensure adequate provision, in terms of both spread of employment opportunities across the City and in terms of a range of provision to suit all occupiers, including start up companies and businesses requiring lower cost premises.

- 3.60 There have been recent reviews of employment sites and office developments looking particularly at the quality of the site and building and the market demand. Evidence from the 2013 Office Market Review (produced by the Nottingham Office Forum) suggests that in and around the City Centre there is a shortage of grade 'A' offices but an oversupply of lower grade second hand offices on the market, some of which is no longer attractive to investors or occupiers. Where there is a potential large loss of lower grade offices the Council will seek to achieve a balance of uses.
- 3.61 A proactive approach will be needed to assemble, reclaim and service previously-used employment sites and employment premises to ensure they are available for inward investors and for businesses wanting to relocate and / or expand. Sites are occasionally held back from employment use in the hope or expectation that other uses will be permitted. This can hinder employment generation in Nottingham or encourage companies seeking sites to locate elsewhere, and can leave sites disused for long periods of time.
- 3.62 The regeneration of previously-used employment sites and employment premises can be seriously hampered by site assembly problems. The City Council will always seek to acquire land by voluntary agreement, or through a partnership arrangement. However, there may be cases where the City Council will consider the use of Compulsory Purchase Orders to ensure regeneration objectives are met.
- 3.63 The City Council together with the private sector have established Nottingham Regeneration Limited specifically to develop difficult sites and premises to achieve benefits for citizens and businesses through the redevelopment of underused and derelict land to support the economic prosperity of the City.
- 3.64 The City has very little undeveloped land. It is essential that the best use is made of what land is available, including the regeneration of previously developed land. In some areas of the City, there is scope to use land better through a mix of improvement, selective redevelopment, and introducing a variety of uses.
- 3.65 It is recognised that previously-used employment sites or buildings come forward for regeneration or redevelopment for a number of reasons, such as the need for companies to restructure or because they no longer meet the needs of businesses. In these cases, it is important that regeneration benefits are captured and redevelopment maximises its contribution to the regeneration of the City. Piecemeal redevelopment of such sites will therefore not be acceptable. Proposals for changes of use will be considered with regard to other policies in the plan such as those addressing climate change, design, adaptability and heritage assets.

- 3.66 Where existing employment sites are proposed for other uses, the City Council will require the developer to demonstrate that its loss will not prejudice the supply of sites or premises available for employment use. This exercise should be related in scope to the scale of the existing employment use. Where the use is of local significance (defined as less than 0.4 ha), it will only be necessary to assess alternative supply in the locality of the proposal. However, where the existing use is of City or wider significance, then the assessment should reflect that status. Early discussion with the City Council is recommended to establish the appropriate level of assessment required.
- 3.67 Where such sites come forward, a Development Brief will normally be prepared to indicate the range and scale of uses appropriate to the site. Where the site is sufficiently large, a mix of uses will be expected, and regard will be had to the job generating potential of the proposal. Given the demand for modern employment premises in the City, particularly start-up units, schemes which include these will be strongly encouraged.

#### **Policy EE4: Local Employment and Training Opportunities**

1. All new development, where appropriate, will be required to help ensure that opportunities exist for more City residents to access work and/or develop their skill base. The City Council will support proposals which:
  - a) provide improvements to education, skills and training provision for City residents;
  - b) remove barriers to work for City residents and provide an increased number of job opportunities for City residents; and
  - c) promote local labour agreements to enable City residents to develop skills and secure employment arising from the regeneration of the City.
2. The City Council will, in appropriate circumstances, negotiate the provision of employment and training opportunities through the use of planning obligations.

#### **Justification**

- 3.68 This policy seeks to implement Policy 19 (Developer Contributions) and also to Policy 4 (Employment Provision and Economic Development) of the Core Strategy. In particular it sets out how criterion 4i) will be delivered.
- 3.69 In addition, this policy will assist in delivery of one of the key actions for growth: 'Developing a skilled workforce' as set out in the Nottingham's Growth Plan and implementation of Strategic Priority 4 of the Nottingham Plan to 2020: to 'Tackle poverty and deprivation by getting more local people into good jobs'.

- 3.70 The 2015 Indices of Deprivation lists Nottingham as being the 8th most deprived Local Authority. Around one in five adults and a third of all children live in income deprived households. Data from the Annual Survey of Hours and Earnings (2014) shows that Nottingham residents have a lower average income than both the East Midlands and national averages. Gross annual pay for full-time workers in the City was £21,400 compared to £24,800 for the East Midlands and £27,900 for England.
- 3.71 There are employment challenges facing the City. The ONS reported that as of March 2014, there were 8,556 people in Nottingham claiming Job Seeker's Allowance (JSA). The overall rate for JSA claimants in the City of Nottingham is 3.9% of the total population, against an average of 2.0% for all English Local Authority areas and 2.7% for the conurbation. Unemployment fell in the last year by 26.8% compared to a national fall of 29.7%
- 3.72 To compound this problem, the existence of high levels of deprivation means that Nottingham suffers from poor skill levels and educational attainment. This makes it harder for residents to enter employment. The latest figures (for January to December 2014) showed that in the City, 30.3 % of 16 – 64 year olds had below a Level 2 qualification (i.e. less than 5 or more A\*- C GCSEs) against the national average of 26.8%. The total number of people with NVQ3 (A-Level) or above is 50.8% compared to the national average of 53.2% (although this will include a large number of university students). Trade apprenticeship totals are better but below the national average.
- 3.73 The Nottingham Plan to 2020 recognises that poverty in Nottingham is a critical issue and one that is closely associated with lower educational and skills levels, which in turn gives rise to lower employment rates. To illustrate this, the Plan highlights that despite the underlying strength of Nottingham's economy (it is one of the Country's eight largest city economies outside of London; it has been designated as a Science City, has 2 prestigious universities and is a top retail destination), too many people in the City remain disconnected from jobs, wealth and opportunities. This is reinforced by evidence to show that only 45.9% of jobs based in Nottingham City are taken by City residents (2011 Census). The remaining jobs are taken up predominantly by people residing in the conurbation and then the East Midlands, whilst unemployment levels are higher in the City than in the conurbation. The 2011 Census also revealed that 76,005 Nottingham City residents work in the City and 47,738 Nottingham City residents work in other districts or have no fixed place of work. 89,734 people who reside outside of Nottingham City have jobs in Nottingham City.
- 3.74 Furthermore, the Service Sector (public and private) accounts for a disproportionately large share of Nottingham City's economy. According to the Business Register and Employment Survey, 2013, 92.3% of jobs based in the City are in the service sector. Whilst the strength of this sector is to be applauded, a more diverse economy would be a more resilient one. In addition, areas with a high proportion of skilled workers are less vulnerable to economic downturns.
- 3.75 Both the Growth Plan and The Nottingham Plan to 2020 point out that there are many valuable development opportunities facing Nottingham such as jobs arising from new developments, business opportunities as new industries grow and new regeneration initiatives. It is demonstrable however that employment opportunities arising from new developments,

and regeneration initiatives on their own, do not necessarily lead to social regeneration and a reduction in economic inactivity. Socio-economic circumstances within deprived communities create barriers to accessing these opportunities, and whilst development and physical regeneration create employment opportunities in a local area, it is only through using proactive measures that more of these opportunities will be created and filled by unemployed local residents.

- 3.76 The Nottingham Growth Plan therefore states the City's economy can only develop if everyone benefits from the opportunities that growth has to offer. Restructuring the City's economy and tackling the barriers that exist for many Nottingham City residents to access higher-skilled job opportunities, through targeted training and employment support, are all critical to improving the economic performance of the City and quality of life for residents. Such measures include providing improvements to education, skills and training provision, removing barriers to work, providing an increased number of job opportunities and promoting local labour agreements to enable local residents to develop skills and secure employment arising from development within the local area.
- 3.77 In Nottingham, a range of measures have already been implemented across the City in order to connect residents to work including the Nottingham Jobs Fund, the Recurring Grants Programme targeted at local community and voluntary sector groups and the establishment of the Employer Hub and the Apprentices Hub in partnership with Nottingham Futures. The City Council and its partners are making significant investments in employability projects, such as the Employer Hub and the Integrated Employer Engagement Service. The Employer Hub is the only service in the City aimed solely at connecting unemployed City residents to local jobs. Since its inception in October 2011 the Employer Hub has placed 423 City residents into work through 21 projects. Of these new starters, 72 have been apprenticeships. The Employer Hub also regularly engages with employers to establish their employment needs and delivers targeted training programmes to focus on addressing any skills deficits that are identified.
- 3.78 To sustain this early success, it is critical that City residents, often hindered by the socio-economic circumstances of deprivation, are given improved access to employment opportunities created by new development. In this way the 'conversion rate' between inward investment into the City and the level of unemployment within the City can be significantly improved.
- 3.79 A Supplementary Planning Document (SPD) will; be prepared which will identify the types and scales of development that will be required to contribute to employment and training initiatives. The SPD will also set out the options available to developers to fulfil any such obligations in order to meet policy objectives.

## Role of the City, Town, District and Local Centres

- 3.80 Nottingham City Centre is a regional centre occupying a strong and consistently high position in the national retail rankings, comparing favourably to Leicester and Derby. The quantum of retail floorspace it provides makes it the largest shopping centre in the region and one of the largest in the UK. It is the primary shopping destination within the East Midlands and is the main retail centre serving the Greater Nottingham area. The Core Strategy sets out that the City Centre will be promoted as the region's principal shopping, leisure and cultural destination.
- 3.81 The retail offer is extensive and is anchored by two large shopping malls, Broadmarsh Centre in the south and Victoria Centre in the north, with the main shopping area between. The Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study 2015 (hereafter referred to as the Retail Study) acknowledges that the City Centre ranks well above other similar Centres in relation to the proportion of retail that is outside of indoor shopping centres (including the Broadmarsh and Victoria Centres). This indicates that the traditional shopping streets in the City Centre continue to perform a dominant role in relation to retail provision.
- 3.82 Beyond the City Centre are a strong network of established Centres that have diversity of character and perform a range of roles for the communities within which they are situated, whilst contributing towards economic growth by providing a focus for investment and employment generating uses.
- 3.83 In line with NPPF requirements, the Core Strategy establishes a network and hierarchy of Centres (detailed below). These will be promoted as the foci for main town centre uses consistent with their role and position within the hierarchy (main town centre uses are defined in the NPPF and set out in the glossary) and any identified need for growth or enhancement. The City Centre sits at the top of the hierarchy, followed by one Town Centre, three District Centres and twelve Local Centres. Thirty nine Centres of Neighbourhood Importance (CONIs) are also identified, the boundary for each is defined on the Policies Map.

### **Hierarchy of Centres**

- a) City Centre: Nottingham City Centre
- b) Town Centres: Bulwell
- c) District Centres: Clifton, Hyson Green and Sherwood
- d) Local Centres:  
Alfreton Road, Aspley Lane, Beckhampton Road, Bracebridge Drive, Bramcote Lane, Bridgeway Centre, Carrington, Mansfield Road, Nuthall Road, Robin Hood Chase, Sneinton Dale and Strelley Road

e) Centres of Neighbourhood Importance:

Arnold Road, Aspley Lane/Glencairn Drive, Beech Avenue, Beechdale Road, Berridge Road, Bobbersmill, Broxtowe Lane, Broxtowe Lane/Coleby Road, Broxtowe Lane/Sherborne Road, Carlton Road, Carlton Road South, Daybrook, Derby Road/Arnesby Road, Farnborough Road, Hartley Road, Haydn Road, Hermitage Square, Highbury Road/Bedford Grove, Highbury Road/Broomhill, Hucknall Road/Carrington, Hucknall Road/Valley Road, Ilkeston Road West, Lenton Boulevard North, Lenton Boulevard South, Lenton Sands, Middleton Boulevard, Mill Road/Bagnall Road, Monksway, Oakdale Road, Old Farm Road, Rise Park, Sellers Wood Drive, Sneinton Boulevard, Top Valley Way, Trowell Road, Varney Road, Woodborough Road North, Woodborough Road South, Woodside Road

3.84 The Policies Map shows the extent of the Primary Shopping Area and Primary Frontages within the City, Town, District and Local Centres for the purpose of assessing proposals for retail and other main town centre uses.

- The NPPF defines the Primary Shopping Area and Primary Frontages as follows: Primary Shopping Area - defined area where retail development is concentrated (generally comprising the Primary and those Secondary Frontages which are adjoining and closely related to the primary shopping frontage)
- Primary Frontages - likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods

3.85 The Secondary Frontages, are not specifically designated on the Policies Map, but are those frontages within the Primary Shopping Area that are not designated as Primary Frontages. The NPPF sets out that these frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

3.86 These retail designations have been established in accordance with the requirements of the NPPF, the Core Strategy, analysis of the current pattern of retail provision and main town centre uses and identified retail and other growth requirements and investments. With the exception of Secondary Frontages all the designations are shown on the Policies Map.

3.87 In addition, four City Centre Quarters (shown on City Centre Designations Plan within the Regeneration section and the Policies Map) have been identified which offer opportunities to enhance the distinct and unique character of those parts of the City Centre. Details of the Quarters and corresponding policies are set out in Regeneration section of this document. Where retail use is considered appropriate on allocated sites, this is set out within the Development Principles for each site (see Site Allocations in Section 6).

### **Relationship to the Core Strategy**

The strategic policy context for retail Policies SH1 to SH8 is set out in the Core Strategy within:

Policy 4: Employment Provision and Economic Development

Policy 5: Nottingham City Centre

Policy 6: Role of Town and Local Centres

Policy 7: Regeneration

### **Major Retail and Leisure Developments within the City Centre's Primary Shopping Area**

- 3.88 Major planned development and investment in the City Centre over recent years has been focused on the Broadmarsh Centre and Victoria Centre, albeit there have been considerable delays in delivery. The Core Strategy sets out that significant change will continue to be planned to within the City Centre over the plan period, particularly through improvements and development at these shopping centres.
- 3.89 Once both schemes are committed, the focus of retail development will be refurbishment, rationalisation and consolidation of the wider City Centre retail offer. Retail Opportunity Areas, shown on the Policies Map, have been identified as appropriate areas for improvement and would be supported for retail and environmental enhancements contributing to the wider regeneration of the City Centre (see also Policy DE3 regarding design in the City Centre).
- 3.90 Similarly, the success of the City Centre will need to capitalise on its wider role as a leisure destination in order to support its key functions. The promotion of specialist markets, attractions and events and promoting specific 'Quarters' defined by character, function or available development opportunities will be important.

## **Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area**

Planning permission will be granted for a significant increase in the retail and leisure floorspace within the City Centre's Primary Shopping Area as shown on the accompanying Policies Map, initially to focus on the Broadmarsh Centre and Victoria Centre, with consolidation and enhancement elsewhere. Development will be required to:

- a) strengthen the overall quality and diversity of the retail and leisure offer within the City Centre to reinforce its position as the principal shopping and leisure destination within the region;
- b) deliver balanced improvements to the City Centre through providing a significantly increased retail and leisure offer in a form that reflects and builds upon its unique individual characteristics and strengths; and
- c) provide major improvements to connectivity and the quality of public realm within the City Centre including through the creation of new and enhanced pedestrian and cycle routes, and public spaces.

### **Justification**

- 3.91 The Broadmarsh Centre and Victoria Centre both make an important contribution to the City Centre's retail offer. They have traditionally performed a fundamental anchoring role in terms of their location which helps to generate high levels of footfall on the traditional shopping streets between them at the heart of the City's retail core.
- 3.92 The Retail Study (2015) confirms that there is capacity for significant growth in the City Centre's retail floorspace over the plan period, most of which is expected to be accommodated by expansion of existing indoor centres. The phasing of any new major retail floorspace is critical in delivering a balanced retail offer across the City Centre and to achieve a strong and stable equilibrium to maintain the vitality and viability of the City Centre's Primary Shopping Area. A phased and balanced delivery of investment in the Broadmarsh and Victoria Centres has been agreed with the Centre's owners, INTU, and secured through a development agreement. This phasing seeks to raise the City Centre's performance as a retail and leisure destination of regional and national significance and optimise wider regeneration benefits, especially those in the Southern Gateway<sup>1</sup>. Refurbishment and remodelling of the existing Victoria Centre was completed in 2015 and planning permission for a major extension and remodelling of the northern part of Centre was granted in July 2014. In June 2015 planning permission was granted to redevelop the Broadmarsh Centre including remodelled and improved entrances and leisure provision. These development proposals are a priority for the City Council.

<sup>1</sup> The Southern Gateway is a concept which includes the promotion of major development and inward investment opportunities in the southern part of the City Centre around Broadmarsh, the Castle and Nottingham Station Hub transport interchange.

- 3.93 The Broadmarsh Centre forms a major part of the Primary Shopping Area and also occupies a prominent position within the Southern Gateway area. Protracted uncertainty about the timing of major remodelling proposals has resulted in a sustained period of underinvestment in the fabric of the shopping centre and a number of neighbouring properties, coupled with a growing level of vacancies and short term occupiers. This has had a negative effect on the retail offer and the physical environment in the southern part of the City Centre and in turn on the overall vitality and viability of the City Centre, whilst also having an undermining effect on the achievement of wider regeneration objectives.
- 3.94 Delivering major improvements to the Broadmarsh Centre is not only critical to raising the performance and profile of Nottingham as a shopping and leisure destination, but is also fundamental to achieving a positive gateway to the City Centre from the south, a range of transport improvements, including upgraded bus station facilities, high quality linkages with Nottingham Station and better connectivity with major development sites such as site allocation PA66 (Castle Quarter, Maid Marian Way - College Site). Incorporation of other complementary uses would add to the overall benefits arising from the development.
- 3.95 Given the present weaknesses and identified underperformance of the southern part of the Primary Shopping Area, and the importance of securing substantial improvements in the southern part of the City Centre in order to optimise the delivery of wider regeneration benefits, investment at Broadmarsh is the most important priority for major retail development within the City Centre.

#### **Development within Primary Frontages**

- 3.96 The Primary Frontages, as shown on the accompanying Policies Map, are key to maintaining healthy Primary Shopping Areas and are important in supporting existing, remodelled and new retail (Class A1) development. Planning permission will be granted for development that maintains and enhances the vitality and viability of the Centre in which it is located provided that it does not have a significant harmful effect on the vitality and viability of any other Centre within the defined retail hierarchy.

## Policy SH2: Development within Primary Frontages

### Retail (Class A1) development

1. Planning permission for retail (Class A1) development within the Primary Frontages will be granted where it:
  - a) maintains or reinforces the predominantly shopping character of the frontage and integrates well with the existing retail provision, particularly through the inclusion of high quality, active shop front treatments;
  - b) preserves or enhances the extent and range of commercially attractive retail units in terms of size, format, design and architectural quality, proportionate in scale with the role and function of the Centre;
  - c) is reflective of and reinforces positive local characteristics, maximising any potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;
  - d) does not have a negative impact on existing, committed and planned investment in the Centre;
  - e) supports any local development strategy for the area, including that set out in any adopted SPD; and
  - f) in terms of the City Centre, enhances the quality and diversity of the retail offer consistent with strengthening Nottingham's status as a shopping destination of regional and national significance.

### Development other than retail (Class A1)

2. Planning permission for developments other than retail (Class A1) within the Primary Frontages will be granted where the predominantly retail function and character of the frontage would not be harmed, and the vitality and viability of the Centre would be maintained or enhanced. Assessment of proposals will include the following considerations:
  - a) the existing proportion of retail (Class A1) uses, the number, proximity and distribution of uses other than retail (Class A1) including the concentration and clustering of a single use and the level of vacant ground floor units;
  - b) the scale of the development, the length, prominence and location of frontage affected by the proposal;
  - c) the relationship of the proposal with neighbouring uses and the impact of the development on the compactness and continuity of the shopping provision, whether individually or cumulatively;

- d) whether the proposal maximises potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;
- e) the nature of the proposed use, including the associated level of activity, hours of operation and whether an active and attractive street level frontage can be incorporated;
- f) the physical characteristics of the property and any identified constraints on its suitability or adaptability for retail (Class A1) use;
- g) whether the proposal has a negative impact on existing, committed and planned investment in the Centre;
- h) whether the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD;
- i) whether the proposal would have a negative impact on the economic and social wellbeing of local residents.

### Justification

- 3.97 The continued success and strengthening of the City Centre will be reliant upon substantial enhancement and remodelling of its two anchor shopping centres. This will be coupled by significant investment in the traditional shopping streets connecting the shopping centres to further exploit the rich diversity of buildings and spaces and add to its overall attraction as a retail destination.
- 3.98 The City Centre's robust Primary Shopping Area is consolidated by a series of historic east-west streets that provide pedestrian linkages to tourist areas and independent retail clusters (see Policy SH5). These routes retain a significant proportion of historic buildings and a growing number of high status exclusive brands have selected some of the more prominent and well positioned properties situated along them for their retail outlets.
- 3.99 The Retail Study (2015) confirms that there is capacity for significant growth in the City Centre's comparison retail floorspace over the plan period, and in the early parts of the plan period most of this is expected to be accommodated by expansion of existing indoor centres. The Core Strategy also sets out that the City Centre's retail sector will be the subject of significant investment with improvements and growth focussed principally within the established Primary Shopping Area supporting east-west routes. Retail capacity later in the plan period is expected to be accommodated by the more traditional shopping streets, remodelling of existing premises and reduction in vacancies. Three retail opportunity areas have been identified where remodelled floorspace is particularly encouraged. The situation regarding retail capacity will be kept under review and new development will be considered on a site by site basis to account for individual context and characteristics.

- 3.100 Beyond the City Centre, the defined Town, District and Local Centres will continue to be the focus for retail provision in line with NPPF and Core Strategy. These Centres have a wider role as a focal point within communities, a place to meet, socialise, gain access to services and pursue leisure interests.
- 3.101 Changes in shopping behaviour and trends towards internet based shopping reinforce the already acknowledged importance of other complementary main town centre uses to the vitality and viability of Centres. This has also been recognised by the Government with the introduction of more flexible Permitted Development rights to allow change of use of some retail units to other uses without the need for planning permission.
- 3.102 The Government has also responded to concerns over the growth of Pay Day Loan shops in the high street. In March 2015 the Government confirmed that Pay Day Loan shops would no longer be included within the A2 Use Class but would become 'sui generis' meaning that planning permission is now required for such uses. This was in response to concerns over the impact that such uses can have on the retail character and attractiveness of an area but most importantly the potential negative impact on the social and economic wellbeing of local communities.
- 3.103 Pay Day Loan shops (and betting shops) tend to locate in areas which experience high levels of health and economic deprivation. The Council will resist proposals which do not assist in reducing inequality and which may further harm the economic and social wellbeing of residents. In considering proposals, the Council will review the social and economic characteristics of the local area including reference to the Government's Indices of Deprivation and where appropriate information from other agencies on the nature of inequality and deprivation in the area.
- 3.104 If necessary, further guidance to support the enhancement of Centres will be provided, particularly where Centres are identified as being in decline and/or underperforming, or where significant additional provision and change is required to meet identified need.

#### **Development within Secondary Frontages**

- 3.105 Secondary Frontages offer scope to accommodate an appropriate mix of complementary uses that support and do not detract from the overall shopping character of the Primary Shopping Area, providing other services as well as commercial, leisure, cultural and social reasons for people to visit the Centre.
- 3.106 Secondary Frontages are not specifically designated on the Policies Map but are those frontages within the Primary Shopping Area that are not designated as Primary Frontages. Secondary Frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

## Policy SH3: Development within Secondary Frontages

Within Secondary Frontages, planning permission will be granted for retail (Class A1) development and other main town centre uses which make a positive contribution to the vitality and viability of the Centre and help to strengthen its attraction as a retail, commercial, leisure and cultural destination. Assessment of proposals will include the following considerations:

- a) whether the proposal would complement the existing mix of uses in the immediate area, and help to reinforce its positive attributes and individual identity, particularly where there are clusters of mutually supportive uses such as those connected with the independent retail, creative industry and professional services sectors;
- b) whether the development would result in or add to an over-domination of non-retail (Class A1) uses that by virtue of number, scale, location and relationship with neighbouring properties would undermine the core retail function of the Primary Shopping Area or whether the development would result in an over concentration or clustering of a single use;
- c) whether the development would maximise potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;
- d) whether the development would incorporate active and attractive street level frontage and create levels of activity that would maintain and enhance the vibrancy and interest of the Primary Shopping Area;
- e) whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;
- f) whether the proposal would have a negative impact on the economic and social wellbeing of local residents.

### Justification

3.107 The hierarchy of Centres comprises accessible and sustainable locations that are served by a strong public transport network making them appropriate for other development where this supports and does not undermine their main retail, leisure, community, social and service functions. Office and residential uses can, where appropriate to the scale and nature of the centre concerned, help to consolidate and build upon the existing strengths of different Centres and enhance their economic performance by increasing demand for goods and services, encouraging linked trips and helping to sustain and prompt the expansion of existing facilities for the benefit of all users. This has also been recognised by the Government in their approach to extending Permitted Development rights to allow change of use to some non-retail uses without planning permission. Broadening the scope of complementary uses within Centres can play an important part in widening their overall function and extending the level of use at different times of the day.

- 3.108 This is especially true for the City Centre where its function as a shopping destination is strengthened and complemented by the presence of a diverse range of other uses and attractions that draw visitors into the Primary Shopping Area and the City Centre generally. Whilst the protection and enhancement of a strong retail core is important, it is recognised that the City Centre is far more than a shopping destination and that the presence of a wide range of other main town centre uses such as cafes, restaurants, pubs, galleries, cinemas, theatres, banks, estate agents and beauty salons is vital for its continuing success as a destination of regional and national significance.
- 3.109 In the western and eastern fringes of the City Centre's Primary Shopping Area, some Secondary Frontages extend into the Royal Quarter and Creative Quarter respectively. Proposals in these areas will also be assessed in relation to the relevant 'Quarter' Policy.
- 3.110 The Justification Text to Policy SH2, is also relevant to Policy SH3 and the Council will carefully consider and resist proposals which could have a negative impact on the economic and social wellbeing of residents.

#### **Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations**

- 3.111 The NPPF and Core Strategy require main town centre uses to be located in Centres first, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered. When considering edge of centre and out of centre proposals, preference should be given to accessible sites that are well connected to centres.
- 3.112 The NPPF provides the following definition of 'Edge of centre' for retail, main town centre and office uses:  
"For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances"
- 3.113 An 'out of centre' location is defined as "A location which is not in or on the edge of a centre but not necessarily outside of the urban area."

## Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations

1. Planning permission for development of main town centre uses in edge of centre and out of centre locations will be subject to the sequential test for site selection and impact assessment requirements. Assessment of proposals will include the following considerations:
  - a) whether the proposal is for small scale retail provision in an area of deficiency to serve local convenience or service needs, including that generated by major new development;
  - b) whether it has been demonstrated that there are no sequentially preferable sites available;
  - c) whether the proposal would result in significant adverse impact on in-centre investment or Centre vitality and viability within the catchment area of the proposal;
  - d) whether the proposal has regard to the balance and mix of existing uses in the immediate area;
  - e) whether the proposal helps to reinforce positive attributes and individual identity of the immediate area;
  - f) whether the proposal maximises any potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;
  - g) whether the development would assist in enabling the wider redevelopment of brownfield sites for a variety of uses;
  - h) whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;
  - i) whether the proposal is consistent with the Core Strategy and reduces the need to travel, especially by private car.
2. An Impact Assessment will be required for retail (Class A1) applications incorporating 1,000 square metres or greater of new (gross<sup>2</sup>) floorspace on the edge of or outside an existing Centre, or 2,500 square metres for all other main town centre uses.

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2 The NPPG defines gross retail floorspace (or gross external area) as the total built floor area measured externally which is occupied exclusively by a retailer or retailers, excluding open areas used for the storage, display or sale of goods.

## Justification

- 3.114 Promoting and enhancing the existing hierarchy of Centres will help to ensure that development involving main town centre uses is directed towards and can be accommodated within those Centres to support their continued success and ongoing vitality and viability, and that development in unsustainable out of centre or edge of centre locations is resisted.
- 3.115 In line with the NPPF, all proposals for retail or other main town centre uses that are not located within a Centre will need to demonstrate that there is no other more sequentially preferable site available. Proposals above the local threshold for impact assessments will also need to demonstrate that there would not be a significant adverse impact on in-centre investment.
- 3.116 Where there is no locally set floorspace threshold for Impact Assessments, the NPPF sets a default threshold of 2,500sqm. The Retail Study (2015) concluded that a local threshold of 1,000sqm gross and above was appropriate for retail proposals in edge of City centre and out of City centre locations. Whilst a lower threshold of 500sqm was recommended for smaller Centres, it is considered that a threshold of 1,000sqm (gross) is reasonable and practicable for all edge of and out of centre locations. In applying this threshold the City Council considers that this would equate, in most cases, to gross to net ratio of approximately 70% or 700sqm.
- 3.117 In implementing Policy SH4 the City Council will have regard to the need for small scale convenience shopping provision in areas of deficiency to provide for the day to day requirements of local residents. The Retail Study (2015) sets out that such proposals should be of a scale and nature appropriate to serving a local catchment area and should not be intended to attract car-borne trade from elsewhere. These types of local format stores can reasonably be expected to provide no more than basic top-up convenience goods with a store size of up to 280sqm net sales which broadly complies with the Sunday Trading Act 2004. In addition to the sequential test (and notwithstanding the size of the store), in determining whether a proposal meets a local need, the Council will have regard to the extent and nature of the local catchment, proximity to existing shopping facilities and local accessibility.
- 3.118 The NPPF provides a definition of 'edge of centre' and states that account should also be taken of local circumstances. Whilst significant retail investment is expected to take place within the City Centre Primary Shopping Area, there is also scope for substantial investment in other main town centre uses including office, leisure, culture and tourism facilities (excluding warehouse clubs and factory outlet centres) immediately outside the Primary Shopping Area but within the City Centre boundary as defined on the Policies Map and in accordance with Policies 4, 5 and 7 of the Core Strategy. Whilst most of this area falls within the NPPF definition of 'edge of centre', early discussion with the City Council will establish the need for and appropriateness of undertaking sequential tests for proposals within the City Centre boundary.

- 3.119 In determining whether a proposal is edge of centre (for Centres outside the City Centre) the Council will consider local circumstances such as the size of the Centre and its role in the hierarchy, topography, physical barriers and the local road network.
- 3.120 Within the City Centre a number of different sub-areas or 'Quarters' can be identified that have their own distinct pattern of uses and sense of identity. These are identified as the Canal Quarter, Creative Quarter, Royal Quarter and Castle Quarter, the objectives and policies of which are set out in the Regeneration section and within Policies RE2 to RE5.
- 3.121 Diverse opportunities exist for the provision of office floorspace ranging in nature from potential large scale single or mixed uses schemes - such as the Island Site (site allocation PA68) within the eastern part of the Canal and Creative Quarters, to locations within the historic core of the City Centre close to the Primary Shopping Area and within the Royal Quarter and the area in the vicinity of Maid Marian Way, within the Castle Quarter.
- 3.122 Major investment in leisure, sport, cultural and tourism facilities will also be promoted to build upon the City's existing strengths in this area. The Castle Quarter will be the focus for heritage led regeneration, whilst a range of leisure facilities are appropriate in the Royal Quarter.

### **Independent Retail Clusters**

- 3.123 Independent Retail Clusters are formally recognised groups of independent shops located on Derby Road, Mansfield Road, Angel Row/Market Street, Carlton Street/Goosegate/Hockley, Sneinton Market, and Carrington Street. Most of these clusters are located at the edge and beyond the Primary Shopping Area and this policy therefore seeks to safeguard and support their continued enhancement.

## Policy SH5: Independent Retail Clusters

Within the defined Independent Retail Clusters, as shown on the accompanying Policies Map, planning permission will be granted for Retail (Class A1) development and other main town centre uses where:

- a) the proposal is for small scale retail provision that 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;
- b) in the case of development other than Retail (Class A1), it would not result in an over-dominance of non Retail (Class A1) uses that by virtue of number, scale, location and relationship with neighbouring properties would undermine the retail character of the area;
- c) the development would incorporate active and attractive street level frontage and create levels of activity that would maintain and enhance the vibrancy and interest of the area;
- d) the development would maximise the potential for the sensitive and sustainable re-use of sites and existing buildings where they make a positive contribution to the character and appearance of the area, whether individually and/or as part of a group, and/or securing the removal of unattractive and poor quality buildings that detract from it;
- e) the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD.

### Justification

3.124 The clusters provide varied frontages to a series of main routes that link the City Centre to surrounding neighbourhoods. The clusters make a positive contribution to the character of the City Centre, whilst providing a mix of specialist and convenience goods and services for residents and visitors.

3.125 Each cluster has its own distinctive identity in terms of mix of use, shop type, architecture and wider environment that adds to its appeal and role within the City Centre. Further investment and strengthening of these areas in accordance with their distinctive characteristics will be encouraged in line with the City Council's Retail Strategy 2013.

### Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre

3.126 Food, drink and entertainment uses form an important part of the City Centre leisure offer and provide a key element of the City Centre economy. As well as being an attraction in their own right, restaurants, bars and entertainment venues make a significant contribution towards extending the dwell time of those persons visiting the City Centre for other purposes such as shopping, business or work reasons, and reinforcing the social dimension of the City Centre.

## Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre

Within the City Centre as defined on the Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5), and / or high occupancy (500 people / 500 square metres or greater) licensed premises / entertainment venues (A4 and Sui Generis uses) where it does not harm the character, function, vitality and viability of the area in which it is located. Proposals will be assessed against the following criteria:

- a) whether the proposal supports any local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD;
- b) whether the proposal would result in harmful impacts when considered in combination with the existing and proposed distribution of food, drink and entertainment uses, taking into account any evidence of harm caused by such uses; and
- c) whether the proposal would result in an unacceptable impact on the amenities of nearby residential occupiers including those on routes to/from the proposal, and any prejudicial effect on future residential development proposals.

### Justification

- 3.127 In assessing such proposals it is important to take account not just of the individual effect of a development, but also the cumulative impact having regard to the existing numbers and distribution of similar uses. Whilst sometimes clusters of similar uses that are well planned and managed can form an essential element of the character of the immediate locality and be complementary to the mix of other uses in the area, in other cases a concentration of outlets, particularly where the emphasis is on the evening economy, may conflict with other objectives such as City Centre housing initiatives or result in significant lengths of inactive daytime frontage that detract from the area.
- 3.128 Although food, drink and other licensed premises can help to create a lively and vibrant atmosphere, in some parts of the City Centre high concentrations of such uses can result in harmful impacts, particularly in terms of noise and disturbance, litter, anti-social behaviour and crime, whilst also undermining broader health and wellbeing objectives.
- 3.129 Large licensed premises with a capacity of over 500 persons (that are typically those with a net floor area of 500 square metres or more), can give rise to these harmful impacts, particularly noise and disturbance generated both from within the premises and from people gathering outside or coming to and from the venue. Such premises can also create flashpoints for public disorder and crime, and in some circumstances may have an unacceptable individual effect as well as adding to wider cumulative impact problems. A threshold of 500 persons is consistent with Nottingham City Council's Statement of Licensing Policy (January 2014) which considers that premises with a capacity of more than 500 are more likely to be the focus of crime and disorder.

- 3.130 When evaluating proposals for food and drink uses and other licensed venues, consideration will be given to the extent to which the effects of the proposals can be satisfactorily managed through the use of planning conditions or planning obligations, for example in relation to sound insulation, waste management and crime prevention measures such as CCTV provision. In more sensitive locations, for example where there are nearby residential uses, such safeguarding measures may not be sufficient to adequately manage the impacts of proposals in some cases, whilst in other cases additional controls on hours of operation may provide an appropriate means of enabling a positive mix of uses in an area.
- 3.131 Proposals for food and drink uses and other licensed venues will also be considered in the context of any relevant area specific proposals, including City Centre 'Quarter Policies' and amenity policies.

### **Centres of Neighbourhood Importance (CONIs)**

- 3.132 Centres of Neighbourhood Importance (CONIs), as shown on the accompanying Policies Map, will be supported and promoted as the focus for convenience goods and service provision to meet local needs and small scale community and leisure facilities. Although important in terms of local retail provision, they are not considered Centres in planning policy terms.

### **Policy SH7: Centres of Neighbourhood Importance (CONIs)**

Planning permission for development in CONIs will be granted where both the retail function and the local character of the CONI are not undermined, and the vitality and viability of the CONI is maintained or enhanced. Proposals will be assessed against the following criteria:

- a) whether the proposal supports any local development strategy for the area, including that set out in any adopted SPD;
- b) whether the development is proportionate in scale and compatible with the character and function of the CONI and whether the development would result in an over concentration or clustering of a single use;
- c) whether the nature of the proposal, including the hours of operation, associated levels of activity and extent of active frontage would maintain or reinforce the predominantly shopping character of the CONI and integrate well with existing retail and other complementary uses; and
- d) whether the proposal would have a negative impact on the economic and social wellbeing of local residents.

## Justification

- 3.133 CONIs perform a generally more localised function than those Centres with a higher position within the retail hierarchy. The key functions of CONIs are to provide for the local shopping, service and community needs of the neighbourhood within which they are located. Although served by public transport, a significant proportion of users will visit CONIs on foot to obtain convenience goods and services and top up shopping to meet their basic day to day needs.
- 3.134 Access to local goods and services, including fresh fruit and vegetables, is particularly important in areas of the City where there are higher than average levels of deprivation. However, it is acknowledged that in order to help support and sustain the vitality and viability of CONIs and therefore the continued provision of such essential goods and services, other complementary uses that are proportionate to the scale and nature of the CONI will have a crucial role to play. Although such uses will often attract trade mainly from the local catchment, in other cases outlets for very specialist services seeking to exploit affordable premises in a prominent and accessible main road location may become established, that draw trade from beyond the local area.
- 3.135 When assessing development proposals within CONIs the unique character of each CONI will be taken into account, along with the contribution that is made by different uses towards sustaining future local needs provision within the Centre and the on-going economic performance of the Centre. The Justification Text to Policy SH2 relating to Pay Day Loans and Betting Shops is also relevant to Policy SH7 and the Council will resist proposals which have a negative impact on the economic and social wellbeing of residents.
- 3.136 Where relevant, guidance to support the enhancement of CONIs may be provided in SPDs, particularly where they are identified as being in decline and / or underperforming, or where significant change is proposed to meet identified need.

## Markets

- 3.137 Nottingham benefits from a number of well-established markets that add diversity to the retail offer of the City Centre and several of the larger Centres across the City, providing local access to a range of fresh produce, general household items, clothing and specialist goods. They make a positive contribution to the character of Centres and their ongoing vitality and viability, their retention will therefore be encouraged.

## Policy SH8: Markets

1. Planning permission will be granted for the establishment of new markets or the relocation, remodelling and / or enhancement of existing markets where they would create or maintain an attractive and competitive retail offer beneficial to local shopping provision that reinforces the individual character of existing Centres and would support their overall vitality and viability. Proposals will be assessed against the following criteria:
  - a) the availability of adequate provision for storage of stalls and associated equipment;
  - b) the availability of market trader facilities, such as toilets and other essential hygiene facilities; and
  - c) provision of an appropriate level of safe, secure, accessible and usable parking for trader vehicles.
2. Development that involves qualitative enhancements to existing out of centre or edge of centre markets will be supported where it accords with any up to date and adopted development strategy for the area within which it is located and / or it can be demonstrated that it will contribute towards wider regeneration benefits.

### Justification

- 3.138 Well managed and maintained markets supported by attractive public realm can act as a positive focal point within a Centre, contributing to its individual character and strengthening its ability to draw in custom from beyond the immediate catchment area. The City Centre, for example, plays host to a wide variety of markets some of which are related to special occasions, event or themes.
- 3.139 Markets also provide a low cost and accessible outlet for small scale / newly formed businesses, particularly where they incorporate clusters of specialist goods and services that are mutually supportive in attracting and serving a particular market sector.
- 3.140 Some temporary markets and informal trading activities may operate under permitted development and therefore would not require planning permission. Where planning permission is required, the City Council will support, in principle, markets for community/ special events and those that contribute to the vitality and viability of Centres.

## Regeneration

- 3.141 The policies in this chapter seek to maximise development on previously used sites (brownfield land) which are often the most sustainable and least environmentally sensitive sites. The policies set out a clear vision for sustainable growth and identify priorities for regeneration, directly supporting the objectives of the NPPF and NPPG.
- 3.142 Unlike some cities, Nottingham does not have a legacy of large areas of redundant and derelict land. None the less, some areas, particularly in and around the City Centre are characterised by under-use and their comprehensive redevelopment for a range of uses will bring significant benefits to the City as a whole and bring forward brownfield opportunities for sustainable development.
- 3.143 Within the City Centre, the focus for regeneration is on four City Centre Quarters where the aim is to build on each area's distinctive character, strengths and qualities. Whilst the type of development will vary across the Quarters, development should be of a quality and scale commensurate with the Council's ambitions for a thriving and vital City Centre – including transformational place making schemes which will deliver successful and well managed spaces, buildings and places.
- 3.144 The Quarters refine and replace the Regeneration Zones defined in previous plans, including the Core Strategy. This approach aligns with the Council's 'City Centre Time and Place Plan' which sets out a framework for short and long-term actions to secure the future vitality and vibrancy of the City Centre, its Quarters, heritage assets and the enhancement of pedestrian and cycle routes and public realm. The City Centre Time and Place Plan is a cross-cutting document, the objectives of which are also reflected in the retail, transport, heritage and City Centre policies of this Local Plan.
- 3.145 The principles of 'place making' apply City-wide. Outside the City Centre, a number of strategic brownfield sites have been identified - suitable for comprehensive development delivering a range of uses. The City's strategic sites (Boots, Stanton Tip and Waterside) alongside the smaller site allocations in Section 6 are expected to make a significant contribution to the economic and social transformation of the City.

### Relationship to the Core Strategy

The strategic policy context for Regeneration Policies RE1 to RE8 is set out in the Core Strategy within:

Policy 2: The Spatial Strategy

Policy 5: Nottingham City Centre

Policy 7: Regeneration.

### Facilitating Regeneration

3.146 The private sector plays a significant role in developing new homes and employment opportunities across Nottingham. However, there are some sites where due to issues such as scale, complexity, multiple ownership or viability public sector intervention may be required to deliver a more comprehensive approach or to secure successful regeneration outcomes. The Council is working with key partners in both the public and private sectors to secure physical and economic regeneration which will bring lasting benefits and which optimises the potential of Nottingham's development sites.

### Policy RE1: Facilitating Regeneration

1. Planning permission will be granted for proposals which:
  - a) do not prejudice the wider regeneration and transformation of the area;
  - 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
  - c) assist in enabling the appropriate wider regeneration of brownfield sites.
2. Where necessary, the council will use its Compulsory Purchase Order powers to facilitate major regeneration schemes and unblock barriers to delivery.

### Justification

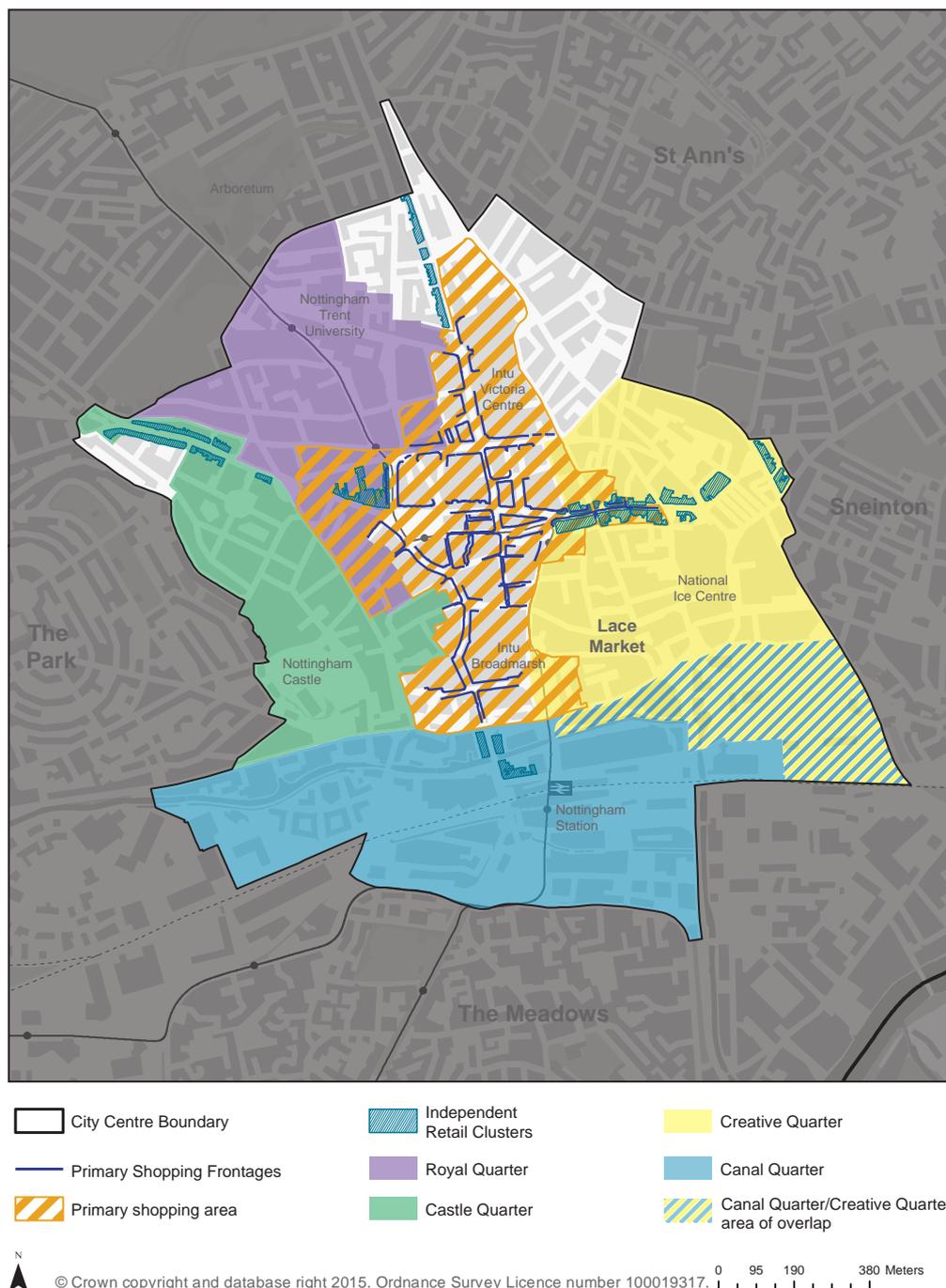
3.147 The NPPF supports development in sustainable locations, making the best use of land and resources. Nottingham has tightly constrained boundaries and limited development opportunities compared to neighbouring Council areas. This Policy seeks to ensure that development proposals make the best use of land and that proposals are appropriate for their location and meet the requirements of any relevant SPDs for that area. This is particularly important in the City Centre where area wide regeneration objectives may be adversely affected by individual proposals of an inappropriate scale, use or design.

3.148 The Council will seek to work in partnership with land owners and developers to deliver appropriate development proposals. However, the nature of some regeneration sites may require direct intervention to ensure their successful delivery – for example where there are complicated multiple ownership issues or where development has stalled due to changing economic conditions. Where voluntary arrangements with owners to deliver appropriate regeneration proposals are not possible, the Council may consider the use of compulsory purchase order powers as a last resort to deliver major regeneration schemes.

### City Centre Quarters

3.149 The City Centre has areas where specific uses cluster together or which have a particular character or identity. To make the most of these clusters and characters and to ensure new development does not impact negatively on these areas, City Centre Quarters have been defined where a specific policy approach applies. These are the Canal, Creative, Castle and Royal Quarters. A fifth area, the retail core, sits at the heart of the City Centre and overlaps the fringes of the Quarters. Policies for the retail core can be found in the Retail and Town Centre sections.

**Figure 2: City Centre Designations**



## Canal Quarter

- 3.150 The Nottingham-Beeston canal is at the heart of the Canal Quarter and although new development has already significantly enhanced its setting, considerable further potential exists for refurbishment of historic buildings, sensitive new development and new and enhanced pedestrian routes.
- 3.151 Whilst leisure, food and drink and entertainment uses are important close to the canal, the main focus is on business and employment, particularly on sites close to the Nottingham Station Hub transport interchange.
- 3.152 There is potential for transformational development commensurate with the Quarter's City Centre gateway location. To the east of the quarter, the Island site (PA68) is a priority for regeneration - one of the largest single development opportunities in the City Centre and where the Council will seek to work with partners to accelerate the delivery of appropriate regeneration proposals.
- 3.153 At their eastern edges, the Canal Quarter and the Creative Quarter overlap in recognition of their common and complementary characteristics. In this area, policies relating to both the Canal and Creative Quarters will apply.

## Policy RE2: Canal Quarter

Within the Canal 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:

- a) provision of high quality offices and other employment floorspace suitable to meet the needs of modern businesses, including priority sectors focussed particularly on those sites in the areas adjoining and close to the Nottingham Station Hub transport interchange;
- b) ensuring that development does not prejudice, and where possible supports, the needs of established businesses;
- c) creation of a new mixed use neighbourhood on the Island site (PA68) in line with an agreed masterplan;
- d) 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 nearby uses;
- e) making better use of the canal frontages, and other waterways including the Tinkers Leen, providing improved visibility and access and enhancing existing and creating new habitats;
- f) building upon the success of existing leisure and entertainment uses focussed on the canal frontage;

- g) contributing towards the creation of an expanded, lively and vibrant independent shopping and leisure area to the south of the Broadmarsh Centre, building on investment in the Nottingham Station transport interchange and supporting the enhancement of established businesses;
- h) exploiting 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;
- i) improving linkages (pedestrian, bus and cycle) between the core of the City Centre and adjoining neighbourhoods including the Meadows, Trent Bridge and the Waterside area, the creation of a new east-west pedestrian link between Middle Hill and the Castle and further enhancement to canal side routes;
- j) exploiting opportunities to create or enhance public spaces; and
- k) supporting the implementation of major transport improvements, expanding upon existing substantial investment in the Nottingham Station Hub transport interchange and NET.

### Justification

- 3.154 The Canal Quarter forms a major proportion of the southern part of the City Centre. The area offers considerable scope for a range of office led developments supported by other employment, residential and leisure uses to exploit and further expand upon the enhanced transport infrastructure and accessibility provided by the Nottingham Station Hub transport interchange and NET, whilst better utilising the opportunities offered by the historic canal and other waterways.
- 3.155 The Quarter incorporates a number of key land allocations, including much of the Southern Gateway Development Area<sup>3</sup>, and provides opportunities for comprehensive development in accordance with site specific development principles. The Island Site (PA68) is the City Centre's largest development site. Delivery of an ambitious redevelopment scheme here has stalled due to the recession and the site has been vacant for many years. Accelerating the delivery of this important site is a priority for the Council.
- 3.156 Developers will be expected to work with the Council to develop and agree an overall masterplan for a new mixed use neighbourhood including residential development, employment, bioscience (especially to build on the emerging cluster of life science uses around BioCity) and supporting uses such as leisure and retail. The masterplan will establish principles for development such as layout, design and phasing and should adequately address the site's complexities and relationship with the City Centre and neighbouring communities.

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3 The Southern Gateway is a concept which includes the promotion of major development and inward investment opportunities in the southern part of the City Centre around Broadmarsh, the Castle and Nottingham Station Hub transport interchange.

3.157 Where necessary, SPDs will be prepared to help guide and facilitate the successful delivery of development of the Canal Quarter and an SPD for the Island Site is already in preparation. Developments will be required to contribute towards identified infrastructure requirements through planning obligations and/or the Community Infrastructure Levy (see Policy IN4). The Council will work proactively with partners to secure the delivery of development and where possible, identify potential funding sources. Where necessary, the Council will consider the use of compulsory purchase powers to assist in site delivery and assembly.

### **Creative Quarter**

3.158 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 and a public/private sector partnership, the Creative Quarter Company, has been established to drive the development of area. The Company supports the expansion of existing and new businesses and provides training and placement schemes for Creative Quarter businesses.

3.159 The Bus Depot (PA65) is located at the heart of the area and provides an opportunity for a major mixed use development with the potential for conference/convention facilities to support and complement the existing Ice Arena.

3.160 At its southern edge, the Creative and Canal Quarters coincide and in this area the policies relating to both Quarters will apply.

### **Policy RE3: Creative Quarter**

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:

- 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;
- 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;
- 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.
- d) providing specialist services including training, education, ancillary retail and leisure facilities that are complementary to the creative industries sector;

- e) supporting the visitor and business economy through provision of facilities to enhance the City's convention/conferencing offer;
- 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
- g) improving linkages (pedestrian, bus and cycle) between the core of the City Centre and adjoining neighbourhoods including Sneinton and St. Ann's.

## Justification

- 3.161 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 mix of occupiers, including some large scale research and development operations, as well as a number of key development sites.
- 3.162 The Creative Quarter will be 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 in line with the objectives of the Strategic Economic Plan.
- 3.163 Development that supports the sensitive re-use of vacant or underused historic buildings, including those within the Lace Market and Sneinton Market Conservation Areas, will be 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.
- 3.164 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, but particularly those to the east of Bellar Gate that are currently severed from the City Centre Core by the inner ring road.
- 3.165 The Creative Quarter incorporates a number of key land allocations, such as the bus depot (PA65) and the Island Site (PA68 - see Canal Quarter). Located close to the existing Ice Arena, the bus depot site has the potential to provide complimentary convention/conference facilities (subject to the relocation of existing uses) which would support the development of business tourism. Where necessary, SPDs will be prepared to help facilitate the successful delivery of the Creative Quarter.

3.166 Developments will be required to contribute towards identified infrastructure requirements through planning obligations and/or CIL (see Policy IN4). The Council will work proactively with partners to secure the delivery of appropriate development, identify potential funding sources and where necessary will consider the use of compulsory purchase powers to assist in delivery and site assembly.

### **Castle Quarter**

3.167 This Quarter is centred on Nottingham Castle, perhaps the most famous landmark in Nottingham which has a strong international identity linked with the legend of Robin Hood, along with the historic former General Hospital and many other historic buildings. There are major opportunities for heritage led regeneration to enhance the tourism and leisure offer and to deliver better connections to the centre of the City. Redevelopment of the former Peoples College (now known as Castle Quarter, PA66 Maid Marian Way - College Site) and enhancement of facilities at the Castle (alongside redevelopment of the Broadmarsh Centre) has the potential to positively transform this part of the City.

### **Policy RE4: Castle Quarter**

Within the Castle Quarter, as shown on the Policies Map, planning permission will be granted for development that contributes towards the heritage value and regeneration of the area focussing on the cultural, leisure, and tourism potential of the Castle and its surroundings. Development will be supported within the Castle Quarter that is consistent with and does not undermine the delivery of the following strategic aims:

- a) encouraging development which preserves and enhances the setting of the listed Nottingham Castle and its Park and Gardens;
- b) preserving and enhancing the significance of heritage assets and making the best use of the historic environment to promote economic growth through sensitive reuse and interpretation of heritage assets;
- c) providing new and improved leisure and cultural facilities that enhance its role as a tourist and visitor attraction of regional and national significance consistent with maintaining and enhancing the special historic interest of the area;
- d) providing high quality office accommodation in appropriate locations including through small scale adaptive re-use of historic buildings where this is consistent with preserving their significance, or larger scale proposals focussed on Maid Marian Way that secure enhancements to the quality of the built environment and public realm;
- e) enhancing the existing restaurant and leisure offer, particularly focussing on inclusive daytime provision across a range of user groups that complements the tourism, commercial office, cultural and leisure sectors;
- f) providing high quality (C3) residential accommodation where this is compatible with heritage and tourism objectives and the preservation/ enhancement of high grade office provision;

- g) resisting purpose built student accommodation (including conversions), other than to the north west of the area at Canning Circus and Wollaton Street and locations along and to the east of Maid Marian Way (excluding site allocation PA66 Castle College); and
- h) improving the pedestrian and cycle connectivity of the area to the City Centre retail core and Lace Market.

### Justification

- 3.168 The Castle Quarter is an historic area in the western part of the City Centre that extends from the Castle and its historic grounds to St. Nicholas' Church and the eastern fringe of Castle Gate, the latter of which comprises one of a parallel series of historic of east-west streets linking the Castle to the core of the City Centre and the Lace Market. The northern extent of the Quarter incorporates St. Barnabas Cathedral and the Playhouse Theatre, whilst the southern part includes the site of Castle College (formerly People's College).
- 3.169 The majority of the Castle Quarter lies to the west of Maid Marian Way that cuts abruptly across the City's historic east-west streets and causes insensitive interruption of the original medieval linkages between the Castle and the core of the City Centre. Whilst significant improvements have been made to repair those linkages, further scope for improvement remains and should where possible be delivered as part of new development. This is particularly important given the City's ambitions to create a world class visitor attraction at the Castle with support from the Heritage Lottery Fund.
- 3.170 The current pedestrian crossing arrangements across Collin Street exacerbate the detachment of the Castle area from the City Centre Core and Nottingham Station hub. Redevelopment of the Castle College site (PA66 – located to the east of the Castle grounds) alongside the Council's ambitions to remodel the highway network around the Boardmarsh Centre (PA67) provides opportunities to address these physical barriers, open up views of the castle and provide direct pedestrian access from the east. Links between key tourism destinations will be further improved with the reinforcement and enhancement of a 'tourism route' stretching from the Lace Market to the Castle.
- 3.171 The Castle Quarter currently includes a significant amount of good quality residential accommodation, both within historic buildings in the vicinity of the Castle, Wellington Circus, parts of the Ropewalk, and modern apartments focussed around the former General Hospital. Further residential accommodation will be supported where it is compatible with the continued success of the Quarter's leisure, tourism and office sectors.
- 3.172 Within the historic core of the Quarter, planning applications for the development of purpose built student accommodation (including conversions) will not be supported as such development could adversely impact on the historic character of the area, its tourism and visitor potential and established residential uses. However such development, where of an appropriate scale and where sensitively designed, may be acceptable to the north west of the area at Canning Circus and Wollaton Street and locations along and to the east of

Maid Marian Way (excluding the site allocation PA66 Maid Marian Way – College Site). Any applications for student accommodation in these locations will be carefully considered to avoid adverse impacts on existing residential uses and the historic environment. Where acceptable, innovative formats which offer attractive accommodation to returning students will be encouraged (such as the ‘Graystacks’ development on Castle Boulevard) – this is covered in more detail in the Housing Size, Mix and Choice chapter.

- 3.173 Where necessary, SPDs will be prepared to help facilitate the successful delivery of the Castle Quarter strategy. Developments will be required to contribute towards identified infrastructure requirements through planning obligations and/or CIL (see Policy IN4). The Council will work proactively with partners to secure the delivery of appropriate development, identify potential funding sources and where necessary will consider the use of compulsory purchase powers to assist in delivery and site assembly.

### **Royal Quarter**

- 3.174 This Quarter includes a variety of building types and City Centre uses with a focus on entertainment uses - such as the Royal Centre which comprises the Royal Concert Hall and the Theatre Royal and Rock City, one of the City’s most popular music venues. The area includes many former civic buildings, heritage assets and Nottingham Trent University City Centre campus. Immediately west of the retail core, the area acts as a ‘buffer’ between the dominant retail streets and the mixed uses in the rest of the City Centre and consequently retail viability tends to be vulnerable to changes in wider economic conditions. This provides the potential to introduce other uses to support residents and visitors and diversify the area’s offer, particularly making the area more attractive in the evenings for a wider age range.

### **Policy RE5: Royal Quarter**

Within the Royal Quarter, as shown on the accompanying Policies Map, planning permission will be granted for development that is consistent with and does not undermine the delivery of the following strategic aims:

- a) providing new and improved leisure and cultural facilities that enhance the City’s role as a tourist and visitor attraction of regional and national significance;
- b) delivering high grade office accommodation in appropriate locations;
- c) adding to the existing high quality restaurant and leisure offer, particularly focussing on inclusive daytime provision across a range of user groups that complements the tourism, commercial office and cultural sectors;
- d) providing new and improved education and conference facilities and uses associated with the University;
- e) delivering high quality housing, including high quality purpose built student accommodation, where this is compatible with nearby uses;
- f) supporting and developing the independent retail sector;

- g) exploiting opportunities to create or enhance public spaces, particularly around the Nottingham Trent University campus;
- h) preserving and enhancing the significance of heritage assets; and
- i) improving the pedestrian and cycle connectivity of the area to the City Centre and surrounding areas.

### Justification

- 3.175 The Royal Quarter forms the entertainment core of the City Centre and is also characterised by the presence of Nottingham Trent University's City Centre campus. The University is a significant landowner and will have a key role to play in the development of the Quarter, particular in enhancing the coherence of the campus area whilst maintaining it as a key City Centre asset, accessible and useable by all. A key element of this will be environmental improvements, introducing more vibrant uses and developing some of the areas of public realm to add vibrancy and increase dwell time.
- 3.176 The built form of the area is dominated by substantial and imposing buildings, including those within the University Campus, entertainment venues and civic buildings (for example the Newton Building and the former Guildhall both of which are Listed Buildings). Entertainment venues (such as the Royal Concert Hall, Theatre Royal and the Corner House) provide opportunities to further enhance and consolidate the area's identity, attractiveness and economy to the benefit of the City as a whole.
- 3.177 The entertainment sector within the Quarter draws visitors into the City from outside the local area, and the further enhancement of high quality venues to serve a range of users, including families, will be encouraged. Development involving the enhancement of education and conference facilities will also be supported, along with associated residential accommodation in appropriate locations. High quality office provision will be encouraged within the Quarter, and development that is complementary to and reinforces established independent retail uses alongside new and improved public spaces.
- 3.178 Where necessary, SPDs will be prepared to help facilitate the successful delivery of the Royal Quarter. Developments will be required to contribute towards identified infrastructure requirements through planning obligations and or Community Infrastructure Levy (see Policy IN4). The Council will work with partners to secure the delivery of sites, including through the identification of potential funding sources, and where necessary will consider the use of compulsory purchase powers to assist in site delivery and assembly.

### Strategic Regeneration Sites

- 3.179 Outside the City Centre, Boots, Stanton Tip and the Waterside are significant brownfield sites with opportunities to provide wide ranging regeneration benefits and where integrated approaches to remediation, flood risk and design are required. These sites were identified in the Core Strategy (adopted 2014) as strategic locations for growth.

## Policy RE6: The Boots Site

Planning permission will be granted for development at the Boots site, as shown on the accompanying Policies Map, subject to:

- a) submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;
- b) provision of new housing (up to 1,150 units across the Nottingham and Broxtowe combined site);
- c) provision of new business and commercial space with a focus on the hi- tech sector and health and beauty;
- d) submission of a transport assessment and delivery of a new internal spine road to service the site and improve linkages (bus, cycle and pedestrian) to the surrounding area including Beeston and the City Centre;
- e) design and layout that complements and does not detract from the existing campus style of development;
- f) proposals which preserve and enhance the significance of heritage assets on site;
- g) retention and creation of areas of semi-natural habitat adjacent to the Beeston Canal;
- h) qualitative improvements to on site open space provision;
- i) suitable proposals for sustainable urban drainage and flood risk mitigation measures;
- j) proposals which safeguard air quality and groundwater resources; and
- k) proposals which maximise opportunities for the use and generation of low carbon energy.

### Justification

3.180 The Boots site forms part of the D2N2 Enterprise Zone and straddles the boundary with Broxtowe Borough Council. This is a complex site where development will need to have regard to contamination, flood risk and enhancement and protection of habitats and heritage assets. A significant funding package has already been secured to bring forward site infrastructure to facilitate mixed use development including housing and employment uses. Conditional planning permission was granted in December 2014 for two related proposals, the first for mixed use development of the site (subject to completion of a S106 agreement) and the second for infrastructure and remediation works.

3.181 This strategic site has the critical mass to support more innovative and exemplar approaches to creating new communities – for example, through innovative design and construction techniques, small scale community energy generation, incorporation of SuDS and new

technologies such as electric vehicle charging points. Such approaches are important in helping to reduce carbon emissions and green house gases and align with Policies CC1 and TR1 and their accompanying Justification Text.

3.182 Development will be required to contribute towards identified infrastructure requirements through planning obligations and /or CIL and the securing of other external funding mechanisms where they are available. The Council will work proactively with partners to support the delivery of development and positive regeneration outcomes, identify potential funding sources and where necessary.

### **Policy RE7: Stanton Tip**

Planning permission for development will be granted at Stanton Tip, as shown on the accompanying Policies Map, subject to:

- a) development of an agreed masterplan for the site;
- b) provision of primarily family housing;
- c) provision of employment uses;
- d) integration of new uses with existing development;
- e) submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;
- f) submission of a transport assessment and new and improved connections (vehicle/pedestrian/cycle) with adjacent development and NET Line 1 stop;
- g) retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor;
- h) proposals which successfully address the topography of the site in terms of accessibility, design and layout;
- i) creation of new green space within the development;
- j) suitable proposals for opening up the existing culvert, sustainable urban drainage and flood risk mitigation measures;
- k) proposals which safeguard groundwater resources; and
- l) proposals which maximise opportunities for the use and generation of low carbon energy.

## Justification

- 3.183 Stanton Tip (PA11) is a strategic brownfield site which has the potential to make a significant contribution to the provision of new homes to meet the City's needs. The site is contaminated and redevelopment provides the opportunity to remediate the site, provide new housing and employment and enhance the existing Local Wildlife Site within the site boundary. Opportunities exist to improve cycle and walking connections in the neighbourhood and to the NET Line 1 stop at Phoenix Park.
- 3.184 Developers will be expected to work with the Council to develop and agree an overall masterplan for the site which will establish principles for development such as layout, design and phasing and which should adequately address the site's complexities and relationship and links to neighbouring communities.
- 3.185 This strategic site has the critical mass to support more innovative and exemplar approaches to development – for example, through innovative design and construction techniques, incorporation of SuDS, small scale community energy generation and new technologies such as electric vehicle charging points. Such approaches are important in helping to reduce carbon emissions and greenhouse gases and align with Policies CC1 and TR1 and their Justification Text.
- 3.186 Development will be required to contribute towards identified infrastructure requirements through planning obligations and /or CIL and the securing of other external funding mechanisms where they are available. The Council will work proactively with partners to support the delivery of development and positive regeneration outcomes, identify potential funding sources.

## Policy RE8: Waterside

Within the Waterside area, as shown on the accompanying Policies Map, planning permission will be granted for development that is consistent with and does not undermine the delivery of the following strategic aims:

- a) provision of new housing, particularly in the southern part of the area, that exploits the riverside and canal frontages, including family housing and other forms of innovative residential accommodation formats (which may include custom build), delivered as part of mixed use schemes, where this is compatible with and does not prejudice the activities of nearby uses;
- b) delivery of high quality offices and other employment floorspace suitable to meet the needs of modern businesses, including expanding sectors identified within the Nottingham Growth Plan, focussing particularly on those areas in the northern part of the area;
- c) expansion of sport and leisure uses building on the strengths of established large facilities and river based activities in the area;

- d) provision of complementary energy related uses/low carbon technology sectors close to the existing Energy from Waste Plant provided that development close to the canal and Cattle Market Road frontages provides an appropriate 'buffer' to the canal and Cattle Market Road;
- e) improving linkages (pedestrian, bus and cycle) between the area and the core of the City Centre and adjoining neighbourhoods (such as the Meadows, Trent Bridge, Colwick Park, the Canal Quarter, Sneinton and St. Ann's), the creation of enhanced east-west transport routes incorporating an improved Cattle Market Road link, and further improvements to canal side routes to provide a continuous footpath and cycleway along the north bank of the River Trent and the potential for improved/new cycle and pedestrian crossings over the River Trent;
- f) exploiting opportunities to create or enhance public spaces and green infrastructure provision, especially related to the River Trent and canal;
- g) suitable proposals for sustainable urban drainage and flood risk mitigation measures;
- h) provision of appropriate retail, community (including education) and health facilities to serve new development within the area;
- i) preserving and enhancing the significance of heritage assets;
- j) safeguarding a potential future route for NET; and
- k) proposals which maximise opportunities for the use and generation of low carbon energy.

### Justification

3.187 The Waterside area lies to the south east of the City Centre, and comprises the full extent of the Waterside Regeneration Zone (as referred to in the Core Strategy). The area is characterised by underused sites and buildings, many of which turn their back on the River Trent and the Nottingham and Beeston Canal. Although relatively close to the City Centre, the area is not well connected with few direct or attractive routes.

3.188 Its scale and location provides an opportunity to create a new sustainable community with a range of residential and office / employment-led schemes supported by appropriately scaled retail, health, leisure educational and community facilities, alongside the creation and enhancement of open spaces and improved connectivity with the City Centre and adjacent communities. The sites have the scope to create and enhance access to watercourses, heritage assets and areas of open space and wildlife value. The provision of a continuous footpath and cycleway along the north bank of the Trent between Trent Bridge and Colwick Park is a key aspiration of the Council, potential may also exist for improved or new pedestrian and cycle connections across the River Trent.

- 3.189 The area incorporates a number of key land allocations that provide opportunities for comprehensive development in accordance with site specific development principles. Development of key sites will need to be co-ordinated to ensure that as well as exploiting new growth opportunities, investment reinforces the existing strengths of the area, including established business sectors, and contributes towards broader regeneration objectives.
- 3.190 Potential exists for the development of low carbon energy related activities close to the Energy from Waste Plant to complement existing uses and to assist in forming a buffer to the existing Energy from Waste Plant. The Waterside also has the critical mass to support more innovative and exemplar approaches to creating new communities – for example, through innovative design and construction techniques, small scale community energy generation, incorporation of SuDS and new technologies such as electric vehicle charging points. Such approaches are important in helping to reduce carbon emissions and greenhouse gases and align with Policies CC1 and TR1 and their accompanying Justification Text
- 3.191 Where necessary, SPDs will be prepared to help facilitate the successful delivery of the Waterside. Developments will be required to contribute towards identified infrastructure requirements through planning obligations and the securing of other external funding mechanisms where they are available. The City Council will work proactively with partners to support the delivery of development and positive regeneration outcomes, identify potential funding sources and where necessary will consider the use of compulsory purchase powers to assist in delivery and site assembly.

# section four

Development Management Policies – Places For People

## Housing Size, Mix and Choice

- 4.1 A key aim of the City Council and its partners is to ensure that the City can provide good quality homes to meet present needs and also to support the economic development of the City. The City's housing stock should also help people to meet their aspirations by providing high quality homes from which households can take advantage of economic, educational, social and cultural opportunities.
- 4.2 The City's housing infrastructure currently, however, faces a series of challenges. The City has a relatively high proportion of young adults (aged 15-29) reflecting the presence of two universities and a relatively low proportion of adults aged 40-64. Many students who live in the City do so in traditional family housing stock, which contributes significantly to the shortage in quality family housing available. In addition there is a relatively high proportion of social rented and private rented housing in the City and much of the City's housing is low value with some in poor repair, including some large social housing estates. In addition, despite this, affordability is still a problem as many residents are on low incomes as the City has high levels of deprivation compared to the national average. Furthermore, Nottingham is home to a diverse range of people with widely differing and changeable needs associated with age, health, disability and levels of vulnerability and the City Council has a responsibility to offer housing provision which is flexible and reflective of this.

### Core Strategy Housing Provision

- 4.3 The strategic policy context for the LAPP document's housing policies is set out in the Core Strategy. The Core Strategy states that sustainable development within the plan area should be achieved through a strategy of urban concentration with regeneration. Most development is to be located in or adjoining the main built up area of Nottingham. The Core Strategy therefore requires the provision of 17,150 homes in Nottingham City up to 2028.
- 4.4 The provision to 2028 is distributed as follows<sup>4</sup>:

2011/13	950
2013/18	4,400
2018/23	5,950
2023/28	5,850

4 These figures are not upper limits to development but represent the anticipated rate of housing completions

- 4.5 The Core Strategy designates three Strategic Locations within the City, where new residential development will be accommodated:
- Boots Site
  - Stanton Tip, Hempshill Vale
  - Waterside
- 4.6 Appendix 3 at the end of this document lists further sites that have been allocated in this document to accommodate a substantial proportion of the remainder of the Core Strategy housing provision for the City. The list of sites in this Appendix has been compiled as a result of extensive consultation including a 'Call for Sites', 'Issues and Options', 'Additional Sites' and 'Preferred Options' consultation. A site assessment and Sustainability Appraisal process has also been carried out for each site. Early provision of housing will be through existing deliverable sites whilst the strategic locations at the Waterside and Stanton Tip will take longer to develop their full potential. The delivery of the Boots site will be assisted by the infrastructure planned to be put in place to support the development of the Enterprise Zone at this location. Appendix 3 provides further detail relating to how the City Council's housing requirement will be met and the contribution that the allocated sites will make towards this.
- 4.7 To ensure that new housing development does not exacerbate the current unbalanced housing stock it is necessary to provide a suitable mix and balance of housing across the City including family, affordable, specialist and student housing, so that there is a range of good quality homes in appropriate locations with good connections to jobs, services and leisure opportunities. In appropriate locations this may include custom or self-build housing. Alongside this, the City Council and its partners are investing in the refurbishment and improvement of housing stock.

#### **Relationship to the Core Strategy**

The strategic policy context for the Housing Size, Mix and Choice Policies HO1 to HO6 is set out in the Core Strategy within:

Policy 8: Housing Size, Mix and Choice

Policy 9: Gypsies, Travellers and Travelling Showpeople

Policy 10: Design and Enhancing Local Identity.

## Policy HO1: Housing Mix

1. Outside of the City Centre where sites are capable and suitable for 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.
2. In assessing whether sites are capable and suitable for accommodating family housing, and whether the resulting development will be in character with the local area, the following criteria will be taken into account:
  - a) whether the site is allocated and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;
  - b) whether the resulting development would fulfil other regeneration aspirations of the City Council;
  - c) whether local evidence of housing need and demand (such as that set out in the Housing Nottingham Plan) indicates that an alternative mix of housing is appropriate; or
  - 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.
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.
4. Where sites provide for 10 or more homes, consideration should be given to including either provision of serviced plots for self or custobuilders, and/or the provision of custom homes by other delivery routes. If there is sufficient demand for this type of provision, a SPD may be prepared to provide further guidance on how custom and self-build housing should be delivered on such sites.

### Justification

- 4.8 This policy seeks to implement Policy 8 (Housing, Size, Mix and Choice) and Policy 5 (Nottingham City Centre) of the Core Strategy which place an emphasis on providing family housing, including larger family housing, to meet the strategic priorities of The Nottingham Plan to 2020 and the aims of the Housing Nottingham Plan 2013-2015.

- 4.9 The Housing Nottingham Plan states that there is a continuing need to develop larger family housing in Nottingham as part of the wider mix and balance in order to provide a wider quality of and choice for citizens. The requirement for the continued supply of larger family housing was also recommended in the 2009 Black and Minority Ethnic Housing Inquiry. Nottingham City Council has a particularly low proportion of homes suitable for families when compared to both the Housing Market Area as a whole and the national average. In 2011, only 55.6% of dwellings in Nottingham had 3 or more bedrooms compared with 63.3% in Greater Nottingham and 60.1% nationally<sup>5</sup>. One of the key headline targets of the Nottingham Plan to 2020 is to increase family housing.
- 4.10 The problems caused by the low provision of family homes within the City is exacerbated by many of these dwellings being occupied as houses in multiple occupation in some parts of the City. 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, including schools.
- 4.11 The current pattern of completions in new homes shows that levels of family housing are low and still falling behind Greater Nottingham and national figures. Monitoring figures as at March 2014 showed that only 36.9% of housing completions outside of City Centre between March 2013 and March 2014 were for dwellings with 3 or more bedrooms.
- 4.12 In order to address this challenge, the City Council is seeking to secure more family housing, and in particular, larger family homes. For the purposes of this document, the following definitions for family housing will be used:
- Family housing** is likely to be of no more than three storeys, have private enclosed gardens, and have three or more bedrooms, two at least of which are capable of double occupancy.
- Larger family housing** will have four or more bedrooms in addition to the characteristics described for family housing above.
- 4.13 If a site is capable and suitable for accommodating family houses therefore, and its location is appropriate, then the development should deliver family houses as opposed to other forms of residential accommodation. This will help ensure that a suitable future stock of family sized houses is maintained in the City as dwelling numbers increase.
- 4.14 Factors that will be taken into account in terms of assessing the capability and suitability of a site to accommodate family housing will include: amenity, layout, potential to incorporate outdoor amenity space, outlook, design and access to community facilities. It is recognised however that there may be instances where properties or sites are not capable or suitable for accommodating family housing. Examples of this include some smaller brownfield sites, (e.g. former petrol filling stations) where abnormal decontamination or site assembly costs may prevent a high level of family housing provision. Equally, in particularly accessible locations, such as defined Town Centres or transport hubs, where higher densities may be appropriate.

- 4.15 In addition to this, there may be instances where alternative provision on the site could meet other aims of the City Council, such as provision for older and mobility impaired people including bungalows. The City Council recognises the important role that bungalows play in providing opportunities for residents to downsize their accommodation and thereby free up larger houses for families to occupy. In these instances, early discussion with the City Council is recommended to agree an appropriate form of development. Equally, there will need to be flexibility in the proportion of family housing delivered through affordable housing schemes, as providers respond to changing demand in the sector which is likely to result in a need for a larger proportion of smaller affordable homes.
- 4.16 Provision of new housing in the City Centre has been dominated by smaller units, with a preponderance of one bedroom flats. In order to provide for a broader mix of housing types, and thus allow for a more diverse community, developments should include a broader mix of home types, including homes with two or more bedrooms. There are also opportunities for more innovative housing developments around the fringes of the City Centre, including the incorporation of larger town houses.
- 4.17 The Government wishes to enable more people to build their own home and wants to make this form of housing a mainstream housing option. The NPPF requires local planning authorities to provide a wide choice of high quality homes and to widen opportunities for home ownership, and to help achieve these aims, the NPPF states that Local Planning Authorities should plan to meet the needs of different groups within the community, including those who wish to build their own homes. Custom build homes (which include self-build) can improve the mix of housing types, sizes and tenures within a locality, and can be a route to lower cost home ownership.
- 4.18 Nottingham City Council's development partner, Blueprint, has already built some custom housing at Green Street in the Meadows, and intends to develop more at and Brook Street (PA63) in the Creative Quarter and at Trent Basin in the Waterside (PA83).
- 4.19 A Custom/Self Build Register is in the process of being established in Nottingham (as part of a wider Greater Nottingham register), in order to provide evidence of demand. Until the register is established, the level of demand cannot be established with any degree of accuracy. Accordingly, the most appropriate means of providing for any demand at the present time is considered to be through the development of sites owned by the Council. Initially, this may be by offer of small surplus sites suitable for one or a few dwellings. However, should demand be sufficient, this may be met on larger sites where the Council is progressing the site through the planning application process, and where the level of provision can be tailored to demand as it emerges.
- 4.20 Should demand exceed that which it is possible to accommodate through either voluntary measures, or through City Council owned sites, a SPD may be prepared, setting out how development sites outside of City Council control can contribute to meeting established demand in line with Government policy.

## Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation

In order to both address the shortage of homes throughout the City which are suitable and attractive to families, and to encourage the provision of sustainable, inclusive and mixed communities, there will be a presumption against the loss of dwellinghouses (Use Class C3) for family occupation through either sub-division, conversion to Use Class C4, conversion to other non-residential uses or demolition and redevelopment unless:

- a) the property/properties is/are located within a site allocation and the corresponding development principles indicate that an alternative use or mix of housing will be more appropriate;
- b) the proposed development fulfils other regeneration aspirations of the City Council;
- c) local evidence of housing need and demand (such as that set out in the Housing Nottingham Plan) indicates that an alternative mix of housing is appropriate;
- d) alternative provision meets other housing priorities of the City Council, such as provision for elderly persons (including bungalows);
- e) the property/properties is/are proposed for development of main town centre uses and are located in or on the edge of a defined centre, and are subject to Policies SH2 and SH3; or
- f) an applicant can demonstrate that the property/properties is/are no longer suitable for family occupation, in which case, replacement with a new Class C3 dwellinghouse(s), suitable for family occupation will be the preferred approach, unless one of the criteria set out above can be satisfied.

### Justification

- 4.21 This policy relates to The Nottingham Plan to 2020 Strategic Priorities and the aims of the Housing Nottingham Plan 2013-2015.
- 4.22 The evidence provided above for Policy HO1 sets out the need for family housing in the City. Nottingham is however limited in its capacity to identify significant areas of land exclusively for family homes and so family housing should be retained unless there are exceptional circumstances where it may not be appropriate to do so.
- 4.23 Such circumstances will be where the property/properties form/forms part of a site allocation within this document, and the accompanying development principles for that site, state that an alternative use for the property/properties has been identified or an alternative type of housing is more appropriate. Another example of an exceptional circumstance will be where an alternative form of development would fulfil regeneration aspirations endorsed by the City Council or where alternative provision meets other housing priorities of the City Council as set out in the Housing Nottingham Plan such as provision for elderly persons including bungalows.

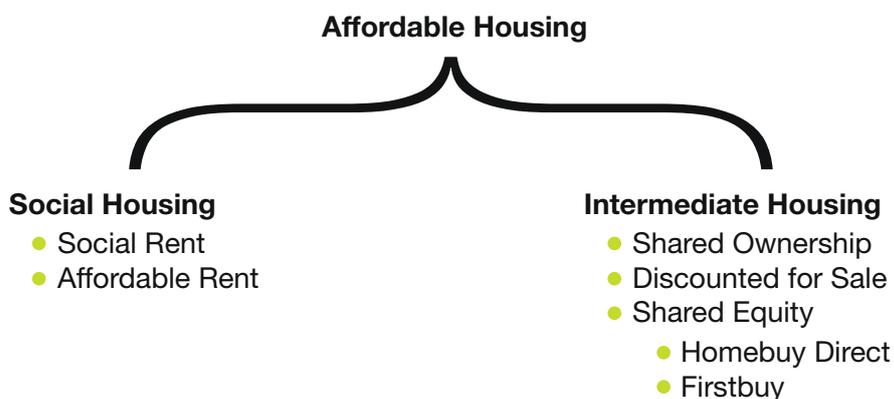
- 4.24 Where applicants feel that a property/properties is/are no longer suitable for family occupation, a robust justification will be required. Factors that will be taken into consideration will include: location of the property, compatibility of neighbouring uses, provision of private outdoor amenity space, car parking, outlook and adaptability of internal layout. In this circumstance, early discussion with the City Council is recommended to agree an appropriate form of development that will provide replacement with a new C3 dwellinghouse/dwellinghouses suitable for family occupation unless the proposed development will fulfil regeneration aspirations endorsed by the City Council or where alternative provision meets other priorities of the City Council.
- 4.25 From 1 October 2010 the change of use of a dwellinghouse occupied by persons forming a single household (Use Class C3) to use as a house in multiple occupation was permitted development and therefore could not be controlled through the planning process. However, in March 2012 the City Council put in place an Article 4 Direction requiring that specific planning permission is required to effect such a change. This allows the number and distribution of HMOs across the City to be managed through the planning process to avoid the creation of further concentrations, or worsening of existing concentrations of such uses to the detriment of the establishment and maintenance of mixed and sustainable communities, and also to protect the current stock of housing available for family occupation to meet the City's identified need (also see Policy HO6).

### Policy HO3: Affordable Housing

1. Planning permission for new residential developments including conversions, above a threshold of 15 dwellings, or 0.5 hectares (irrespective of dwelling numbers), will be granted subject to a target of 20% of new dwellings being developed for affordable housing, where appropriate.
2. Affordable housing need should be met on-site. However, where it can be robustly justified, off-site provision or a financial contribution will be sought in accordance with the City Council's Supplementary Planning Guidance on affordable housing.
3. Provision of Affordable Rented housing will not usually be an appropriate form of contribution. The type of affordable housing to be provided on site will be negotiated having regard to:
  - a) the City-wide need for affordable housing as identified in the Strategic Housing Market Assessment (SHMA), taking into account all other sources and supply of affordable housing;
  - b) levels of affordability in the area; and
  - c) size, type and tenure of housing in the area.
4. On sites providing student dwellings, a commuted sum will be required in lieu of on-site affordable housing provision.

## Justification

- 4.26 This policy relates to Policy 8 (Housing Size, Mix and Choice) and Policy 19 (Developer Contributions) of the Core Strategy. As a result of Government announcements made on 7th October 2015, this policy may require changes once Government Proposals are finalised. The announcement stated that the Government intends to remove powers for local authorities to specify types of affordable housing in S106 agreements, and also intends to introduce changes so that starter homes will count as affordable housing for planning purposes. The timescales for implementation are not yet clear but it is likely that changes to this policy will be required prior to Examination.
- 4.27 The NPPF states that where a local planning authority has identified that affordable housing is needed the approach must contribute to the objective of creating inclusive and mixed communities. Policies should be sufficiently flexible to take account of changing market conditions over time. It does not define the amount or type of affordable housing that should be provided. The affordable housing target above will be considered in the context of the deliverability and viability of development sites and the submission of robust viability assessments.
- 4.28 Affordable Rent was introduced by the Government as an additional form of Social Housing which now includes both Social Rent and Affordable Rent products. The wider definition of affordable housing also includes Intermediate Housing, shared ownership, shared equity and intermediate rent.
- 4.29 The following diagram shows the different affordable housing products:



- 4.30 The City Council will require affordable housing contributions to contain a mix of Social Housing and Intermediate Housing that meets the local need for affordable housing with reference to the criteria above. The City-wide Strategic Housing Market Assessment (SHMA) is the primary evidence base for determining this need. However, in order to maintain inclusive and mixed communities, reference to the amount, type and tenure of affordable housing already in the locality of a development is also relevant when determining the appropriate split between Social Housing and Intermediate Housing.

- 4.31 Affordable housing supply is delivered through a range of mechanisms of which Section 106 contributions are one. The majority of affordable housing delivered through other routes, such as the Government's National Affordable Housing Programme, will be in the form of Affordable Rent. Conversions of existing Registered Providers' stock from Social Rent to Affordable Rent will also increase the supply of Affordable Rent tenure in Nottingham. The SHMA (2012 update) recognises that there is a proportion of the City's citizens whose circumstances mean Affordable Rent will be an appropriate product. This is, however, a relatively small proportion compared to the number of citizens for whom Social Rent is the more appropriate product. As a majority of new affordable housing delivered by Registered Providers through other routes will be Affordable Rent tenure, the City's requirement for this product, as per the SHMA, is likely to be fulfilled by this route. The City Council will therefore normally expect all of the Social Housing proportion of an affordable housing Section 106 contribution to be Social Rented tenure and not Affordable Rent.
- 4.32 Low cost market housing, such as starter homes, are exempt from the affordable housing definition and will not be considered as such for planning purposes.
- 4.33 Where affordable housing is not provided on site, provision and financial contributions will be sought in accordance with the City Council's Supplementary Planning Guidance on affordable housing. Where agreed with the City Council, a gift of land for the development of affordable housing may be acceptable either in lieu or together with any financial contribution. The financial contributions expected by the guidance is updated annually and the guidance will be replaced by a SPD following adoption of the LAPP.

#### **Policy HO4: Specialist and Adaptable Housing**

1. Planning permission for new residential development above a threshold of 10 or more dwellings will be granted subject to a target of at least 10% of new dwellings being developed as 'Accessible and Adaptable' dwellings.
2. In residential areas planning permission will be granted for specialist housing for older people, other vulnerable groups and for hostel accommodation provided that:
  - a) a satisfactory residential environment can be achieved for the benefit of the intended occupants;
  - b) the amenity of existing local residents would not be compromised;
  - c) the use would not result in over-concentration of similar uses in any one area leading to a material change in character;
  - d) the site is accessible to public transport and other services; and
  - e) there will be satisfactory management arrangements in place to ensure amenity of nearby occupiers is maintained.

## Justification

- 4.34 This policy seeks to implement Policy 8 (Housing Size, Mix and Choice) of the adopted Core Strategy.
- 4.35 The NPPF states that in order to create inclusive and mixed communities, local planning authorities should plan for a mix of housing based on the needs of different groups in the community.
- 4.36 Where possible, new residential accommodation should be adaptable to changes in individual circumstances. This can support independent living, personal wellbeing and ensure that new homes are fit to support a range of future needs. The City Council will require that a proportion of homes within new residential schemes meet the Category 2: Accessible and Adaptable standard of the Government's National Housing Standards. This will apply to all developments of 10 or more dwellings. In exceptional circumstances there may be instances where individual site characteristic and viability (for example steep gradients or flood risk) mean that meeting the standard is impractical and these cases will be considered on their own merits in light of demonstrable supporting evidence.
- 4.37 It is important to ensure that the correct location for this type of development is achieved, and that design standards are met, to maintain an acceptable residential environment. Over-concentration of similar uses could include areas which span across administrative boundaries with neighbouring Councils. Residents and visitors should have access to public transport and other facilities and services.
- 4.38 Proposals for specialist accommodation will be expected to conform to the appropriate standards set out within the Building Regulations (as amended 2015) relating to Accessible and Adaptable Dwellings (Category 2) and Wheelchair User Dwellings (Category 3) as appropriate. Guidance on designing specialist accommodation for people with impaired mobility can be found in BS9266: 2013 'Design of accessible and adaptable general needs housing – Code of Practice'
- 4.39 Homes designed in accordance with BS9266 might be suitable for some wheelchair users. However, many wheelchair users and some older people with particular access, storage and circulation needs might need the space and circulation standards of a home designed in accordance with the 'Wheelchair housing design guide'.
- 4.40 Mandatory accessibility requirements for private dwellings can be found in Part M of the Building Regulations 2004, incorporating 2010 and 2013 and 2015 amendments, this standard also gives guidance on access and facilities for the disabled.

## Policy HO5: Locations for Purpose Built Student Accommodation

Purpose built student accommodation of an appropriate scale and design will be encouraged in the following locations:

- 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;
- e) sites where student accommodation accords with an approved SPD.

### Justification

- 4.41 Nottingham's two universities, the University of Nottingham and Nottingham Trent University, are major assets that are vital to the City's economy and make an important contribution to its positive national and international reputation, attracting substantial investment and supporting growth across a range of employment sectors. In addition to the universities, the City also benefits from a well-established network of highly regarded further and higher education colleges offering an excellent range of courses and training facilities.
- 4.42 The City's education sector is therefore one of its key strengths, providing considerable local employment and a vital source of research and development expertise linked to both well established and developing local businesses, and attracting large numbers of domestic and international students into the City, adding to its cultural diversity, vibrancy and skills base whilst expanding local expenditure capacity for consumer goods and services.
- 4.43 The development of such a thriving education sector has had a significant impact on the characteristics of Nottingham's population and its associated housing requirements. Whilst the continued growth and success of the sector is strongly supported, as reflected by Policy LS2, it is important to ensure that planning policies provide a suitable framework to address the particular housing needs associated with this in a way that supports the creation of sustainable, inclusive and mixed communities throughout the City in line with the NPPF and Policy 8 of the Core Strategy.

- 4.44 Currently approximately 37,500 full time students attending the two universities live within Nottingham City, representing around 12% of the population. The majority of university students and some college students move into the City from elsewhere and therefore typically require short term residential accommodation for the duration of their studies, mostly but not exclusively during term times only.
- 4.45 At present, just under a half of students' accommodation needs are met by the general housing stock. The effects of this are particularly evident in neighbourhoods close to the university campuses such as Lenton, the Arboretum, and parts of Radford and Wollaton, where significant concentrations of Houses in Multiple Occupation (HMOs) have built up largely, but not entirely, in response to student demand for rented accommodation. This has had an undermining effect on local objectives to create and maintain sustainable and mixed communities, partly due to the consequential loss of family houses for which there is an identified need in the City as outlined in respect of Policies HO1 and HO2 and partly due to the negative social, economic and environmental effects on neighbourhoods arising from the existence of HMO concentrations and other forms of shared housing described in the supporting text to Policy HO6.
- 4.46 In the last few years, a substantial number of new student bed spaces have been delivered through purpose built developments (including new development and conversion of existing buildings), and there has been a marked increase in student occupation of City Centre flats. Over the same period the number of council tax exempt properties through student occupation has shown signs of falling in the neighbourhoods close to the universities.
- 4.47 It is recognised that shared accommodation within private rented housing close to the universities will remain as the preferred choice for some students. At the same time, it is also appreciated that students have a varied range of housing needs and preferences, and indeed, recent trends outlined in paragraph 4.46 (which started to emerge prior to the regulatory effects of the Article 4 Direction) indicate a readiness amongst students to take up alternative types of accommodation where this is available. Further projected growth in the number of international students moving into the City, for whom purpose built accommodation is often a preferred option, is also likely to add to the diversity of provision that is required.
- 4.48 In the context of the above trends, together with the protection of existing family housing through Policy HO2 and the Article 4 regulation of HMOs and student accommodation afforded by Policy HO6, the encouragement of purpose built accommodation in appropriate locations as an alternative to the general housing stock continues to form an important element of the Council's housing policy framework and is consistent with the Housing Nottingham Plan 2012-2015. High quality purpose built schemes in the right locations can not only help to meet the housing needs of a growing student population and reduce demand on the City's existing housing stock, but also have a broader role to play in the creation of sustainable communities through associated planning obligations including those that provide for affordable housing, which will usually be off-site, and the delivery of wider regeneration benefits.

- 4.49 The preferred locations for purpose built accommodation have been informed by a range of factors including accessibility and convenience for users, regeneration potential, relationship with surrounding neighbourhoods and uses, compatibility with Centre policies and any relevant site or area development strategy, suitability/safeguarding of areas or sites for alternative beneficial uses, viability considerations and views generated through consultation processes.
- 4.50 Many parts of the City Centre perform well when assessed against these criteria and high levels of market interest and investment in City Centre student housing schemes, along with buoyant take up of new places, provide good evidence of deliverability. However, in some parts of the City Centre, including the area in the vicinity of the Castle where the local development strategy as set out in Castle Quarter Policy RE4 is focussed on heritage led regeneration and cultural tourism alongside high quality offices and complementary leisure uses, purpose built student accommodation will not be supported.
- 4.51 All proposals for student accommodation will be required to contribute towards and not undermine any relevant site or area based development strategy, including those set out in respect of the 'City Centre Quarters'.
- 4.52 Although it lies within the north western fringes of the defined City Centre, the area of predominantly family housing situated to the north of the Royal Quarter is not considered to be suitable for purpose built student accommodation.
- 4.53 The other preferred locations for purpose built student accommodation are also based on strong performance against the above criteria. Further campus based student accommodation appropriately informed by the universities' strategic plans will be encouraged, together with purpose built schemes in defined Centres and main road commercial frontages where they assist in and do not prejudice local regeneration objectives. Student housing development in these locations, with good transport provision and access to facilities, is consistent with the NPPF.

## **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 above 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 to create 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);
  - 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; and
  - 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.

## Justification

- 4.54 This Policy seeks to implement Policy 8 of the Core Strategy by seeking to ensure that an appropriate mix of housing is provided to meet the needs of the City in a way that does not create concentrations of particular types of housing in an area and therefore undermine the creation and maintenance of sustainable, inclusive and mixed communities. It is important however that schemes comply with the policy by demonstrating flexibility for other uses and occupiers and schemes need to be designed to enable conversion to non student occupation in the future.
- 4.55 It is recognised that HMOs make an important contribution towards helping to meet the City's accommodation needs and that whilst many HMOs in the City are occupied by students, HMOs also make a vital contribution to addressing wider housing needs, playing a particularly important role in providing accommodation for many other groups on low incomes as well as a large proportion of younger members of the population for whom entry onto the property market as a first time buyer is becoming increasingly delayed.
- 4.56 Similarly, purpose built student accommodation has a valuable role to play in meeting the particular housing needs of Nottingham, as referred to in relation to Policy HO5.
- 4.57 However, in some parts of the City, sustainable communities objectives have been undermined due to concentrations of HMOs and other forms of shared housing, particularly, but not exclusively in areas close to the universities. Both HMOs and purpose built student accommodation comprise a form of typically short term, shared housing often occupied by younger age groups, many of whom share similar lifestyle characteristics. Where concentrations of such uses develop, this can have a distorting effect on neighbourhoods with many residents not having a long term stake in the community and some service needs of longer term residents, such as schools becoming unsustainable. Due to the common characteristics between HMOs and purpose built student accommodation, this policy seeks to manage the number and distribution of both HMOs and purpose built student accommodation to prevent the further development of further concentrations within the City and the exacerbation of existing concentrations.
- 4.58 There is current Government recognition of impacts that can occur as a result of high concentrations of HMOs. A report published by the Government in 2008, "Evidence Gathering: Housing in Multiple Occupation and possible planning responses – Final Report" summarised the main impacts as:
- anti-social behaviour, noise and nuisance
  - imbalanced and unsustainable communities
  - negative effects on the physical environment and streetscape
  - pressure upon parking provision
  - increased crime
  - growth in the private rented sector at the expense of owner-occupation

- pressure upon local facilities
  - restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population
- 4.59 Experience of the effects of over-concentrations of HMOs in Nottingham is consistent with these findings and long term recognition of these issues has been reflected in established local plan policy for some time. This replacement policy seeks to build upon the current approach and to utilise the extended powers to manage changes of use from C3 family dwellings to C4 HMOs (between 3 and 6 unrelated people) provided by the introduction of an Article 4 Direction in 2012.
- 4.60 Where there is already a 'Significant Concentration' of HMOs and/or student households in an area, calculated using the methodology in Appendix 6, planning permission will therefore not usually be granted for further HMOs or Purpose Built Student Accommodation. A 'Significant Concentration' is considered to be 10%.
- 4.61 As illustrated in the Map in Appendix 6 'Significant Concentrations' do not exist in the majority of the Nottingham City area, which is a highly urban authority with excellent public transport serving all areas. The application of a 10% threshold is considered to strike an appropriate balance between meeting HMO and student accommodation needs within the City and supporting the objective of creating sustainable, inclusive and mixed communities.
- 4.62 The assessment of the individual characteristics of the building or site and its immediate locality may include (but are not limited to):
- its size
  - location
  - nature of and relationship of the site to neighbouring uses
  - availability of / scope for external amenity space
  - parking provision, and
  - any other special character or attributes that, having regard to the scale and intensity of the proposal, could facilitate/limit suitability for that purpose, or for alternative use
- 4.63 Where applications are received that would require an exception to the approach of refusing consent for HMOs and purpose built student accommodation in areas of Significant Concentrations, they will be required to be accompanied by supporting information addressing the criteria in part 2 of Policy HO6 above, and also the issues raised in paragraph 4.64.
- 4.64 The provision of purpose built student accommodation will be kept under review to ensure an appropriate level of accommodation is provided. The student market is not homogenous, but includes demands for different types of accommodation; however, recent evidence indicates a low level of vacancy across all accommodation types. In order to ensure new

purpose built student housing does not lead to overprovision, and thus unsustainable levels of vacancies within the existing stock of purpose built accommodation, policy HO6 includes a requirement for developers to provide evidence of the need for the scheme, and what segment of student population the development will cater for. 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), so schemes replicating these preferences are more likely to be supported. Developers of new student accommodation are advised to liaise with the relevant University in order to understand current accommodation needs and demands.

### **Gypsies, Travellers and Travelling Showpeople**

- 4.65 The Government's Planning Policy for Traveller Sites (2015) states that local planning authorities should set pitch targets for gypsies and travellers and plot targets for travelling show people which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria-based policies should be included to provide a basis for decisions in case applications nevertheless come forward. As at January 2015 there were 40 pitches available within the City, of which 13 were vacant but available for use.
- 4.66 The Nottingham Gypsy and Traveller Accommodation Assessment (2015) calculate pitch need. Overall, the assessment concludes that there is a very modest requirement of a maximum of 2 new pitches for Nottingham over the study period. This need arises at the beginning of the plan period, after which time the formula suggests needs will decline, offsetting the need identified for the early plan period.
- 4.67 Given the modest level of need, it is anticipated that this will be met from the private sector (ie the gypsy and traveller community itself) in small scale development, the scale of need being insufficient to be viable for the public sector (registered provider) to consider developing a site. Small scale infill and possibly small scale site extensions are considered to be the most appropriate form of provision, which will assist in integrating the gypsy and traveller sites into local communities, and 2 pitches could be accommodated on around 0.05 hectare.
- 4.68 Due to the fact that it is anticipated that the Gypsy and Traveller community's needs, should they arise, are capable of being met on small sites well below the 0.5 hectare level, and that these sites are likely to be of a "windfall" nature the location of which it is not possible to determine, the LAPP does not identify a specific site for gypsy and traveller accommodation. Any small scale proposals that do emerge will be considered in the light of Core Strategy Policy 9, as well as any other relevant Local Plan policies. Core Strategy Policy 9 provides criteria against which proposals will be assessed and also safeguards existing permanent provision from alternative development.
- 4.69 There are currently two sites catering for travelling show people in Nottingham, one off Western Boulevard, and a small site at Blenheim. The Western Boulevard site is included in this plan as a development site, PA22, and its redevelopment would require the satisfactory relocation of the travelling show people. There has been no recent planning activity concerning travelling show person's plot needs.

- 4.70 Travelling show people are distinct from Gypsies and Travellers in that travelling they are not a defined ethnicity, rather they follow a particular economic occupation. As such, determining future needs through household projections is unreliable, since future households may choose to earn their living in a different way. The most appropriate planning approach is therefore considered to be to respond to demand as it emerges, should sites be proposed for travelling show person use. The most likely locations to meet any needs that do arise over the plan period are likely to be existing or allocated mixed use sites which have good access to the strategic road network and which meet the criteria of Core Strategy Policy 9.

## Design and Enhancing Local Identity

- 4.71 Careful design of buildings and places is an essential element in securing the successful regeneration of the City, preserving and enhancing the historic environment, townscape and wider landscape which in turn helps to retain and create local identity.
- 4.72 Good design helps to deliver quality developments of an appropriate style and scale which offer safe, secure, sustainable environments and allow for future re-use and conversion. Well-designed buildings and spaces should be appropriate to their location and context – this may include traditional or innovative and contemporary design solutions provided these positively enhance the townscape and local distinctiveness.
- 4.73 These ‘placemaking’ principles apply to all types and scales of development - from major transformational mixed used schemes down to small scale extensions, shop fronts and advertisements regardless of their location. These principles are cross cutting and link closely to other policies in the Local Plan – particularly heritage, transport and environment policies.

### Relationship to the Core Strategy

The strategic policy context for Design Policies DE1 to DE6 is set out in the Core Strategy within:

Policy 8: Housing Size, Mix and Choice

Policy 10: Design and Enhancing Local Identity

### Policy DE1: Building Design and Use

Planning applications will be considered against the following design criteria:

- a) whether the development would respect and enhance 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;
- b) whether a satisfactory level of amenity would be provided for occupiers of the development and/or occupiers of neighbouring properties. In assessing this, consideration will be given to issues such as privacy, daylight, sunlight, outlook, scale/massing, security, noise, vibration and nuisance;
- c) whether the development would enhance community safety, crime prevention and street activity;

- d) whether the development would prejudice the comprehensive development or regeneration of a larger area;
- e) whether the development makes provision for the safe and convenient use of, and access into and around the building, paying particular attention to the needs of people with disabilities;
- f) whether the development would provide appropriate internal and external storage and convenient and efficient room layouts which are functional and fit for purpose;
- g) for residential development, whether the development would meet the Nationally Described Space Standards set out in Figure 4;
- h) whether the development would allow for future flexibility and adaptability (in terms of both internal and external layout of buildings);
- i) whether the development would accord with the principles of sustainability in design, including renewable resources, recycling, accessibility and efficiency of use and appropriate techniques to minimise the impact of surface water discharges.

### Justification

- 4.74 This policy seeks to implement Core Strategy: Policies 8 and 10 (Housing Size, Mix and Choice and Design and Enhancing Local Identity), in addition to the requirements of the NPPF.
- 4.75 Buildings must be designed to fulfill their function effectively, but consideration must also be given to the way they impact on the surrounding townscape, landscape and neighbouring properties. They must enhance the local environment, contributing to the vitality of areas and improve community safety. The built up nature of Nottingham means that landscape issues are relevant only to a small number of new developments. However, the development of some edge of urban sites could impact on the wider landscape. Where this is the case, the design and layout should have regard to the Greater Nottingham Landscape Character Assessment.
- 4.76 Sustainability is an important consideration in the design and specification of buildings, paying particular attention to the conservation of energy, future adaptability and minimising surface water discharges.
- 4.77 Development should meet the needs of users and occupiers without prejudicing the amenity of existing adjacent occupiers and users in the surrounding area. The layout and design of buildings should aim to be as flexible and adaptable as possible, avoiding the creation of unnecessary limitations on the potential for future alternative uses and should therefore normally avoid large single blocks of development. Development proposals should demonstrate potential flexibility for other uses and occupiers, for example, proposals for student housing should be designed to enable future conversion to non student occupation.

4.78 New dwellings should provide a satisfactory environment for occupants and will be expected to meet the Government’s Nationally Described Space Standard unless there is clear evidence to demonstrate that this would not be viable or technically feasible and that a satisfactory standard of accommodation can still be achieved. The Nationally Described Space Standards are set out in Figure 4. Further details of how to use the space standards are available at [www.gov.uk/dclg](http://www.gov.uk/dclg) within ‘Technical housing standards – nationally described space standard’.

**Table 2: Nationally Described Space Standards  
(Minimum gross internal floor areas and storage - m<sup>2</sup>)**

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) <sup>6</sup>			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

4.79 New residential accommodation should be adaptable to changes in individual circumstances and the City Council will negotiate a proportion of such developments to be constructed to meet the Category 2: Accessible and Adaptable’ standard of the Government’s Housing Optional Technical Standards (subject to viability and feasibility). This requirement is set out in Policy HO4 within Section 4 – Housing Size, Mix and Choice.

6 Where a one person flat has a shower room rather than a bathroom, the floor area may be reduced from 39m<sup>2</sup> to 37m<sup>2</sup>

- 4.80 Development proposals for buildings that the public may use will be required to provide safe, easy and inclusive access for all people regardless of disability or age. Nottingham City Council is a member of the 'Changing Places Consortium' which campaigns for Changing Places toilets in all key public places. Consideration should be given to the installation of such facilities in new developments wherever feasible or viable. Part M of the Building Regulations 2004, incorporating 2010 amendments, gives broader guidance on access and facilities for people with disabilities.
- 4.81 A mixture of uses within new and converted buildings or groups of buildings encourages long term sustainability and can reduce the need to travel.
- 4.82 Extensions to houses, though usually relatively small, can give rise to problems such as overlooking or use of inappropriate materials. Pre-application advice on development proposals can be obtained from the City Council's Development Management group and early discussions can provide a useful way to ensure appropriate design avoids such problems.
- 4.83 The City Council will prepare a Neighbourhood Design Guide with further details on how development will be expected to incorporate good design and best practice.

## Policy DE2: Context and Place Making

Development proposals will be expected to:

- a) ensure that streets and spaces are well defined, with buildings appropriately designed and positioned to create active frontages and attractive safe places, avoiding obstruction or adversely affecting the highway network, including public rights of way;
- b) be of high urban design quality, of an appropriate density and respect the local context;
- c) create a clear distinction between public and private space with appropriate forms of boundary treatment, avoiding areas of residual space which are difficult to manage, have no clear purpose and have no sense of ownership;
- d) ensure streets are direct, integrated and safe, allowing for pedestrian and cyclist priority;
- e) ensure that the hierarchy of existing and proposed streets are legible and designed to enable easy navigation;
- f) ensure that the setting, context and legibility of landmark buildings, features and focal points (as shown on the Policies Map) is not adversely affected;
- g) ensure that the scheme is sympathetic to, and where appropriate, takes advantage of existing heritage assets, topography, buildings, site orientation, watercourses, landscape, wildlife, biodiversity and other natural features;
- h) maximise opportunities for sustainable transport and provide appropriate parking solutions to reflect the character of the development;
- i) integrate with community facilities as and where appropriate;
- j) provide appropriate public and private external space; and
- k) provide an appropriate and comprehensive landscaping scheme with clear proposals for maintenance and management.

### Justification

- 4.84 This policy seeks to implement Core Strategy: Policy 10 (Design and Enhancing Local Identity).
- 4.85 The NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development and contributes positively to delivering and shaping places that work well, that are safe, inclusive and accessible.

- 4.86 The City Council is committed to design excellence and promotes high quality, sustainable design, not just in terms of aesthetic appearance, but also improving quality of life, equal opportunities and economic growth. Design should respond creatively, having careful consideration of site characteristics, features of local distinctiveness (for example watercourses and hedgerows) and the wider context in order to achieve high quality development that integrates into its surroundings and complements the existing townscape, in line with requirements of the NPPF and Core Strategy. The City Council welcomes innovative design which could greatly enhance the built environment, unless a scheme is within an area of homogenous architectural style or where a coherent and predominant character exists, which is of merit and is important to retain.
- 4.87 New development can play an important role in achieving a high quality environment and should positively contribute to the public realm, identifying, preserving or enhancing the existing sense of place, townscape, streetscape, key views, landmarks, green links and spaces, and other focal points. The appropriate density of a development would be determined on the basis of assessment of a variety of factors, including the nature of the proposal and the characteristics of the site and its surroundings. New development can also provide opportunities to create or improve walking and cycling links to and along existing watercourses, taking advantage of local landscapes, areas of wildlife and other natural features.
- 4.88 Design and layout have strong roles to play in connecting a development to the wider townscape and facilities, as well as the positioning of buildings and spaces within its boundaries. Giving priority to pedestrians and cyclists will assist in creating an environment that is both attractive and safe for its intended users, and also helps to promote sustainable forms of development.
- 4.89 The layout of development should also enhance community safety. Where appropriate, public areas should be overlooked and clearly visible from adjoining buildings, with the design and landscaping providing for clear sight lines along public route routes (path, cycle ways etc), avoiding the creation of unnecessary concealed areas. Buildings should be visually interesting at street level, with entrances and windows used to create active frontages which allow for natural surveillance and provide a sense of vitality. Ground floors should be occupied by active uses and should not turn their back on streets and other public spaces. Public and private open space should be clearly differentiated, avoiding piecemeal and isolated patches that have no clear purpose and that could be prone to vandalism.
- 4.90 A separate legal process governs changes to the public rights of way network than that which relates to planning applications and the development management process. If a proposed development is likely to affect the highway, including a public right of way, it is recommended that early discussions with the Council are undertaken and consideration is given to the relevant provisions set out in the Town & Country Planning Act 1990 (as amended). Further information on the subject is provided in the Council's 'Guide to Public Rights of Way, Planning and Development (version 3: November 2013).

- 4.91 Landscaping should be considered an integral part of any design, to encourage biodiversity and the provision of high quality space around buildings, both public and private. Where higher densities may limit availability of open space, landscaping will maximise opportunities for providing beneficial and sustainable spaces in the urban environment. Opportunities to enhance open spaces, streets, squares, car parks or courtyards, must be planned at an early stage. Landscaping includes the design and detailing of all external areas and surfaces.
- 4.92 Hard and soft landscaping can considerably enhance development. However, the ongoing management of landscaped areas is crucial to their sustainability. This can be achieved by use of planning conditions or planning obligations and management agreements with landowners and developers.

### **Policy DE3: Design Principles for Development within the City Centre Primary Shopping Area**

1. Within the City Centre Primary Shopping Area, development will be considered against the following criteria to ensure that its design helps to reinforce positive local characteristics within the Shopping Area and support its core retail function:
  - a) whether the development exploits any potential for sensitive and sustainable re-use of existing buildings where they make a positive contribution to the character and appearance of the area, either individually and/or as part of a group;
  - b) whether the development secures improvements to the area, for example, through the replacement of poor quality buildings that detract from its appearance and / or have a negative effect on how it functions;
  - c) whether the proposal is reflective of and reinforces positive local characteristics, and enhances the character and distinctive identity of the area through traditional or innovative approaches to format and design;
  - d) whether the proposal contributes towards the creation of an attractive, safe and inclusive pedestrian environment and wider public realm, that provides good accessibility, especially for people with disabilities, reinstating or introducing new pedestrian linkages where appropriate.
2. Within the Retail Opportunity Areas, as shown on the Policies Map, planning permission will be granted for development which significantly enhances the City Centre environment and contributes to the wider regeneration of the City Centre.

### **Justification**

- 4.93 High quality design and architecture that reflects the unique cultural identity of the City and provides a strong sense of place are critical components of Nottingham's success as a regional shopping destination.

- 4.94 This is clearly demonstrated by the Old Market Square that as well as providing the setting for the iconic Council House, sits at the heart of the traditional retail area, forming a central focal point where the City's commercial, retail, leisure and cultural activities converge around a unique civic space that forms a popular place to meet friends, join in community, commercial and leisure events, and share experiences.
- 4.95 In line with Policy 10 of the Core Strategy, where development takes place, opportunities to build upon existing strengths and positive characteristics through either traditional or innovative approaches to architecture and design should be fully exploited. Enhancements may be delivered through redevelopment, where this is appropriate, but also through the sensitive improvement and selective redevelopment of existing buildings and associated improvements to the public realm. The Retail Opportunity Areas around the West End Arcade, Lower Parliament Street and the Peacock's Building provide scope for innovative approaches to improve the City Centre environment whilst also improving the City Centre's range of retail facilities.
- 4.96 Policies DE1 and DE2 set out broader requirements concerning general building design, amenity and place making applicable within and outside the City Centre and should be considered alongside this policy, whilst requirements for new and replacement shopfronts are outlined in Policy DE5. Reference should also be made to the Nottingham City Centre Urban Design Guide.

#### **Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre**

Planning permission will not be granted for development in the City Centre which would prejudice the implementation of proposals to create new public open spaces/ realm and enhance existing ones and the links between them at the indicative locations shown on the Policies Map.

#### **Justification**

- 4.97 Well-designed public spaces play a crucial role in the regeneration of the City Centre, enhancing its attractiveness, drawing in visitors, residents and workers.
- 4.98 Nottingham's compact centre has the right conditions to enable the development of a network of high quality public spaces and squares.
- 4.99 The Old Market Square is at the heart of this network and provides a multi-functional, flexible space of the highest quality. Public squares at the Ice Centre, Playhouse and the Lace Market are complementary to this and help to ensure that the City Centre has enhanced public spaces that are clean, safe and well-used, linked together by attractive walking routes.

4.100 Further public squares/public realm improvements are proposed along key pedestrian routes and key junctions such as Parliament Street/Milton Street, Collin Street/Carrington Street, Collin Street/Middle Hill, South Sherwood Street/Burton Street and also on Castle Road to open up views of Nottingham Castle and promote access to it. All of the locations for existing and proposed public squares, and proposed pedestrian environment improvements, are shown on the Policies Map.

## Policy DE5: Shopfronts

### Design of Shopfronts

1. The City Council will expect a high standard of design in new, altered and replaced shopfronts, canopies, blinds, security measures and other features. When considering proposals for shopfront development, the following will be considered:
  - a) whether the design and quality of the shopfront or feature is appropriate to the building and its location;
  - b) whether the proposal maintains or enhances the existing character, architectural and historic merit and design of the building and its shopfront;
  - c) whether the proposal is in keeping with the general characteristics of shopfronts in the area;
  - d) whether the design of entrances allows access to all members of the community.

### Shutters

2. External security measures shall be carefully designed to prevent streets from appearing unsafe and having inactive frontages. Consideration will be given to the following when assessing proposals for external shop front security grilles or shutters:
  - a) whether there is a demonstrable need for the type of security features proposed, taking into account the nature of existing and anticipated security problems and whether other options have been considered, such as security glazing, lighting, re-enforcement of stall risers, security doors and closed circuit TV and alarms;
  - b) whether it is possible to mount the security grilles or shutters internally, behind the glass.

3. Where a need for external security features has been demonstrated, solid or perforated shutters should be avoided. Grilles and shutters should be designed to allow surveillance into the shop when the premises is closed. The following types of grilles / shutters will typically be considered acceptable:
  - a) external security grilles (or lattice-style grilles);
  - b) punched lathe shutters;
  - c) transparent polycarbonate shutters.
4. External grilles or punched lathe shutters should provide as much visibility into the shop as possible and should be designed to only cover the glazed areas of the shop front, avoiding the obscuring of non-glazed features such as the stall risers and pilasters.
5. Grille or shutter housing boxes should be mounted internally, behind the shop fascia.
6. All external faces of the security grilles or shutters, their guides and housing boxes should be colour coated.
7. Extra care shall be applied to works to shopfronts and shutters on listed buildings and within conservation areas to ensure that the setting and significance of the building and character of the wider area is not harmed.

### Justification

- 4.101 The quality of new shopfronts and the way in which they relate to their surroundings make an important contribution to the character and attractiveness of an area. The Council will therefore seek to ensure that new shopfronts are of a high quality and are sensitive to the area in which they are located, and that shops are accessible to all members of the community.
- 4.102 If a shopfront is replaced or altered, the design should respect the characteristics of the building.
- 4.103 Whilst there is often the perception that external security shutters provide security to shops, they can cause serious damage to the appearance of a building or area, and can make people feel that an area is suffering from high crime problems. In addition, poorly designed shutters can make areas feel intimidating and unsightly, which discourages people to walk along streets when shops are closed. This approach would be contrary to the City Council's community safety aims.
- 4.104 External security shutters are not always the most effective way of securing a premises. There are often more suitable and cost effective ways to prevent damage to windows and doors and to prevent stock and equipment from being stolen or damaged.

- 4.105 While the preference is always to encourage shop owners to mount security shutters or grilles internally, there will be times when the only solution is to provide external shop front security measures. External security features will be approved provided they are designed and sited sensitively and provided there remains a good level of surveillance into the shop.
- 4.106 Where shop fronts are being replaced, this provides the opportunity to think about the security of the shop, allowing security features to be incorporated at the same time. For example, this presents an opportunity to strengthen stall risers to prevent ram raiding. It allows tempered or laminated glazing to be installed to reduce the possibility of damage or break-ins. It also allows shutter /grille housing boxes to be mounted internally behind the shop fascia.

### Policy DE6: Advertisements

1. Applications for advertisement consent will be considered with regard to their impact on visual amenity and public safety. In assessing these applications, the following considerations will be applied:
  - a) the impact upon the visual amenity of the building or area by reason of its scale, position, quality, character, illumination or design;
  - b) whether the advertisement would result in a wider environmental benefit, such as providing the screening of an unsightly site;
  - c) whether the sign would assist with the regeneration of a site or area;
  - d) the impact upon heritage assets;
  - e) the cumulative impact of the sign and any resulting clutter; and
  - f) the impact upon highway or pedestrian safety.
2. Action will be taken against unauthorised advertisements or advertisements with deemed consent to secure their removal where they are detrimental to the appearance of the buildings on which they are displayed, or to the amenity of the surrounding area, or prejudice public safety.

### Justification

- 4.107 Advertisements play a vital role in the visual environment of the City. The City Council recognises the needs of shops and businesses to announce themselves to customers but this should be achieved by a high quality of design and materials which are not obtrusive or hazardous to public safety.
- 4.108 Signs positioned on top of buildings or which straddle buildings, fascia signs which are placed higher than the level of first floor window sills, or fully internally illuminated fascias, would not generally be granted consent.

- 4.109 Freestanding advertisement boards may be acceptable provided that they constitute part of the overall scheme. Freestanding advertisements will not normally be granted consent because their low height and temporary nature are likely to cause clutter and are a danger to pedestrians, particularly to disabled people.
- 4.110 Large poster displays can have a considerable impact on the overall appearance of the urban area. The siting of hoardings will be carefully controlled to reduce their impact. They will normally only be acceptable temporarily to screen sites or premises which would otherwise be visually detrimental to the surrounding area.
- 4.111 In Conservation Areas and on listed buildings, the design of signs will be expected to be of a high standard and not damaging to the fabric and detail of buildings or the character of the Conservation Area, in line with policies contained within the Historic Environment Section.

## The Historic Environment

- 4.112 Heritage assets, which can range from whole landscapes to individual items of street furniture, are a finite non-renewable resource that can often be irreparably damaged by insensitive development. The NPPF gives great weight to the conservation of designated heritage assets. As set out in the Core Strategy, the historic environment is important not just for its own sake, but also as an asset that can add value to regeneration and help to draw business to the City, acting as a stimulus to local economic growth.
- 4.113 The key to the sympathetic management of heritage assets is through a clear understanding of the assets themselves and the context in which they exist. Early discussions on development proposals, before the submission of a planning or listed building application, may also assist in avoiding costly work at a later stage.
- 4.114 Nottingham is a diverse and vibrant City and its unique heritage accounts for nearly 1,500 years of development. The Saxons set the first foundations for the City and the pattern of their ancient streets can still be seen in the streetscape today.
- 4.115 The City's historic environment is evident at all scales and is shaped and characterised by its landform and geography. Two exposed sandstone outcrops (shown as Landmark Features on the Policies Map at the Castle and the Lace Market cliffs) give the City its distinctive skyline and its topography creates views that accentuate building lines and afford prominence to many of the key historic assets. Caves, listed buildings, historic gardens, conservation areas and other features of historic or architectural interest contribute significantly to the quality of life in the City, and are greatly valued by residents and visitors alike. They are also a significant economic asset, underpinning tourism development in the City.
- 4.116 The policies in this section seek to implement Policy 11 of the Core Strategy by setting out in detail how the City Council proposes to secure the conservation of heritage assets. When assessing development proposals that affect heritage assets, Policies HE1 and HE2 will be applied in conjunction with the relevant parts of Policies DE1 and DE2. Other relevant documents such as Conservation Area Character Appraisals and others listed under Policy HE1 and HE2 will form an important part of the assessment.

### Relationship to the Core Strategy

The strategic policy context for the historic environment policies HE1 and HE2 is set out in the following Core Strategy policies:

Policy 10: Design and Enhancing Local Identity

Policy 11: The Historic Environment

## Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets

1. Proposals will be supported where heritage assets and their settings are conserved and enhanced in line with their interest and significance.
2. Proposals that affect heritage assets will be expected to demonstrate an understanding of the significance of the asset (including setting), identify the impact of development upon this and provide a clear justification for the development, especially if these would harm the asset or its setting, in order that a decision can be made as to whether the merits of the alternative proposals for the site bring substantial public benefits which decisively outweigh the harm arising from the proposals.
3. Proposals affecting a heritage asset and/or its setting will be considered against the following criteria, where relevant:
  - a) the significance of the asset;
  - b) whether the proposals would be sympathetic to the character and appearance of the asset and any feature of special historic, architectural, artistic and archaeological interest that it possesses;
  - c) whether the proposals would preserve and, where possible, enhance the character or appearance of a heritage asset by virtue of siting, scale, urban grain, building form, massing, height, materials and quality of detail;
  - d) whether the proposals would respect their relationship with the historic street pattern, topography, urban spaces, gardens, landscape, views and landmarks;
  - e) whether the proposals would demonstrate high standards of design appropriate to the historic environment;
  - f) whether the proposals would contribute to the long term maintenance and management of the asset;
  - g) whether the proposals would appropriately provide for 'in-situ' preservation, or investigation and recording of archaeology, based upon significance; and
  - h) to what degree the proposed use is compatible with the significance of the asset.

## Justification

- 4.117 Nottingham has a rich and distinctive historic environment which makes a crucial contribution to the City's identity. Historic buildings, monuments, sites, areas and landscapes are an irreplaceable resource and will be protected from adverse developments which harm their significance. The level of protection afforded to these heritage assets will be proportionate to their historic, architectural, artistic and archaeological importance and will be in accordance with the NPPF and subsequent Government guidance. Furthermore a balanced judgement will be made on the acceptability of proposals which affect a non-designated heritage asset, or results in its demolition or loss, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 4.118 Within the City there are a wide variety of designated heritage assets. These briefly comprise:
- around 800 listed buildings and their settings including 9 grade I listed buildings and 34 listed at grade II\*
  - 31 Conservation Areas (as shown on the Policies Map)
  - 10 Scheduled Monuments (as shown on the City Centre Policies Map)
  - 9 Registered Parks and Gardens, 6 of which are grade II\* registered (as shown on the Policies Map).
- 4.119 Where heritage assets are considered to be at risk from lack of maintenance, neglect or damage the Council will take a proactive approach to the assets long term preservation. By maintaining an up to date list of designated assets at risk the Council will seek to monitor and address any decline in the condition of the City's heritage.
- 4.120 In accordance with the requirements of the NPPF, the Council has produced a Heritage Strategy for the City. This reaffirms the Council's responsibilities, set priorities for future work programmes, will influence investment decisions, and ensure the City's heritage is managed in a co-ordinated, informed and corporate way which is appropriate to its significance.
- 4.121 Information required in support of applications affecting heritage assets is set out in the NPPF and also in the City Council's Planning Application Validation Checklist. In writing Heritage Statements, applicants should refer to relevant sources of local information including Conservation Area Appraisals, the Historic Environment Record, the Heritage Strategy and other relevant studies. Advice in relation to this can be sought from the Planning Services Team at the City Council.
- 4.122 **Listed Buildings** - There are approximately 800 listed buildings within the City of Nottingham. Listed building consent is required for any alteration to the interior or exterior of a listed building that would affect its character as a building of special architectural or historic interest. This includes proposals affecting the fabric and the plan form as well as architectural details.

- 4.123 The owners of listed buildings should consider the impact of development (including changes of use) on the fabric and interior of a listed building, which are recognised as essential elements of its character. The nature of the proposals and their effect on the historic character of the building should be clearly illustrated in a supporting Heritage Statement. This should include both internal and external alterations and those necessary to comply with building, environmental health and fire safety regulations, and internal services requirements.
- 4.124 **Conservation Areas** - Areas of the City which merit protection and improvement by nature of their special architectural or historic interest are designated as Conservation Areas under the Planning (Listed Buildings and Conservation Areas) Act 1990. The City Council has a duty to review Conservation Areas and seek ways to preserve or enhance their special character.
- 4.125 The special character of each Conservation Area will be identified in appraisals, and new development assessed against management plans produced for each area. There is a presumption in favour of retaining features which make a positive contribution to the character or appearance of a Conservation Area. For developments within Conservation Areas the Council will require detailed plans showing elevations, materials and the relationship with neighbouring buildings, spaces and landscape features (including trees). Outline applications for development within Conservation Areas will not normally be acceptable.
- 4.126 Proposals involving demolition within Conservation Areas will not normally be allowed unless a full planning application is submitted and considered showing the future use of the land. Demolition will be subject to conditions and/or a planning obligation to ensure that work does not take place until a satisfactory form of contract has been entered into for redevelopment.
- 4.127 Where appropriate, Article 4 (2) Directions can be served by the Council to protect the essential character of Conservation Areas by removing Permitted Development rights. Article 4 Directions currently apply within parts of the Canning Circus, New Lenton, Sneinton, Strelley, and Waterloo Promenade Conservation Areas. These are shown on the Policies Map. Further Article 4 (2) Directions will be considered as appropriate.
- 4.128 **Registered Parks and Gardens** - Within the City of Nottingham there are nine entries on Historic England's 'Register of Parks and Gardens of Special Historic Interest in England'. The General Cemetery, Memorial Gardens at Trent Embankment and the parkland at Clifton Hall are Grade II registered while the Arboretum, Highfields Park, Church Cemetery (Forest Road East), Hungerhill Allotments (including Stonepit Coppice and Gorse Close Gardens), Wollaton Park, and Bagthorpe Gardens are Grade II\* registered. The Register is a material consideration in the determination of planning applications.
- 4.129 Other parks and gardens, although not included in the Register, are locally important and valuable to residents. They are identified in the Open Space Network, which is shown on the accompanying Policies Map and are protected by other policies in this document.

4.130 **Non-designated heritage assets** - In addition to these nationally recognised assets, the City also includes a large number of buildings, archaeological sites, monuments, gardens and spaces of local and regional importance. These non-designated heritage assets are not afforded any additional statutory protection, but they are material considerations in the planning process and receive the full weight of both local and national planning policies. Therefore, where development affects a non-designated heritage asset or would result in its demolition or loss, a balanced judgement on the acceptability of the proposal will be made, having regard to the scale of any harm or loss and the significance of the heritage asset. The Council will produce and maintain a list of non-designated heritage assets and set out the criteria for their identification.

4.131 **Scheduled Monuments and Archaeology** - Archaeological remains contain irreplaceable information about our past and the potential for an increase in future knowledge. The overriding objective is therefore to preserve 'in-situ' all sites of known or suspected archaeological importance.

4.132 There are currently 10 Scheduled Monuments in the City:

- Cellar under 8 Castle Gate
- Dovecote east of Home Farm
- Rock cut houses north of Castle Boulevard
- Rock cut houses south of Nottingham Castle
- Caves at Drury Hill
- Caves under 3-7 Middle Pavement
- Medieval City wall
- Nottingham Castle
- St John Baptist's Church and graveyard, Colwick
- Lenton Priory

4.133 The Priory was designated in 2002 and is a pre-Reformation monastic foundation of national significance. The area of remains extend beneath adjacent properties, particularly along Priory Street on the site of the monastic church.

4.134 Planning applications for development entailing breaking of ground on sites within the Archaeological Constraints Areas (as shown on the accompanying Policies Map), or affecting other sites of known or suspected archaeological significance, will normally be accompanied by an archaeological assessment of the application site.

- 4.135 Where the assessment or other information indicates that it would be appropriate, an archaeological field evaluation will be required before the application is determined. Where it is considered that, following the field evaluation, there are remains of archaeological significance which would be adversely affected by the proposed development, the City Council may:
- refuse planning permission; or
  - require the application to be modified to allow remains to be preserved 'in situ'; or
  - require a detailed scheme of survey, recording and excavation of remains, where it is considered that the proposed development should proceed and the remains not be retained 'in situ'.
- 4.136 Where evaluation is not considered appropriate, the City Council may require the implementation of an archaeological 'watching brief' during the course of the development as a condition of planning permission, allowing for the recording and excavation of remains which may be discovered during the site works.
- 4.137 In all developments entailing archaeological works, a programme and specification must be agreed with the City Council prior to the commencement on site. Development programmes should take full account of the need for adequate opportunity to be included for archaeological investigation. Specifications for archaeological evaluations and watching briefs should be drawn up in conjunction with the City Archaeologist.
- 4.138 In Archaeological Constraint Areas where the British Geological Survey depict near surface Sherwood sandstone and structures existed prior to 1945, policy HE2 (Caves) may also apply and this risk should be factored into site investigations from the earliest pre-application stage.

## Policy HE2: Caves

1. Within the City Centre Caves Area, as shown on the Policies Map, or elsewhere within 10 metres of a cave identified on the City Council's Urban Archaeological Database (UAD), it should be assumed from the earliest pre-application stage that caves are present on a development site until demonstrated otherwise.
2. When submitting planning applications for development proposals which include new build, extensions, changes of use or any other type of development involving below ground intrusion, or works to the ground floor that have the potential to permanently prevent future access to caves, on sites where caves exist or there is potential for caves to exist, applicants will be required to submit a Caves Assessment, which will provide sufficient information to assess the known and potential presence and significance of caves and the impact of proposals upon their significance and that of the wider caves resource.
3. Proposals will be expected to recognise, conserve and enhance caves as a nationally unique feature and assess the impact of proposals upon the significance of the Nottingham Caves resource through:
  - a) preservation of the caves from harm during site investigation and construction, and sensitive incorporation of these into development;
  - b) retention of access to caves where existing, and where possible providing access where this does not exist; and
  - c) providing appropriate record and interpretation, where this does not already exist (or is not adequate to support the application), as set out in the accompanying SPD on Caves.
4. Planning permission will not be granted for developments which destroy, damage or block access to caves unless it is adequately demonstrated that no reasonable alternative is possible and they represent the best sustainable use of the site, and/or the merits of the proposals for the site bring substantial social, environmental or regeneration benefits, which outweigh the harm to the significance of the caves and cannot be delivered by other means.

### Justification

4.139 Nottingham has more than 500 caves listed in the City Council's UAD. All of these are manmade and cut into the natural sandstone bedrock. Caves have existed in Nottingham for more than 1000 years with extensive cave development through the medieval and modern periods. The caves are largely concentrated in the City Centre, within the medieval town walls (largely defined as the City Centre Caves Area on the Policies Map) where they are cut from Nottingham Castle Sandstone. There are however groups and individual caves immediately adjacent to this area and also in several of the outer neighbourhood areas.

- 4.140 Many caves have been recorded to varying levels of detail, and are listed in the UAD, but caves continue to be discovered.
- 4.141 Nottingham's caves are a key feature of Nottingham's historic environment and the City has more caves made by people than any other British City. Their antiquity, functions, extent and number make them a unique asset nationally. They are important heritage assets and complement development, encourage tourism and provide research opportunities.
- 4.142 Many caves have been destroyed (especially during the Victorian period and post war years) and continue to be damaged as a result of development taking place. It is important therefore that the City's caves are protected in the future and/or recorded where appropriate.
- 4.143 Furthermore, the frequency of caves within the historic core is such that there is a high likelihood of their presence on development sites in the City Centre. Proposals for development which include new build, extensions and changes of use involving below ground intrusion or works to the ground floor which have the potential to impact on caves (e.g. through piling or the introduction of new concrete floors at ground level) should therefore address this at an early stage, with it being assumed that caves are present on a development site (that are either known or currently unknown) until it is demonstrated otherwise. The City Council will therefore require applicants who submit these types of development proposals in the City Centre Caves Area or within 10 metres of an identified cave, to undertake a Caves Assessment which will evaluate the heritage significance of the caves and potential impact of development upon them. Where the Assessment or other information indicates that it would be appropriate, a further Field Evaluation will be required before an application is determined and in some cases a probing investigation may be required. These Assessments must be undertaken by a suitably qualified person and reasonably required in line with NPPF paragraphs 128 and 129. The City Council's Planning Application Validation Checklist sets out the information that applicants must include when submitting planning applications for developments that include, or have the potential to include, caves. The City Council is considering preparing SPD on Caves which will provide greater detail and guidance.
- 4.144 The significance of Nottingham's caves is based on their group value as much as their individual archaeological significance, and care must be taken by all parties in the planning process not to erode the overall group significance of the heritage resource. Current understanding of the significance of caves is limited and there is potential for future discoveries to change this. This limited understanding must be taken into consideration even in relation to caves of currently apparent lesser archaeological significance. For this reason there will always be a preference for the preservation of caves and their features in-situ. Development which better reveals the significance of these heritage assets will be considered favourably. Only in exceptional circumstances will substantial harm to the significance of caves be permitted and where it can be demonstrated that preservation in-situ (either in whole or in part) is impractical, and that a substantial public benefit to be derived from the development would decisively outweigh the harm to the significance of the cave caused by the proposals. Where such a case arises, sufficient resources must be provided to allow an appropriate level of mitigation through preservation by record, in accordance with any SPD on Caves.

- 4.145 Certain caves within the City are demonstrably of national archaeological importance but within this group only a proportion are Designated as Scheduled Monuments under the 1979 Ancient Monuments and Archaeological Areas Act, for this reason and in line with NPPF paragraph 139 the City Council has drawn on the expert advice of the City Archaeologist to prepare a list (see Appendix 7) of such sites identified to date where substantial harm to significance shall be regarded as wholly exceptional and the assets treated in the planning process on a par with scheduled monuments.
- 4.146 In the event of previously unknown caves (i.e. those not listed in the City Council's UAD, or identified through site investigation or pre-determination archaeological works) being encountered during groundworks, work affecting a cave (except for minimal emergency remedial work) should cease and the City Archaeologist should be consulted before work recommences. This is so that the significance of the cave can be assessed and a method of continuing with the development can be established, without jeopardising the cave. If the City Council agrees that there is a clear and convincing case for why this is not possible, then the cave should be recorded using a methodology agreed in writing with the City Council.
- 4.147 If access to caves is unknown, the applicant should demonstrate that they have made reasonable efforts to identify or establish one, including to caves discovered during pre-application probing.

## Local Services and Healthy Lifestyles

- 4.148 The Local Plan aims to contribute to the development of inclusive communities which have convenient access to a range of community facilities and services. Community facilities may include schools and nurseries, post offices, local shops in rural areas, public houses, places of worship, religious institutions and church halls, health centres, GP practices, community pharmacies, dentists, community centres or halls, libraries, leisure centres, cultural buildings (such as theatres) and emergency services.
- 4.149 Community facilities may be provided by a range of organisations including the City Council, the NHS, voluntary and charitable organisations and the private sector or through the co-operation and partnership of a number of bodies. The City Council contributes to many such partnerships enabling a variety of initiatives to come forward.
- 4.150 The Local Plan also has an important role to play in influencing wider health and wellbeing objectives by facilitating the development of appropriate education and health proposals and supporting healthy eating. The provision of facilities such as allotments provides opportunities for exercise, recreation and for citizens to grow their own fresh food (this is addressed by Policy EN4). Locational policies ensure hot food takeaways are appropriately located, particularly in relation to school age children, and can assist in tackling obesity and encouraging healthier eating behaviours.

### Relationship to the Core Strategy

The strategic policy context for Local Services and Healthy Lifestyles - Policies LS1 to LS5 - is set out in the Core Strategy within:

Policy 12: Local Services and Healthy Lifestyles.

### Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

- 4.151 The following policy aims to ensure that proposals for food and drink and licensed entertainment venues are appropriately located to enhance the communities in which they are situated, avoiding over dominance of such uses or negative impacts on the community.

## **Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre**

Outside the City Centre, as shown on the accompanying Policies Map, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5) and licensed entertainment venues where:

- a) the proposal is located within an existing Centre, or meets the requirements set out in SH4;
- b) the proposal is compatible with the scale, character and function of any Centre in which it is located, and maintains or enhances the vitality and viability of that Centre;
- c) the proposal would support and not undermine any local development strategy for the area and / or up to date and adopted SPD for the site, Centre or area;
- d) the proposal would not result in any unacceptable impacts on nearby residents and occupiers in terms of noise and disturbance (generated either inside or outside the premises and by activity attributable to its operation), vibration, fumes, waste generation, litter, anti-social behaviour and crime having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations;
- e) the cumulative impact of food, drink and entertainment uses, in the Centre or area, taking into account the number and distribution of existing premises, and any evidence of harm caused by such uses is not of an unacceptable level;
- f) the proposal would not result in a prejudicial effect on future residential development initiatives; and
- g) in the case of an A5 (hot food takeaway use), it is located within an existing Centre or at least 400 metres from a school or it can be clearly demonstrated that the proposal will not have a negative impact on health and wellbeing.

### **Justification**

4.152 Food and drink uses, along with entertainment venues, can make a positive contribution to the vitality and viability of Centres and in some cases may form a key element that helps to define their unique character and appeal, for example, where there is a particularly diverse range of restaurant provision or a cluster of specialist outlets that cater for niche markets.

4.153 However, in some cases a domination of such uses can have a harmful impact on the environment within Centres and detract from their retail function. This situation can be particularly evident where there is a concentration of outlets that do not trade throughout the day, and also where large or prominent premises are utilised for this purpose, detracting from the continuity of the shopping provision and the retail character of a Centre.

- 4.154 Food and drink outlets and entertainment uses can also result in harmful impacts in terms of noise and disturbance, litter, anti-social behaviour and crime, both through the activities associated with their use and also by providing a focal point for informal gathering. In some circumstances they can also have an undermining impact on the achievement of broader health and wellbeing objectives.
- 4.155 In line with the aim of supporting the ongoing vitality and viability of existing Centres, and in view of the negative impacts that can arise from food and drink, and entertainment venues, proposals for such uses will not usually be supported outside established Centres.
- 4.156 The NPPG refers to and provides a link to the *'Healthy people, healthy place briefing; Obesity and the environment regulating the growth of fast food outlets'* (Public Health England - March 2014). This briefing outlines actions available to Local Authorities in tackling obesity through the regulation of fast food outlets – such as restricting their development close to schools. This is also supported by NICE public health guidance *'Prevention of Cardiovascular Disease'* (June 2010) which recommends that planning authorities should set limits for the number of takeaways and other food outlets in a given area with directives to specify the distance from schools.
- 4.157 The density of fast food outlets in Nottingham is high relative to many other local authorities in England, Nottingham being ranked 41<sup>st</sup> out of 324 local authorities for fast food outlet density (Public Health England). Two thirds of the City's schools have a fast food outlet within 400 metres, with the average number within this radius being 5 outlets. The Children and Young People's Health Benchmarking Tool (2013/14) found that 37.8% of 10 to 11 year olds in Nottingham were obese compared to the English average of 32.2%. Furthermore, there is research evidence of a relationship between obesity and low fruit and vegetable intake, and the distribution of fast food outlets.
- 4.158 In addition to compliance with the other criteria within the policy, proposals for A5 takeaway uses will therefore not be supported outside established Centres if they are located within 400 metres of a school, unless it is clearly demonstrated that the proposal will not have a negative impact on health and wellbeing.
- 4.159 In implementing the Policy, the distance of 400m within criterion g) is taken to be the distance from the nearest pedestrian entrance of a school to the main entrance of a proposed hot food takeaway. A distance of 400m is considered to be representative of easy walking distance from a school and equates to the widely accepted distance used in considering acceptability of walking distances to local bus stops.

### **Safeguarding Land for Further and Higher Education Facilities**

- 4.160 The City Council supports the expansion of further and higher education facilities which play a key role in providing education and training opportunities for citizens and securing the City's future economic prosperity.

## **Policy LS2: Safeguarding Land for Further and Higher Education Facilities**

Planning permission will be granted for Higher Education, Research and Development and Information and Communication Technology facilities, and ancillary uses such as accommodation and catering facilities for staff and students, at the following locations as shown on the accompanying Policies Map:

- a) The University of Nottingham (University Park and Jubilee Campus);
- b) The Nottingham Trent University (the Clifton Campus and City Site);
- c) ncn Basford Hall;
- d) ncn Clarendon.

### **Justification**

- 4.161 This Policy seeks to implement Policy 12 (Local Services and Healthy Lifestyles) of the Core Strategy, which supports new, extended or improved community facilities.
- 4.162 Quality educational institutions are an important element in improving the training and skills of Nottingham's citizens and providing an appropriately trained workforce to support the growth of the local economy. The universities and colleges of further education play an important role in the educational, economic and cultural life of the City and they are amongst the largest employers. The spending of students and conference visitors contributes greatly to the local economy. Expansion of education facilities may have a major impact on the economy and health and wellbeing – through the presence and potential retention of students, investment in the physical fabric of the City and growth of the knowledge based economy and provision of ancillary sport and leisure facilities. Particular encouragement will be given to the further development of Research and Development functions linked to higher education facilities, such as centres of innovation around clusters such as ICT.
- 4.163 In addition to the existing educational sites mentioned in Policy LS2, there are opportunities for new educational facilities to be provided as part of development proposals for site allocations (within section 6), such as the emerging proposals for Central College on the eastern part of the Broadmarsh.

### **Safeguarding Land for Health Facilities**

- 4.164 Nottingham University Hospitals NHS Trust is the UK's fourth largest acute teaching trust providing acute and specialist services to over 2.5 million people within and beyond Nottingham and employing over 14,000 people. Services are provided from two main sites; the Queens Medical Centre and Nottingham City Hospital.

### **Policy LS3: Safeguarding Land for Health Facilities**

Planning permission will be granted for development which supports and enhances the provision of health facilities (including directly related infrastructure and support services such as nurse accommodation and training facilities) at the following sites, as shown on the accompanying Policies Map:

- a) The Queens Medical Centre site for hospital or other health services;
- b) The City Hospital site for hospital or other health services.

#### **Justification**

- 4.165 This policy relates to Policy 12 (Local Services and Healthy Lifestyles) of the Core Strategy which supports new, extended or improved community facilities.
- 4.166 The Queens Medical Centre and the City Hospital are facilities of sub-regional importance. They employ large numbers of people, and have significant impacts on the City, especially its economy. The expansion and enhancement of these facilities is strongly supported and proposals which prejudice this will be resisted.

#### **Community Facilities**

- 4.167 Well located community facilities are important to the wellbeing of both existing and new communities. The Government has introduced measures which enable communities to request Local Authorities to designate locally valued community facilities as 'Assets of Community Value'. This enables local communities to put forward proposals to acquire properties before they are sold on the open market. The following policies seek to support appropriately located new facilities and to resist the loss of existing facilities where possible.

### **Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value**

Outside the City Centre, as shown on the Policies Map, or where a public house has been designated as an Asset of Community Value, planning permission will only be granted for redevelopment and/or change of use where:

- a) it has been clearly demonstrated that use as a public house is no longer economically viable, options for diversification have been appropriately explored and the site has been appropriately marketed; or
- b) a diverse range of public house provision exists within the locality.

## Justification

- 4.168 Public houses can contribute to the character and vitality of communities, providing opportunities for social interaction, a focus for local community facilities and strengthening social cohesion. Where appropriate, communities are able to nominate locally valued public houses as Assets of Community Value. In recognition of the value that many communities place on their local public houses, the Government on 6<sup>th</sup> April 2015 removed permitted development rights for those public houses which were listed as Assets of Community Value. This means that planning permission is now required for their change of use or demolition.
- 4.169 Public houses are likely to be particularly valued in local communities outside of the City Centre where there may be a more limited range of local facilities. The City Centre by comparison is served by a large and diverse range of public houses. Therefore the policy primarily applies to public houses outside of the City Centre. However, there are some public houses within the City Centre which are particularly important and valued by the community. The policy therefore applies to all public houses which have been designated as Assets of Community Value – regardless of their location.
- 4.170 Clear evidence will be required to demonstrate that the facility is no longer viable and that options for diversification, which may help to support use as a public house, have been explored. Evidence that the site has been appropriately marketed will also be required. Applicants will be expected to submit a full viability assessment which should have regard to the Campaign for Real Ale's public house viability test (March 2014 - [www.camra.org.uk](http://www.camra.org.uk)). The reasonable costs of any further independent viability assessment will be expected to be met by the applicant.
- 4.171 The loss of a public house may be permitted where it can be clearly demonstrated that a range of alternative accessible public houses exist which provide a diverse range of services which continue to meet the needs of the community.
- 4.172 In determining proposals for the loss of public houses, consideration will also be given to the other plan policies such as design, transport and the historic environment and submission of appropriate evidence of viability and marketing as set out in the City Council's Planning Application Validation Checklist.

## Policy LS5: Community Facilities

1. Planning permission for new or improved community facilities (including shared facilities) will be granted subject to the following considerations:
  - a) whether the proposed use is compatible with adjoining and nearby uses;
  - b) whether the proposal would cause congestion, and the amounts and times of this congestion; and
  - c) whether the proposal impacts on the living conditions of residents, especially in areas that are primarily residential in nature.
2. The loss of community facilities (other than Public Houses) and their sites will only be permitted if it can be demonstrated that:
  - a) replacement facilities of an appropriate quality and size are to be provided as part of new development proposals; or
  - b) replacement facilities of an appropriate quality and size are to be provided in an alternative suitable location; or
  - c) the facility is no longer needed within the community and suitable alternative provision with sufficient capacity is available in the area; or
  - d) the building or land is no longer suitable to accommodate the current use and cannot be retained or adapted to accommodate community facilities and there is no need or demand for any other suitable community use; or
  - e) in the case of commercial community facilities, the use is no longer viable and evidence has been made available to demonstrate that all reasonable efforts have been made to preserve the facility and it would not be economically viable to retain the building for other community uses.
3. Developer contributions will be sought to support new and expanded community facilities depending on the scale and nature of development proposals and the need arising from the development.

### Justification

4.173 This Policy expands upon Policy 12 (Local Services and Healthy Lifestyles) of the Core Strategy, which supports new, extended or improved community facilities and the protection of existing facilities for the wider benefit of local communities.

- 4.174 The Policy relates to the creation and loss of community facilities (other than the loss of public houses) such as schools and nurseries, post offices, local shops in rural areas, places of worship, religious institutions and church halls, health centres, GP practices, community pharmacies, dentists, community centres or halls, libraries, leisure centres, cultural buildings (such as theatres) and emergency services. Public houses are also community facilities and are addressed specifically by Policies SH6 and LS4.
- 4.175 The NPPF directs Local Authorities to plan positively for the provision and use of shared space and community facilities in order to enhance the sustainability of communities and residential environments.
- 4.176 The provision of a range of good quality community facilities can play an important role in meeting the day to day needs of residents, providing social meeting places, sports venues and essential local services to maintain healthy and inclusive communities. Providing sufficient facilities within communities helps reduce the need to travel outside of the local area.
- 4.177 Difficult economic conditions may lead to the loss of community facilities where they are no longer economically viable. Many communities have seen the loss of valued local facilities such as post offices. The Policy does not intend to resist the loss of such facilities where there is no viable and realistic prospect of the continuation of such uses but intends to ensure that facilities are not lost due to deliberate neglect or damage. Planning applications which propose the loss or re-provision of community facilities elsewhere will be expected to provide (and fund) independent evidence to support their proposals.
- 4.178 When considering appropriate alternative provision (whether on site or at an alternative location) the quality, size and accessibility of the replacement facility should normally be commensurate with or better than the existing facility. Where this is not the case, the quality, size and scope of the facilities should be appropriate to meet evidenced local need.
- 4.179 Where loss of a facility is proposed, consideration will be given to supporting evidence which should address factors such as:
- the level of use of the existing facility and the range and frequency of activities taking place;
  - the likely future demand for the facility;
  - the contribution the existing facility makes to the diversity of community facilities in the locality;
  - the characteristics of the facility and ease of conversion/refurbishment;
  - alternative provision in the area – its quality, capacity, range of uses and accessibility;
  - whether the site has been listed as an Asset of Community Value;
  - for commercial community facilities whether the use is no longer viable.

- 4.180 Assessment and viability evidence should address the guidance contained within the City Council's Planning Application Validation Checklist. Applicants will be expected to meet the reasonable costs of any further independent viability tests if required.
- 4.181 New development, such as housing, may give rise to the need for new or expanded local facilities to support new communities. Where appropriate, S106 Agreements will be sought for the provision of new, expanded or refurbished community facilities depending on the nature of the proposal and type and capacity of existing facilities in the area.

## Managing Travel Demand

- 4.182 Integrated transport is a key element in delivering sustainable development and wider economic prosperity and growth. The Core Strategy is closely aligned with the Nottingham Local Transport Plan and seeks to reduce the need to travel by car by focussing development in the most sustainable locations, minimising congestion and pollution and make the best use of existing infrastructure assets.
- 4.183 The Core Strategy is underpinned by an hierarchical approach to Travel Demand Management that places priority on delivering the most sustainable modes of transport first (such as cycling and walking improvements) with network management and highway capacity improvements as a last resort.
- 4.184 Transport Policies TR1 to TR3 below, support this hierarchical approach by seeking appropriate levels of parking provision in new developments, Travel Plans for new development and safeguarding future improvements to the transport network.

### Relationship to the Core Strategy

The strategic policy context for Transport Policies TR1 to TR3 is set out in the Core Strategy within:

Policy 2: Spatial Strategy

Policy 14: Managing Travel Demand

Policy 15: Transport Infrastructure Priorities

Policy 18: Infrastructure

### Policy TR1: Parking and Travel Planning

1. Proposals will be expected to include a sufficient package of measures to ensure that journeys by private car are minimised and journeys by sustainable modes are supported in line with the transport hierarchy within Policy 14 of the Core Strategy. Where necessary, planning obligations will be sought to support appropriate sustainable transport measures including walking, cycling, public transport and Smarter Choices packages.
2. The City Council will seek a sustainable and appropriate level of parking provision within new developments. Each development will be assessed on its merits, taking into account the following issues:
  - a) the parking guidance set out in Appendix 1;
  - b) the type, mix and use of development;

- c) the extent to which the amenity of occupiers of neighbouring property would be adversely affected (including for example, through noise, fumes, visual amenity), particularly residential occupiers;
  - d) whether measures can be undertaken to significantly reduce the use of private cars to travel to and from the site (including the use of Smarter Choices);
  - e) the location of the development in relation to:
    - i. public transport nodes, interchanges, or routes well served by public transport;
    - ii. conveniently sited existing public off street parking spaces and the extent to which they can adequately cater for the proposed development;
  - f) whether traffic generated by the proposed development would be:
    - i. prejudicial to conditions of highway safety;
    - ii. detrimental to the character and appearance of Conservation Areas or other sensitive areas of the City, particularly for the reasons set out in Policy DE1;
  - g) whether the characteristics of the proposed use are such that car ownership/use by potential occupiers will be low, particularly in the case of specialist residential accommodation and can be restricted by planning agreement or condition;
  - h) whether the proposed use would be prejudicial to the efficient use of land; and
  - i) local car ownership levels.
3. The City Council will request Travel Plans or Transport Statements to be submitted to support planning applications for all developments that would generate significant amounts of transport movement in line with the NPPF or any subsequent national or locally derived standards and guidance.
  4. The development of new car parks which are not ancillary to new developments will only be permitted:
    - a) where they serve City, Town or Local Centres, where the traffic generated would not give rise to traffic congestion, and when their use can be limited by planning condition or planning obligation to serve only short or medium term visitors; or
    - b) where they form part of a wider program of traffic management measures aimed at reducing congestion and the need for travel by private car.
  5. Where parking is provided, the Council will encourage and support the provision of infrastructure to support the use of low emission vehicles.

## Justification

- 4.185 This policy seeks to implement Policy 14 of the Core Strategy which relates to managing travel demand and sets out the hierarchical approach to delivery of sustainable transport networks. In addition, the policy will also relate to Policy 10 (Design and Enhancing Local Identity).
- 4.186 Travel demand management is about encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as 'Smarter Choices'. They are techniques for influencing people's travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. They also seek to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting Car Clubs and encouraging teleworking. These techniques can be very effective at changing travel behaviour, but some, such as personal Travel Plans, can be expensive and difficult to enforce when provided to large numbers of people.
- 4.187 Whilst development should be located in the most accessible locations, some development proposals may give rise to the need for a package of transport measures to support sustainable travel. This might include new or improved public transport services, walking and cycling links and facilities and the 'Smarter Choices' measures mentioned above. Where necessary, planning obligations will be sought to ensure these measures are in place to support new residents and businesses but also to avoid adverse impacts of new development on existing occupiers.
- 4.188 Parking policy forms part of the City Council's integrated transport strategy and aims to support an appropriate level of parking provision in support of new developments whilst also reducing the reliance on the car by encouraging sustainable forms of transportation.
- 4.189 Applicants for development will be expected to demonstrate the adequacy of parking provision in schemes within Design & Access Statements or Transport Assessments, as appropriate.
- 4.190 Parking guidance is set out in Appendix 1. More restrictive maximum parking levels are considered appropriate for the City Centre because of its accessibility and the opportunities this would create in terms of urban design. Availability of car parking has a major influence on the choice of means of transport. Levels of parking may be more significant than levels of public transport provision in determining how people travel, even for locations very well served by public transport. Car parking also takes up a large amount of space in development and reduces densities.
- 4.191 It is important to take into account the impact that the proposed number of spaces would have in terms of traffic congestion nearby. Employment uses can have a major effect and increase the levels of congestion in the urban area.

- 4.192 Proposals for residential development will be expected to cater for the anticipated levels of residential and visitor demand through an integrated approach maximising sustainable transport choice, creating attractive local pedestrian and cycling connections, and appropriate levels of car and cycle parking. Where appropriate the City Council may also request a car park management strategy.
- 4.193 Proposals for new development will be expected to minimise the provision of car parking by design, for example, by providing shared use parking, and/or car-pooling as part a Travel Plan.
- 4.194 The NPPF requires that local authorities seek to improve the quality of parking in town centres so that it is convenient, safe and secure. An appropriate level of parking provision can help to promote the vitality and viability of City, Town and Local centres. However, a careful balance is required between supporting the needs of these centres and their customers, and the need to promote journeys by sustainable modes, in line with the transport hierarchy set out in Policy 14 of the Core Strategy. Limitation of the use of such car parks to serve only short and medium term visits is therefore considered necessary to achieve this balance.
- 4.195 Parking proposals which form part of a wider package of traffic management measures, for example those facilitating park and ride schemes, will normally be supported. Such facilities can make a valuable contribution to a sustainable transport network by assisting commuters, encouraging the use of more sustainable travel modes, and reducing congestion and pollution.
- 4.196 Travel Plans are an effective tool in promoting sustainable transport modes and help reduce the need for car travel and associated parking. Transport Assessments and Travel Plans or Transport Statements will be requested for development depending on its anticipated scale and impact on the transport network in line with the Department for Transport's best practice guidance or subsequent national or locally derived standards. Where appropriate planning conditions and S106 agreements will be used to secure and implement Travel Plans.
- 4.197 Where parking is provided the Council will encourage facilities which support ultra-low emission vehicles (ULEVs - motor vehicles that emit extremely low levels of motor vehicle emissions compared to other vehicles) and plug in vehicles (motor vehicles that can be recharged from an external source of electricity). These can make a significant contribution to reducing the UK's greenhouse emissions and reducing CO<sub>2</sub> emission, assisting in moving the UK towards compliance with its legal obligation with regards to air quality. A shift to low emission vehicles offers the potential to decarbonise road transport, thereby making a contribution towards reducing the UK's greenhouse emissions, whilst still enabling mobility.
- 4.198 It is important to plan for the increased demand of electric vehicle infrastructure. National guidance from the Office for Low Emission Vehicles states that nearly every new vehicle purchased in the UK will be ultra-low emission by 2050. The NPPF requires Local Authority policy to 'protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to incorporate facilities for charging plug in and other ultra-low emission vehicles'.

4.199 The Local Planning Authority will therefore support appropriate proposals for charging infrastructure for plug in and ULEVs as part of the planning application process. Plug in and ULEV sustainable infrastructure should be considered by both commercial and residential developers, looking at both provision as part of the development and forward planning for future demand.

### Transport Infrastructure Priorities

### Policy TR2: The Transport Network

1. Planning permission will not be granted for developments which would prejudice improvements to the transport network identified through the Local Transport Plan process, as set out below or shown on the accompanying Policies Map:
  - a) Highway Route Improvement Safeguarding (Indicative):
    - TR2.1 Connecting Eastside Phase 2
    - TR2.2 Southern Growth Corridor
    - TR2.3 Ring Road Major Phase 2
    - TR2.4 Turning Point South
    - TR2.5 Abbey Street/Gregory Street
    - TR2.6 Nottingham Business Park
    - TR2.7 The Crescent
    - TR2.8 Hallowell Drive
    - TR2.9 Experian Way
  - b) Highway Planning Lines:
    - TR2.10 Manvers Street (Sneinton Hermitage) (part of Connecting Eastside Phase 2)
    - TR2.11 Daleside Road (part of Southern Growth Corridor)
    - TR2.12 Thane Road (part of Southern Growth Corridor)
    - TR2.13 Hucknall Road (part of Ring Road Major Phase 2)
    - TR2.14 Basford Bridge (part of Ring Road Major Phase 2)
    - TR2.15 Crown Island (part of Ring Road Major Phase 2)
    - TR2.16 Maid Marian Way Realignment (part of Turning Point South)
    - TR2.17 Cattle Market Road
    - TR2.18 Clifton West

c) Other Transport Network Schemes:

- Rail Line Upgrading/Electrification (Indicative)
- Nottingham Enterprise Zone (Sustainable Transport Package)
- NET Safeguarding (Indicative)
- City Centre Proposed Pedestrian Environment Improvements/Enhanced Pedestrian Connections (Indicative)
- Railway Station Safeguarding (Indicative)
- Proposed Net Stop (Indicative) (part of the Turning Point South proposals)
- High Speed Rail 2 Safeguarding (Indicative)

2. Where necessary planning obligations will be sought to support:

- a) the delivery of the transport schemes listed above;
- b) provision of new or improved infrastructure to avoid adverse impacts on the transport network which may otherwise arise from development.

## Justification

4.200 This policy seeks to implement Policy 14 (Managing Travel Demand) of the Core Strategy. Nottingham has developed a high quality and integrated transport system which provides choice, flexibility and opportunities for citizens to travel to work, access education, healthcare, leisure and other services. An efficient transport network is essential in supporting the future prosperity of the City and its ambitions for economic growth.

4.201 Nottingham is at the forefront of promoting sustainable travel and innovative approaches to managing the transport network. The Council continues to secure major investment (e.g. from the Government and D2N2) for innovative transport schemes which are important for the economy, the environment and accessibility. The schemes listed in Policy TR2 are part of a comprehensive package of transport measures which support delivery of wider Local Plan and Local Transport Plan objectives and the delivery of individual site allocations.

4.202 The City Centre, with its extensive range of accessible services, is an important focus for investment in transport schemes which aim to protect and enhance the vitality and viability of the City Centre and unlock development opportunities. Schemes such as TR2.2 'Southern Growth Corridor' and TR2.4 'Turning Point South' (both within Policy TR2) for example will support development opportunities within the 'Southern Gateway' area – a concept that brings together a range of development opportunities within the Castle, Canal and Creative Quarters and part of the City's retail core. Policies for these areas are set out in the Regeneration section.

- 4.203 The enhancement and optimisation arising from the above named schemes would support the wider transport strategy for Nottingham and the wider area. The routes/alignments of the schemes have therefore been safeguarded to avoid prejudice to their future implementation.
- 4.204 The accompanying Policies Map shows all the highway schemes set out in Policy TR2 above. In some cases detailed planning lines have been established for individual elements of the schemes, in other cases where detailed lines have not been established, proposals are shown indicatively. Inevitably opportunities for new initiatives may arise during the plan period or as feasibility work progresses and the Council will pursue those schemes which fit with the overall transport hierarchy in Policy TR1.
- 4.205 Further details (including the status and timescale) of the schemes listed in Policy TR2 above, are set out in Appendix 2.
- 4.206 Provision of bus stops, passenger facilities and new bus services for key sites which generate travel demand will be sought in partnership with land owners and public transport operators.
- 4.207 Some of the schemes (such as TR2.18 in Policy TR2) are required to access development sites. In such cases planning obligations will be sought to secure the delivery of necessary infrastructure. Similarly, some developments may give rise to the need for measures to protect the efficient operation of the transport network - this may include for example off site highway works, provision of alternative public transport or walking or cycle routes. Where necessary planning obligations will be sought to ensure the required infrastructure can be timely and satisfactorily provided.
- 4.208 The movement of goods plays an important role in supporting the economic success of the City and region. A careful balance is required in respect of the efficient distribution of goods around Nottingham and the social and environmental effects of freight movement. In accordance with the NPPF, Nottingham City Council will work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development.
- 4.209 Proposals should take into account the need for rapid and safe direct routes for emergency vehicles across the City, for access to buildings and property by essential services, for example for mail delivery, and possible impact on level crossings.

### **Policy TR3: Cycling**

The proposed cycle routes shown on the Policies Map and the continuity of existing cycle routes will be safeguarded, unless satisfactory provision is made for an alternative alignment.

## Justification

- 4.210 Increasing cycle use is an important element of delivering the sustainable transport hierarchy set out within Policy 14 of the Core Strategy and supports the move to more healthy lifestyles. The expansion of the cycle network and parking facilities has already resulted in an increase in cycle use and the Council intends to deliver further extensions to the cycle network and safety measures. The City Council's proposals for expanding the cycle network are set out in the Cycle Action Plan for Nottingham (Towards Creating a More Cycle Friendly City 2012-2015, October 2012).
- 4.211 The Council has also secured significant funding to deliver the Nottingham Cycling Ambition Package. This is a package of infrastructure improvements which will help deliver a transformational change in the way citizens are able to travel around the City by bike. These improvements will have a major impact in areas such as how people travel to work, a reduction in congestion, the health of residents, as well as attracting investment through an improved transport network and public realm.
- 4.212 The package of measures includes north-to-south and east-to-west cross-City cycle corridors, a network of cross City Centre cycle routes, investment in off road routes through parks and green spaces and investment in neighbourhood cycle facilities.
- 4.213 Many of the site allocations also provide opportunities for new or enhanced cycle routes which are important in delivering a comprehensive, convenient and safe cycle network.
- 4.214 The routes/alignments of the schemes have therefore been safeguarded or included in the site allocations development principles to avoid prejudice to their future implementation. Development must make provision for these cycle routes or an appropriate alternative.



# section five

Development Management Policies – Our Environment

## Green Infrastructure, Parks and Open Space

- 5.1 The Core Strategy sets out the strategic approach to Green Infrastructure, open space and parks for the conurbation. Nottingham has a range of open spaces that make a major contribution to the quality of life of City residents and visitors. These include parks, nature reserves, playing fields, allotments, cemeteries, playgrounds, woodland, boulevards, rivers and canals, paths, squares, and other incidental spaces that comprise the Open Space Network.
- 5.2 The City's Open Space Network is important in helping to promote healthy lifestyles and improve wellbeing by encouraging walking and cycling and encouraging people to go outdoors and be more active. It makes a major contribution to the visual character and image of Nottingham, provides for a diversity of recreation needs, and is important for its landscape and nature conservation interest. Establishing a linked network of open spaces and range of space types allows this resource to be considered as a whole and facilitates a more strategic approach. Sites and the links between them can then be considered not only for their individual open space function but also for their value to the Open Space Network and the contribution they make to the quality of life.
- 5.3 The NPPF emphasises the importance of having access to high quality open spaces, opportunities for sport and recreation and the important contribution to the health and wellbeing of communities this can bring. Planning policies are required to have robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. It also emphasises that these assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision are required.
- 5.4 In line with the NPPF the City commissioned a Playing Pitch Strategy (2015) along with other interested parties including Sport England and National Governing Bodies. The document provides a clear, strategic framework for the maintenance and improvement of formal outdoor sports facilities across the City.
- 5.5 In addition the Council has produced 'Breathing Space – Revitalising Nottingham's Open and Green Spaces' (2010) which sets out the vision for the City's Open and Green Spaces. It includes tools and local recommended standards for provision that enables Nottingham to better manage its provision of open and green spaces, both now and into the future. 'Breathing Space' also plays an important role in helping the Council deliver the City's Sustainable Community Strategy.

- 5.6 Some areas of open space can be threatening to use or not easily accessible, 'left over' space from previous development or located in areas which are otherwise adequately provided with better alternative spaces. Where these problems cannot be resolved, allowing limited development could help to consolidate or upgrade facilities and the quality of the Open Space Network as a whole, by providing finance to upgrade other open spaces, modernise facilities, and ensure ongoing maintenance to a high standard. The benefits of such releases would need to be outweighed by any loss.
- 5.7 Nottingham also contains a wide range of important nature conservation sites that contribute to a varied stock of natural habitats and species as shown on the Policies Map. The City has 3 Sites of Special Scientific Importance (SSSIs), which are of national importance for nature conservation. In addition, locally designated sites help to ensure the habitats, species and features of value are adequately protected and promote public access to nature. Local nature conservation sites in Nottingham include 14 Local Nature Reserves, 63 Local Wildlife Sites and 19 Local Geological Sites. These sites provide a refuge for flora and fauna; contribute to national biodiversity and geodiversity targets; add to the local character and distinctiveness of an area; contribute to quality of life; enhance the natural processes that support quality of life by maintaining air, soil and water quality and can also reduce the effects of flooding and pollution.
- 5.8 The main purpose of the policies set out below is to avoid the loss of or damage to these important open spaces and nature conservation sites, and where possible enhance them.

#### **Relationship to the Core Strategy**

The strategic policy context for the Environment policies EN1 to EN2 is set out in the following Core Strategy policies:

Policy 16: Green Infrastructure, Parks and Open Space

Policy 17: Biodiversity

## Policy EN1: Development of Open Space

Development affecting the Open Space Network will be refused unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements and the development would not have a detrimental effect on the open space, environmental, landscape character or wildlife value of the Network as a whole; or
- b) the development will enhance the Open Space Network, particularly in areas requiring improvement, and help to achieve the City Council's aims for the Network; or
- c) the development is for other types of sports or recreational provision or ancillary development associated with the Open Space, and the needs for which clearly outweigh the loss.

### Justification

- 5.9 In a densely populated area like Nottingham, it is important to protect open spaces. There has been significant investment into many of the City's parks, raising their quality and with many having been awarded Green Flag status. Whilst it is important to protect open spaces, they vary significantly in quality and type. Some suffer from a range of problems including poor access, vandalism and anti-social behaviour, lack of maintenance resources and inappropriate location. In some areas, the type of provision does not meet identified needs, resulting in open spaces being under-used and seen as being of limited value to the local community. Recent reorganisation of schools in Nottingham has released a significant amount of land, some of which could potentially be redeveloped without detriment to the Open Space Network.
- 5.10 The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, community gardens, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares and other incidental spaces as shown on the Policies Map. This 'network' of open spaces makes a major contribution to the visual character and image of Nottingham, provides for a range of recreation needs and is important for its landscape value and nature conservation interest.
- 5.11 There are other open spaces within the City, such as private sports grounds, institutional grounds and allotments that do not have public access. Nevertheless they can fulfil an important role in terms of enhancing biodiversity, connectivity and the visual character of the City. Where private spaces fulfil this role, they are defined as part of the Open Space Network. Smaller incidental open spaces of less than 0.5 hectares are not usually shown on the Policies Map unless of particular importance, in which instance they are included. Nevertheless, these small sites also make a valuable contribution to the Open Space Network.

- 5.12 The City Council's Breathing Space Strategy states that it is necessary to ensure development takes into account any effects on sustainability and that the protection and conservation of open and green space is considered in decision processes. As part of the Breathing Space Strategy, an open space impact assessment (a 'Toolkit Assessment') has been developed to help assess the existing provision of open spaces, and to consider development related issues that may influence this provision. The Toolkit Assessment examines the impact development proposals will have on open space, as well as considering potential quality improvements and necessary mitigation measures that could be achieved before a decision is made. This Toolkit ensures there is a consistent process undertaken. The Toolkit is a process that assesses:
- the type of land identified in the proposal;
  - whether the site comprises existing open space, and if so, its current quality rating;
  - the quality rating of audited open spaces within 1km of the site;
  - the existing surplus or deficiency for different types of typologies of open space in the locality;
  - accessibility of the site by typology and hierarchy level;
  - overall connectivity of the site and an impression of its contribution to the green infrastructure of the City;
  - impact of losing the site; and,
  - opportunities for improvement to open space provision and quality.
- 5.13 The Toolkit Assessment also takes the findings of the three Area Commentaries into account. The Area Commentaries were developed by the City Council as part of the Breathing Space Strategy. They present a more localised view of open and green space issues across the City.
- 5.14 The Playing Pitch Strategy (2015) includes an audit of the City's outdoor sports provision and clubs who use it, and considers whether there are deficiencies or surpluses of pitches across the South, Central and Northern areas and how these might be addressed.
- 5.15 The adopted Core Strategy sets out that parks and open spaces are protected from development, but exceptions may be made if the park or open space is shown to be underused or undervalued and only represents a small part of a larger site that continues to contribute to the Green Infrastructure Network. In some instances, it may be appropriate to develop on open space if there are benefits to the Open Space Network as a whole where the criteria in the policy are met.
- 5.16 Such releases would be considered only as part of a more comprehensive 'action area' approach identifying wider areas of improvement, for instance where development would enhance existing facilities or including an element of residential development to increase safety and surveillance. The City Council will secure through a planning obligation or conditions (or Community Infrastructure Levy if implemented), improvements to the open space, and/or provision of other community facilities locally.

- 5.17 Generally opportunities to create significant new areas of open space are very limited in some areas of the City, and this opportunity is therefore dependent on development or redevelopment taking place.

### **Policy EN2: Open Space in New Development**

Where necessary developer contributions will be sought (or secured through the Community Infrastructure Levy, if implemented) to enhance existing areas of open space, or else make provision for additional areas of open space on site or within the locality.

#### **Justification**

- 5.18 The City Council will negotiate with developers for provision of publicly accessible or other open space, including play areas if appropriate, where it is considered there is a need created by the development. The type of open space will vary depending on the location of the site and size of development, but may for example include improvements to the public realm in the City Centre or enhancement to the River Trent green corridor with a shared footpath and cycleway. Where the open space is primarily for the benefit of the development itself, the City Council will expect the developer to enter into a management agreement to maintain the open space. If the developers wish the City Council to adopt the space, a commuted sum for maintenance will be sought.
- 5.19 In circumstances where the location and physical characteristics of the site and the surrounding area preclude or restrict the creation of new publicly accessible or other open space, the City Council will negotiate a contribution from the developer to enhance existing local open space, or improve access, in accordance with the City Council's planning guidance relating to open space in new development. This could, for example, include joint use of school playing fields.

### **Policy EN3: Playing Fields and Sports Grounds**

Planning permission will not be granted for development that would result in the loss of existing playing fields and sports grounds including those at educational establishments unless:

- a) an assessment has been undertaken which clearly shows the facilities to be surplus to existing and expected future requirements;
- b) equivalent or improved alternative provision can be made in a suitable location; or
- c) the proposed development only affects land incapable of forming, or forming part of, a playing pitch and does not result in the loss of, or inability to make use of any playing pitch.

## Justification

- 5.20 Playing field provision must be considered both as a City-wide and local resource, as well as its wider landscape, amenity and health & wellbeing role. The NPPF states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision.
- 5.21 The City Council, along with its partners including Sport England and National Governing Bodies of Sport (NGBs) commissioned the Nottingham Playing Pitch Strategy (PPS) and Action Plan (2015). This looks at the existing and future provision requirements for formal sports pitches.
- 5.22 The policy gives strong protection to playing pitches from development unless a detailed assessment has been submitted and each of the criteria are met. Sport England is a statutory consultee on all issues affecting playing fields including planning applications for development that would lead to the loss of, or prejudice the use of, playing fields for sport. Local authorities must seek the prior consent of the Secretary of State for Education before they can dispose of a school playing field, or change its use to any purpose other than for the educational purposes of a maintained school or for recreation. Where alternative provision is proposed, its size, quality and accessibility will be assessed through the planning process.
- 5.23 Alternative provision that, in relation to the existing facility, is smaller, and of inferior quality, is unlikely to be considered satisfactory. When considering these factors, the City Council will take into account the findings of the PPS, and particularly whether the area in which the facility is situated is shown to have a qualitative shortfall or surplus of playing pitches.
- 5.24 The City Council will liaise closely with Sport England and other organisations in developing proposals for improving the use and development of sports facilities in the City.

## Policy EN4: Allotments

1. Planning permission will not be granted for development that would result in the loss of existing allotments unless:
  - a) there is no demonstrable need for the allotments in terms of quality, quantity and accessibility or there is a need but compensatory provision can be made elsewhere nearby; or
  - b) where partial redevelopment of existing allotments is proposed this would result in more efficient use, and improvements to, the remaining allotments in a specific location; and
  - c) the allotments do not make a valuable contribution to the Open Space Network or their development would not be significantly detrimental to the visual amenity of the surrounding area or recreational function; and
  - d) the proposed scheme can be accommodated without causing harm to the nature conservation value of the allotments.
2. Residential developments should encourage food growing opportunities, including where appropriate, viable provision for new allotments in areas of deficiency or enhancement of existing facilities in accordance with Policy EN2: Open Space in New Development.

### Justification

- 5.25 Allotments have an important recreational function, the potential to increase healthy eating, physical activity and mental wellbeing as well as having nature conservation value. The majority of allotments within Nottingham are owned by the City Council however, this provision is supported by a number of privately owned allotment sites. The City Council's Food Growing Framework gives a commitment to maintaining an adequate supply of allotments commensurate with the level of demand for them.
- 5.26 The City Council provides over 3,000 individual allotment plots. These are spread over more than 60 sites, ranging from the combined historic Hungerhill Allotments in St. Anns's with over 600 plots to some scattered individual plots which make up a site of their own. Around 20 sites are currently managed by allotment associations and other organisations which have long-term leases with the City Council. These tend to be on larger sites, and all together these 'association' or 'leasehold' sites make up over 70% of the allotment plots. In addition to the sites provided by the City Council, there are a number of privately owned allotment sites, with over 400 plots. The Hungerhill Allotments (including Stonepit Coppice and Gorsey Close Gardens) and Bagthorpe Gardens are Grade II\* Listed in Historic England's 'Register of Historic Parks and Gardens of special historic interest in England' owing to their history and significance.

- 5.27 All development on allotments including the change of use to residential gardens will be refused unless it can be shown that there is adequate provision of allotments within the area. Any application for the loss of allotments would be considered in consultation with the City Council's Allotment Officer taking into account the impact of losing an allotment/site on the quality, quantity and accessibility of allotments, and any deficiency regarding access to allotments. Part of this assessment will use results from an Open Space Toolkit Assessment. Where re-provision is considered appropriate, the replacement allotments shall be to a standard agreed with the City Council.
- 5.28 In addition to protecting existing allotments, the City Council will seek provision of new facilities or enhancement of existing facilities where appropriate. In seeking new or enhanced provision, consideration will be given to the location, distribution, quality and use of existing allotments in consultation with the City Council's Allotment Officer.
- 5.29 Community gardens (single pieces of land gardened collectively by a group of people), such as those situated within Arkwright Meadows Community Gardens also have an important role in the City with potential health and wellbeing benefits to users and the local community. Such facilities are protected under Policy EN1: Development of Open Space).

### **Policy EN5: Development Adjacent to Waterways**

Development which is adjacent to, or contains, waterways will be expected to:

- a) maintain, enhance or create suitable and safe public connections to, along and adjacent to waterway(s) for walking, cycling and maintenance;
- b) protect, maintain and enhance the nature conservation interest of the waterway(s) and its banks;
- c) protect, maintain and enhance the sustainable drainage functions of the waterway(s) and its banks;
- d) where feasible and viable, open culverted, piped or covered waterway(s);
- e) avoid the loss of open waterway(s) through culverting, piping, or enclosure by development;
- f) take opportunities to enhance the recreation and leisure role of waterway(s); and
- g) take advantage of the proximity of waterways in order to maximise the regeneration potential of sites.

### **Justification**

- 5.30 This policy seeks to implement Policy 16 (Green Infrastructure, Parks and Open Space) of the Core Strategy.

- 5.31 Nottingham's waterways, its rivers, streams, brooks, ponds and canals make an important contribution to the character, distinctiveness, biodiversity and quality of life in the City. Waterways are also key elements of Green Infrastructure and their banks and towpaths are important parts of the Open Space Network.
- 5.32 Waterways and their banks contain established habitats with nature conservation value. The linear, connected nature of waterways also makes them excellent wildlife corridors, connecting and linking terrestrial and aquatic habitats.
- 5.33 The waterways also have an important recreational and health function. There are recognised physical and mental health benefits for people that can live, work or exercise near water. Their banks provide corridors for walking and cycling routes and certain waterways can provide significant leisure and recreational opportunities. Development should take maximum opportunities to open up or improve public access to waterways wherever possible and appropriate to do so, particularly where access is lacking or poor.
- 5.34 In densely built-up areas of the City, waterways offer relief from the built environment while contributing to the quality and overall visual amenity of the City.
- 5.35 Effective design and planning of developments on or adjacent to waterways can maximise these intrinsic green infrastructure functions and benefits, offered by Nottingham's waterways. New development on, or adjacent to waterways/watercourses should contain enough public space as close to waterways/watercourses as practicably as possible, to facilitate walking, cycling and maintenance. However, public provision of new public connections adjacent to waterways should also be designed to avoid harm to any nature conservation interest and maximise opportunities to enhance waterways and their banks. The policy therefore requires development to be designed and implemented in a way which protects, maintains and enhances the important roles of the City's waterways.

### **Local Green Space**

- 5.36 At the time of writing of the LAPP, no local community within Nottingham has proposed designating any Local Green Space. Should any local communities wish to designate Local Green Space in the future, this should be done at the time the Local Plan is reviewed or a new Local Plan is prepared or via the preparation of a Neighbourhood Plan. Any designations will be tested against criteria listed in the NPPF and should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

## Biodiversity

### Policy EN6: Biodiversity

1. In addition to Core Strategy Policy 17, which seeks to increase biodiversity, wherever possible proposals for development will be expected to protect and promote biodiversity to deliver multi-functional benefits and contribute to Nottingham's ecological network both as part of on-site development proposals or through off site provision.
- 2) In considering proposals affecting biodiversity the following will apply:
  - a) development proposals on, or affecting, Sites of Special Scientific Interest (SSSIs), will only be permitted where the justification for the development clearly outweighs the nature conservation value of the site;
  - b) development proposals on, or affecting, locally designated sites, sites supporting priority habitats, or supporting priority species, will only be permitted where it can be demonstrated that the need for the development outweighs the need to safeguard the nature conservation value of the site;
  - c) development proposals on, or affecting, national and locally designated sites and notable species should be supported by an up-to-date ecological assessment with any significant harmful ecological impacts avoided through the design, layout and detailing of the development, with mitigation, and as a last resort, compensation (including off-site measures), provided where they cannot be avoided;
  - d) development proposals on, or affecting, other non-designated sites or wildlife corridors with biodiversity value will only be permitted where it can be demonstrated that the need for the development outweighs any harm caused by the development and that adequate mitigation measures are put in place.

### Justification

- 5.37 The NPPF states that local authorities should plan positively for the creation, protection and enhancement of biodiversity in accordance with the hierarchy of international, national and locally designated sites.
- 5.38 There are currently no internationally designated sites within or in close proximity to the City (e.g. Special Areas of Conservation, Special Protection Areas etc.). The City does have 3 SSSIs as shown on the Policies Map at Sellers Wood, Holme Pit and Colwick Cutting. These sites are designated and protected under the Wildlife and Countryside Act 1981 (as amended). SSSIs are a representative sample of the best examples of certain habitats or features notified by Natural England under Section 28 of the Wildlife and Countryside Act

1981. The selection of such areas is based upon specific criteria, with the principal aim of safeguarding the long-term future of the area in terms of its flora, fauna or geological or geophysical features. The City Council has a duty to consult Natural England on all planning applications that affect the integrity of a SSSI.

- 5.39 Locally designated sites include 14 Local Nature Reserves (with more proposed), which are designated by the City Council, 63 Local Wildlife Sites and 19 Local Geological Sites which are designated by the Local Sites Panel, a technical sub-group of the Nottinghamshire Ecological and Geological Data Partnership. The boundaries of all of locally designated sites are defined on the accompanying Policies Map. It is recognised that the ecological value of sites change over time and that new sites may come forward. There are currently proposals to designate a Derbyshire/Nottinghamshire Nature Improvement Area, which may incorporate parts of Nottingham City, such as along the River Trent Corridor. It is intended that any additional sites identified or designated during the plan period will also be protected through this policy.
- 5.40 Nottingham supports species protected under the Conservation of Habitats and Species Regulation 2010, Wildlife and Countryside Act 1981 as amended and Protection of Badgers Act 1992, as well as a range of Priority Habitats and Priority Species safeguarded by being listed as habitat or species of principal importance for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Community Act (2006). Many of which are also defined in more detail in the Nottinghamshire Biodiversity Action Plan. The locally identified Priority Habitats and Species are listed as a priority for protection in the Nottinghamshire Biodiversity Action Plan either because they are nationally or locally rare or in decline or are characteristic of the area. The Nottinghamshire Biodiversity Action Plan has been adopted by the City Council, helping to encourage and guide nature conservation work. In 2011 the City Council produced its Biodiversity Position Statement: Ambitious for Wildlife, further setting out biodiversity commitments and targets. The City Council will consult with Natural England or other appropriate wildlife organisations on any applications that affect protected or notable species or habitats. It is the responsibility of the developer to ensure that they do not contravene the regulations that aim to protect the species.
- 5.41 Furthermore, valuable species of flora and fauna are also found outside of designated national and local sites and should not be overlooked in the planning process as they are important for migration, dispersal and genetic exchange. It is also important to consider the linkages between sites. Policy 17 of the Core Strategy outlines the importance of Wildlife Corridors which comprise a range of sizes and are critical in linking spaces and creating future opportunities for habitats. Within the City Wildlife Corridors take the form of rivers, streams, railways, road verges, incidental pieces of open space and residential gardens and many are mapped as part of the Open Space Network. They are specifically referred to in development principles of sites where they are particularly important. Wildlife Corridors are a valuable resource both visually and ecologically and it is essential that these routes are maintained and protected where possible to ensure the continued movement of wildlife.

- 5.42 Policy EN6 above sets out that development should, in the first instance, try to avoid adversely affecting national and local designated nature conservation sites, Priority Habitats and Priority Species, by using alternative sites or layout designs. Where avoidance is not possible, and the need for and benefit derived from development outweighs the nature conservation value of the site, habitat or species, the impact upon the wildlife sites, habitat or species should be adequately mitigated.
- 5.43 Where the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, as a last resort the impact should be compensated for. One form of compensation is Biodiversity Offsetting. Biodiversity Offsetting is a process by which conservation activities designated to deliver biodiversity benefits in compensation for losses are delivered, and are distinguished from other forms of ecological compensation by the formal requirement for measurable outcomes. Nottingham City Council is working with Nottinghamshire County Council and some of the neighbouring authorities, which together have been selected as one of six pilot areas nationally to trial biodiversity offsetting, to deliver an offsetting scheme within the Nottinghamshire area. Should this approach be successful, Biodiversity Offsetting within Nottingham City should only take place where the impact on biodiversity cannot be avoided or mitigated on site. Proposals to provide offsetting outside the City boundary will only be accepted in exceptional circumstances and where there is no suitable land available for offsetting within the City.
- 5.44 Where there is suitable habitat present or a reasonable likelihood of a protected species being present, surveys to determine presence or absence should be conducted by a suitably qualified or experienced ecologist. Surveys for protected species, mitigation measures to protect species and habitats, and ecological enhancement measures on development sites should be implemented in line with current national standards and published guidance, in addition to the City Council's adopted design guides and position statements, where available. The City Council's Biodiversity Checklist and Planning Application Validation Checklist sets out the information that applicants must include when submitting planning applications for developments. The Council also has its own Biodiversity Position Statement 2011-2020 and guidance on sustainable development and urban design, which are useful tools for reference when considering nature conservation and ecological enhancement measures on development sites.
- 5.45 Further details for providing biodiversity enhancement in and around development can be found in the Biodiversity Checklist. Examples of enhancement include: habitat restoration, re-creation and expansion, improved links between existing sites, buffering of existing important sites, new biodiversity features within development or securing management for long-term enhancement. The River Leen within the City has been identified as a large-scale project within the City for habitat improvement and smaller-scale improvements are also listed within the development principles for specific site allocations within this document.

## Policy EN7: Trees

1. Planning permission for development proposals affecting trees will only be granted where existing high value trees are retained and protected, along with other trees and landscaping where possible.
2. Consideration will be given to the management and maintenance of retained trees, new trees and planting as part of the assessment of planning applications and any losses will be mitigated by additional planting where ever possible.
3. Planning permission for development involving the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order will only be granted where, in the opinion of the City Council, it is necessary for valid arboricultural reasons, or for the satisfactory development of the site. Where such consent is granted, replacement tree planting will be required to offset loss of visual and natural amenity.
4. Development resulting in the loss or deterioration of Ancient Woodland and the loss of aged or veteran trees found outside Ancient Woodland will be refused unless the need for, and benefits of, the development in that location clearly outweigh the loss.

### Justification

- 5.46 The City Council recognises the importance of trees in the City in improving air quality, by acting as filters to pollution, the mitigating effect they have on climate change and also their contribution to biodiversity amenity, townscape and flood risk management whilst also adding a sense of place to the City centre, neighbourhoods and parks. These benefits all help to improve health and wellbeing and in turn improve quality of life.
- 5.47 Developers should carry out tree surveys of development sites at an early stage to ensure that existing trees are identified and taken into account in the layout and design of the proposal.
- 5.48 Where trees are agreed to be removed to facilitate construction and development replacements at agreed minimum ratio of 1:1 (on Council owned and managed land the ratio shall be a minimum of 2:1) shall be planted in accordance with the aims of the Urban Forest Strategy (2013) and the SPG Trees on Development Sites (updated 2012).

### Urban Forest Strategy and Supplementary Planning Guidance

- 5.49 This strategy for the urban forest supports the City Council's wider strategic priorities for the City. It has been developed using a transparent and consistent approach. The strategy is more holistic than a 'basic' tree strategy and takes into account all trees regardless of ownership. The main aim of the Urban Forest Strategy is: 'To create an urban forest that

is designed and sustainably managed for the benefits of Nottingham's Communities'. The Urban Forest Action Plan includes actions and priorities for the Urban Forest. The aims of the Urban Forest Strategy will be taken into consideration when assessing planning applications.

- 5.50 The City Council updated its Supplementary Planning Guidance: Trees on Development Sites in 2012. The SPG offers additional guidance to developers as to how policies will be applied by the City Council and what will be required of developers seeking planning permission for developments that may affect trees.

### **Ancient Woodland**

- 5.51 Ancient Woodland in England is defined as an area that has been wooded continuously since at least 1600 AD and includes both Ancient Semi-Natural Woodland and Plantations on Ancient Woodland Sites both of which are shown on the Policies Map.
- 5.52 Ancient Semi-Natural Woodland (ASNW) is characterised by stands which are composed predominantly of trees and shrubs native to the site that do not obviously originate from planting. The stands may have been managed by coppicing or pollarding in the past or the tree and shrub layer may have grown up by natural regeneration.
- 5.53 Plantations on Ancient Woodland Sites (PAWS) are areas of ancient woodland where the former native tree cover has been felled and replaced by planted stock, most commonly of a species not native to the site. Both ASNW and PAWS are Ancient Woodland, and both are treated equally in terms of the protection afforded to ancient woodland in the NPPF.

## Minerals

- 5.54 Sand and gravel, rock and brick clay are essential raw materials used in the building and construction industry; coal, oil and gas supply most of our energy needs and a wide range of other minerals are vital for our manufacturing, food, chemical and pharmaceutical industries and agriculture. Indeed almost all aspects of our material wellbeing depend to one degree or another on minerals.
- 5.55 Whilst many of our mineral resources remain plentiful, permitted reserves are often limited and finding sufficient new reserves to meet future demand will be a major challenge over future years. Unlike other forms of development, minerals are finite and can only be worked where they are found. This factor, combined with the potential environmental impacts of extraction, often seriously limits where mineral extraction is feasible. It is therefore important both to identify, at least in broad terms, where future mineral extraction will be acceptable and to safeguard resources so that suitable sites are not unnecessarily lost to other development.

### Minerals Safeguarding Area

- 5.56 Minerals can only be worked where they are found. Minerals Safeguarding Areas (MSAs) provide for the safeguarding of proven mineral resources which are, or may become, of economic importance from unnecessary sterilisation by non-mineral development (such as being covered by buildings).

### Policy MI1: Minerals Safeguarding Area

Within the Minerals Safeguarding Area, as shown on the Policies Map, planning permission will be granted for development provided that it would not lead to the unnecessary sterilisation of mineral resources unless:

- a) it is demonstrated that the resource is not of economic value;
- b) the resource can be extracted, where practicable and environmentally acceptable, prior to development taking place; or
- c) the development is either a proposal for householder development, an alteration or extension to an existing building, or a change of use of existing development which would not intensify development on site.

### Justification

- 5.57 There are currently no active minerals working in the City area. However, the NPPF stipulates that minerals are essential to support sustainable economic growth and quality of life, seeking to ensure that there is sufficient supply of material to provide the infrastructure, buildings, energy and goods that the country needs.

- 5.58 The NPPF requires the designation of MSAs and whilst there is no presumption that land within a MSA will ultimately be allocated for extraction or worked, Government policy requires, where practicable, prior extraction of the mineral if it proves necessary for development to take place.
- 5.59 The MSA shown on the Policies Map sets out the extent of the mineral resource within the City. This data has been provided by the Coal Authority and British Geological Survey. Detailed surface coal, sand, gravel, limestone, brick clay and fireclay resources are further identified in Figure 5.
- 5.60 Whilst the prior extraction of the mineral resource within the MSA should be considered, it is not the intent of the policy to unduly constrain development within the City, but rather safeguard against unnecessary sterilisation. It is therefore important that the overall viability of development proposals, as well as the potential impact of the proposal on the resource, is considered.
- 5.61 The NPPF also requires that planning applications for minerals development should be assessed so as to ensure that permitted operations do not have unacceptable adverse impacts on the natural and historic environment or human health, including from noise, dust, visual intrusion, traffic, tip and quarry-slope stability, differential settlement of quarry backfill, mining subsidence, increased flood risk, impacts on the flow and quantity of surface and groundwater and migration of contamination from the site; and take into account the cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality.
- 5.62 In addition, Government policy requires the preparation of a Local Aggregates Assessment (LAA) to enable Minerals Planning Authorities (MPAs) to provide a steady and adequate supply of mineral resources by identifying local apportionments for all aggregate minerals in their area. The City Council and Nottinghamshire County Council have worked together to jointly prepare this document, along with participation of the Aggregates Working Party (comprising MPAs from across the region and industry representatives, its role being to provide technical advice about the supply and demand for aggregates and undertake annual monitoring of aggregate production and levels of permitted reserves across the East Midlands).

#### **Restoration, After-use and After-care**

- 5.63 Although mineral working is a temporary land use, worked sites which are not appropriately restored can result in permanent adverse impacts on the environment. It is essential that the detailed restoration proposals for minerals development are properly considered at the application stage to minimise impacts and ensure long term benefits are secured.
- 5.64 Restoration and aftercare should provide the means to maintain or, in some circumstances, even enhance the long-term quality of land and landscapes taken for mineral extraction. After-use describes the ultimate use after mineral working for agriculture, forestry, amenity (including nature conservation), industrial or other development.

## Policy MI2: Restoration, After-use and After-care

1. Proposals for minerals development will be supported (subject to other policies of the Local Plan) where it can be demonstrated that the scheme includes details to allow an appropriate phased sequence of extraction, restoration, after-use and after-care which will enable long-term maintenance and enhancement of the environment.

### **Restoration**

2. Where it is impracticable to submit full restoration details at the planning stage proposals should include:
  - a) an overall concept plan with sufficient detail to demonstrate that the scheme is feasible in both technical and economic terms;
  - b) illustrative details of contouring, landscaping and any other relevant information as appropriate; and
  - c) consideration of aviation safety having regard to proximity of airfields and potential bird strike hazards.
3. Mineral extraction proposals which rely on the importation of waste for restoration must:
  - a) include satisfactory evidence that the waste will be available over an appropriate timescale in the types and quantities assumed;
  - b) provide the optimum reclamation solution; and
  - c) provide evidence that it is not practical to re-use or recycle the waste.

### **After-use**

4. Where proposals for after-use include habitat creation, applicants will be required to demonstrate how proposals contribute to the delivery of the City Council's biodiversity objectives for wildlife.
5. Where the proposed after-use is agricultural, applicants will be required to make provision for the retention or replacement of soils and any necessary drainage, access, hedges and fences.
6. The after-use will be required to have regard to the wider context of the site, in terms of the character of the surrounding landscape and historic environment, as well as existing land uses in the area.

7. Where opportunities arise, after-use proposals should provide benefits to the local and wider community which may include enhancement and creation of biodiversity and geodiversity interests, linking of site restoration to other green infrastructure initiatives, enhanced landscape character, improved public access, employment, tourism or provision of climate change mitigation measures.

**After-care**

8. Restoration proposals will be subject to a minimum five year period of after-care. Where proposals or elements of proposals, such as features of biodiversity interest, require a longer period of management the proposal will only be permitted if it includes details of the period of extended after-care and how this will be achieved.

## Justification

- 5.65 Should any proposals for minerals extraction be received by the City Council, they will be considered against the relevant policies in the Local Plan (such as those dealing with amenity and environment, for example Policies CC3, DE1, EN6 and IN2). National policy requires worked land to be reclaimed at the earliest opportunity and that high quality restoration and after-care takes place. It is therefore essential that mineral extraction and restoration are designed at an early stage to ensure that both are technically and economically feasible and that the impacts can be fully assessed.
- 5.66 The overall restoration proposal also establishes the long-term potential of the land for a wide range of after-uses that can benefit the local and/or wider community. The phasing of operations to achieve restoration at the earliest opportunity is an important factor influencing the acceptability of minerals extraction to local residents. Where possible, the proposal should incorporate some element of flexibility to take account of changing circumstances during the life of the development and beyond. Achieving high quality restoration must be integral to any proposals for minerals development and it is strongly advised that these matters are discussed with the MPA at the pre-application stage. The City Council and applicants should engage relevant key stakeholders at an early stage to ensure that appropriate consultation has been carried out, and any necessary permissions have been obtained and to resolve any potential conflicts of interest.
- 5.67 Restoration of mineral sites should maximise biodiversity opportunities by carefully planning which species and habitats can be created or enhanced, particularly supporting those of priority identified in the Nottinghamshire Biodiversity Action Plan. Restoration which enhance biodiversity through the creation of wetland habitat may lead to the creation of habitats that attract birds. In the vicinity of an airport this is potentially very dangerous and could impact on aviation safety. Careful planning can ensure that it will be possible to enhance biodiversity in this way without possibly contributing to a bird strike hazard. Examples include the creation of reed beds, instead of open water, which generally do not attract the flocking birds that present a bird strike hazard, and also the use of smaller expanses of water, such as fragmented ponds.

- 5.68 Most mineral workings coincide with agricultural land albeit to a far lesser extent in the City. In general where the best and most versatile land is taken for mineral extraction, it is imperative that the potential for land to be restored to an agricultural after-use be maintained through appropriate landform and soil profiles.
- 5.69 The Landscape Character Assessment covering Greater Nottingham identifies specific features for different Landscape Character Areas, some of which fall within the City. This information can be used to assist in the design of restoration schemes.
- 5.70 Soils must be adequately protected and maintained throughout the life of the development. Where necessary, proposals for minerals development should be supported by a site specific Land Classification Survey, undertaken by an independent expert to determine the grading and agricultural value of the proposed site. The survey should incorporate a report/statement of physical characteristics, providing detailed information about the soils, sub-soils and overburden within the boundaries of the site. Where the proposed after use is to be one which requires little or no soil, e.g. a lake or a nature reserve requiring impoverished soil resources, it would be better for soils to be removed from site and used beneficially elsewhere.
- 5.71 In some cases, materials (such as inert waste) will need to be imported to ensure that the site can be restored and returned to a beneficial after-use. Phased restoration of a site may require an adequate and timely supply of suitable material in order to ensure that the development can proceed on schedule. However, inert fill material may not necessarily be available in the required quantities and timescales, since the introduction and application of Landfill Tax has reduced the amount of inert material available. In addition, the Government encourages the recycling and use of construction and demolition waste as an alternative to primary aggregates. Developers will be required to demonstrate that materials to be imported for restoration purposes are both suitable (based on the advice of the Environment Agency) and are available in sufficient quantity and when needed to achieve the proposed restoration scheme.
- 5.72 After the mineral has been extracted and the stripped soils returned, the after-care period is the time when the site is prepared for the agreed after-use. After-care can include the processes of cultivating, fertilising, planting, draining and otherwise treating the land. The minerals operator is normally still responsible for the site at this time. An appropriate period of after-care is needed to ensure mineral sites are restored to a standard suitable for their intended after-use.
- 5.73 Different after-uses may require different periods of after-care. The statutory after-care period is 5 years, but some uses such as nature conservation may benefit from an after-care period of up to 20 years or more, whilst agriculture may only need a 5 year after-care period. Where possible and where appropriate, voluntary extended after-care periods will be negotiated for those uses that would benefit from such longer periods.

- 5.74 It is important that management responsibilities are identified and agreed between the developer and those taking on the after-care of the site to ensure that the proposed after-use can and will be delivered. Developers will be required to enter into planning agreements to ensure that the appropriate after-care provisions remain in effect for the required after-care period.
- 5.75 All restoration proposals should take into account the relevant local development strategy for the area, including that set out in any area specific development plan policy and/or adopted SPD. Minerals developers will also be encouraged to involve local communities when considering options for restoration and after-care.

### **Hydrocarbons**

- 5.76 Nottingham currently has no active oil and gas industry. Due to the built up nature of much of Nottingham, it is considered unlikely that proposals associated with oil and gas exploration and extraction will arise within the City. Elsewhere in the County however, there is a history of oil and mine gas extraction and other unconventional hydrocarbons such as coal bed methane and shale gas extraction are being developed and could be worked over the plan period.
- 5.77 The exploration, appraisal or production phase of hydrocarbon extraction can only take place in areas where the Department of Energy and Climate Change has issued a licence under the Petroleum Act 1998, known as Petroleum Exploration and Development Licences (PEDL), which are shown on the Policies Map. PEDL licences allow the holder to explore for and develop unconventional hydrocarbons subject to access rights. Part of east and south Nottingham falls within areas which have been licenced by the Government. This is part of a group of licenced areas which extend between Derby and Grantham, and south to Loughborough and Melton Mowbray.

## Policy MI3: Hydrocarbons

### Exploration

1. Proposals for hydrocarbon exploration will not be supported where they give rise to any unacceptable impacts on the environment or to neighbouring occupiers.
2. Where proposals lie within an environmentally sensitive area, evidence must be provided to demonstrate that exploration could not be achieved in a more acceptable location and that within the area of search the proposal would have least impact.

### Appraisal

3. Where hydrocarbons are discovered, proposals to appraise, drill and test the resource will be permitted provided that they are consistent with an overall scheme for the appraisal and delineation of the resource and do not give rise to any unacceptable impacts on the environment or to neighbouring occupiers.

### Production (Extraction)

4. Proposals for the extraction of hydrocarbons will not be supported unless they are consistent with an overall scheme enabling the full development of the resource and do not give rise to unacceptable impact on the environment or to neighbouring occupiers.

### Restoration

5. All applications for hydrocarbon development should be accompanied by details of how the site would be restored back to its original use once the development is no longer required. The retention of haul roads and hard standing will only be permitted where there are clear benefits of doing so.
6. Where proposals for hydrocarbon development coincide with areas containing other underground mineral resources, evidence must be provided to demonstrate that their potential for future exploitation will not be unreasonably affected.

## Justification

- 5.78 The NPPF is clear that when determining planning applications, local planning authorities should give great weight to the benefits of mineral extraction, including to the economy. The majority of national production of hydrocarbons is currently offshore and one of the biggest energy issues facing the UK is the expected rapid decline in domestic oil and gas production due to the depletion of these resources. By 2020, the UK could be importing around three quarters of its primary energy needs. This factor, combined with high energy prices and recent technological advances has created a very strong impetus to explore and develop new domestic sources of oil and gas. This includes previously untapped

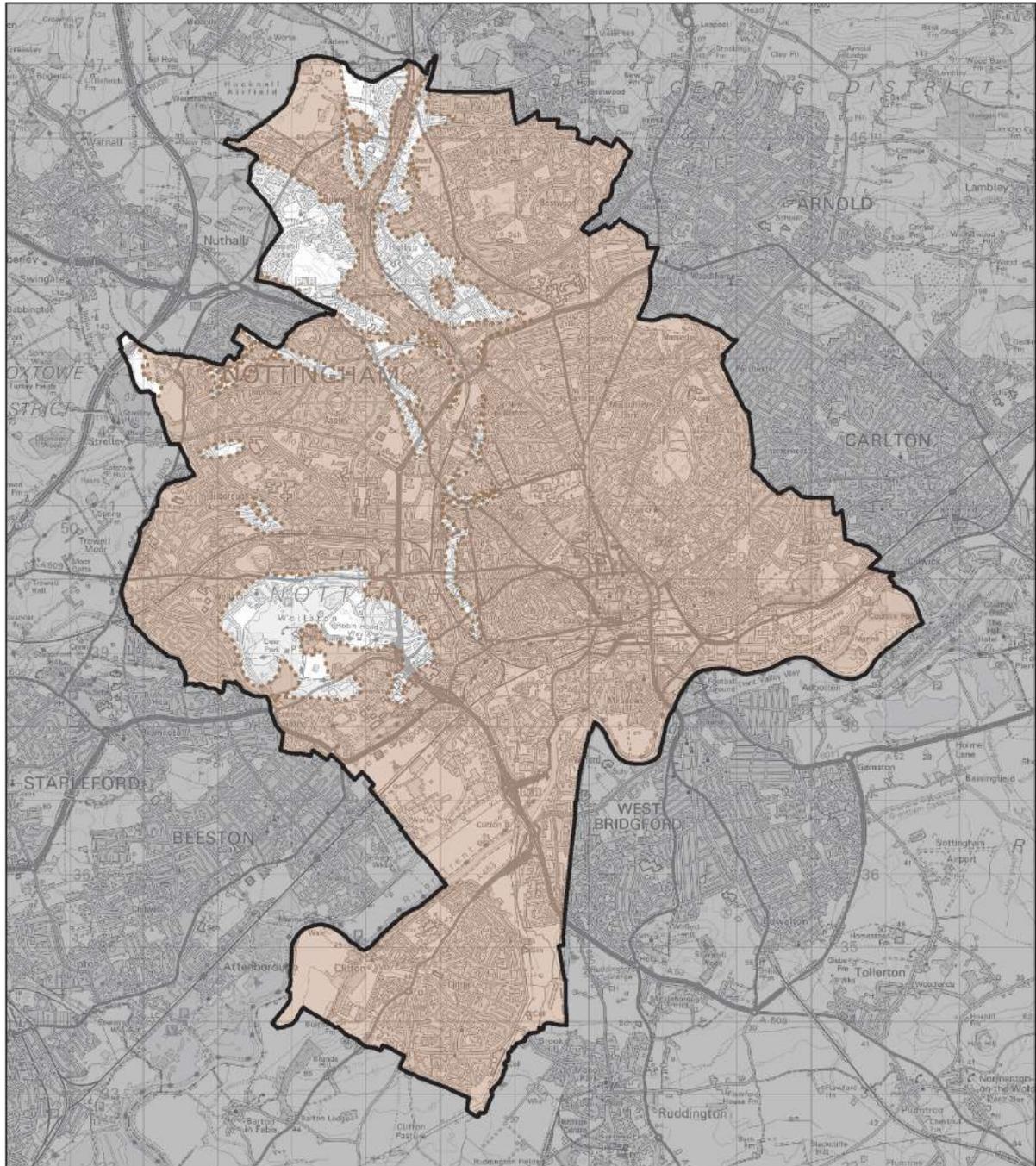
‘unconventional’ resources such as coal bed methane and shale gas, both of which may exist below Nottingham, and the Government has signalled its support for the exploitation of these types of resources.

- 5.79 In the unlikely event of any proposals being received by the City Council, they will be considered against the policy above and other relevant policies in the development plan (such as those dealing with amenity and environment, for example Policies CC3, DE1, EN6 and IN2), and the Government’s planning guidance on planning for hydrocarbon extraction. The Council will also have regard to these matters when commenting on any proposals outside Nottingham which may have an impact on the City.
- 5.80 The NPPF requires MPAs to distinguish between three phases of development relating to onshore oil and gas - exploration, appraisal and production, and guidance clarifies that planning permission is required for each separate phase<sup>7</sup>.
- 5.81 The exploration and appraisal phases establish the presence, extent and characteristics of hydrocarbons and whether their extraction is economically viable. It can include geological mapping, geophysical/seismic mapping and investigative drilling. Any investigative development should be located away from areas which are sensitive in terms of environment or residential amenity wherever possible, and appropriate mitigation provided. Mitigation measures will also be required against pollution arising from spillage or other operations. Where the exploration phase fails to result in viable extraction, restoration of exploration facilities should take place as early as practicable.
- 5.82 If viable extraction follows exploration, then again development should be located away from areas which are sensitive in terms of environmental or residential amenity wherever possible, and appropriate mitigation provided. Mitigation measures will also be required against pollution arising from spillage or other operations.
- 5.83 When viable extraction of oil or gas ceases, the sites should be decommissioned and the land restored in line with a strategy agreed with the MPA. This should include the proposed schedule, methods and timings of decommissioning. The restoration scheme should be comprehensive and include maintenance and where possible enhancement of the environment. Full restoration and removal of all extraction facilities, including ancillary development, will be required unless there is a demonstrable need to retain them that outweighs any effect on the environment or amenity.

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<sup>7</sup> Some initial seismic work may have deemed planning consent under Part 17 of Schedule 2 to the Town and country Planning (General Permitted Development) (England) Order 2015 (advance notice to the minerals planning authority is required).

**Figure 3: Minerals Safeguarding Area**



**Key**

-  City Boundary
-  Mineral Safeguarding Area



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0 550 1,100 2,200 Meters

## Telecommunications

5.84 Telecommunications systems have an important role in the development of the local and national economies. A careful balance is required to facilitate growth whilst preserving amenity. The Council will seek to ensure that acceptable provision can continue to be made for information communications technology, whilst ensuring that the impact on the environment, visual and residential amenity is minimised.

### Policy IN1: Telecommunications

1. Proposals for the installation of telecommunications equipment (including prior notification of satellite dishes, microwave and antennae and other telecommunications) will be considered against the following criteria:
  - a) for applications involving new masts buildings or other structures, it has been demonstrated that no existing masts or structures are available that can reasonably be shared;
  - b) it has been demonstrated that telecommunications infrastructure will not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest;
  - c) there is no detrimental impact on the appearance and character of any building or structure affected, or on the wider area, or on the amenities of the occupiers of nearby properties;
  - d) development is sited and designed so as to minimise its visual impact; and
  - e) whether the special character and appearance of all heritage assets are preserved or enhanced.

### Justification

5.85 The NPPF sets out the Government's policy to facilitate the expansion of the electronic communications network, highlighting how advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services.

5.86 The guidance also sets out the principle of keeping the numbers of radio and telecommunications masts and the sites for such installations to a minimum consistent with the efficient operation of the network.

5.87 As well as applications for planning permission, this policy is also applicable to prior notification applications relating to satellite dishes, microwave, antennae and other telecommunications. In consideration such applications the City Council will also have regard to the legal requirements placed on telecommunications operators to provide an adequate service, and any technical and operational constraints that may result.

## Land Contamination, Instability and Pollution

5.88 Nottingham City Council aims to protect existing and future citizens of Nottingham and the environment from the effects of pollution, both existing and that originating from new development. To be sustainable, development should incorporate measures to prevent, or mitigate against, adverse impacts on the environment (including biodiversity) and the occupants, future occupants and those adjacent to development. Planning permission may be granted, where appropriate, subject to conditions to ensure the effects of pollution are minimised to, and maintained at, an acceptable level.

### Policy IN2: Land Contamination, Instability and Pollution

1. Planning permission will be granted for development where it addresses any existing land contamination, pollution or instability (for instance that brought about by mining or other industrial legacy) through appropriate remediation and/or mitigation measures which ensure that:
  - a) the site is suitable for the proposed use; and
  - b) there is no actual or unacceptable risk of future pollution (including to the natural environment) within the site or to the surrounding area.
2. Where development has the potential to give rise to future or continuing pollution, contamination or instability, planning permission will be granted (subject to appropriate conditions) where the following can be demonstrated:
  - a) for development proposals which could adversely affect land quality (including land potentially affected by contamination or ground gas, including radon), the quality of groundwater, or exacerbate existing conditions, that satisfactory mitigation will be provided, including measures to protect the users of the development, the users of adjoining land, and the natural environment from any harmful effects;
  - b) the development proposals, either individually or cumulatively, will not contribute to poor air quality (including air pollution and odour nuisance), are designed to reduce the exposure of occupants and users of the development to air pollutants, and, where possible, include measures for the improvement of air quality;
  - c) for development proposals that require external lighting, that local amenity and nature conservation are not adversely affected and that the proposed lighting scheme incorporates mitigation measures such as sensitive siting, design and level/direction of illumination, together with measures to ensure that external lighting is only used when required;

- d) the development proposals will not result in noise or vibration at such levels as are likely to adversely impact on health or quality of life;
- e) for development which is sensitive to noise, that it is not located within an area with existing high levels of noise unless satisfactory mitigation of noise impacts through design, layout, and insulation will be provided; and
- f) for development proposals that introduce sources of electromagnetic radiation (ionising or non-ionising), that there would not be unacceptable health and safety risks to the users of the development, users of adjoining land or to the environment.

### Justification

- 5.89 The past legacy of mining and other industrial development in Nottingham means that some brownfield sites are likely to require decontamination or other remediation to ensure satisfactory development. The NPPF sets out the Government's policy on dealing with land contamination, land instability and pollution through the planning process. It also states that where a site is affected by contamination or land stability issues, the responsibility for securing a safe development rests with the developer and/or landowner. Careful design, siting and landscaping can help ensure satisfactory development, and to reduce the impact of pollution.
- 5.90 Proposals for land which may be affected by air pollution, ground gas, radon gas, or contamination, or that are adjacent to land which may be contaminated, should be accompanied by an appropriate site investigation. This investigation should be carried out and reported in accordance with current authoritative guidance, British Standards and best practice. It should also be undertaken by a competent person to establish the level of contamination and potential risks to human and other receptors from air pollution, ground gas, radon gas or substances in, on or under the land and substances in groundwater or surface water. Where potential risks to human and other receptors from pollution are identified, appropriate mitigation or remediation measures should be identified and their implementation verified. Where necessary, mitigation or remediation measures will be monitored and maintained and secured through planning conditions and / or obligations.
- 5.91 Where it is suspected that land may be unstable and there is a risk that the development itself or neighbouring uses or occupiers may be affected, a desk based assessment of available records of the previous uses of the site and the potential for instability should be undertaken. If necessary, site investigation and risk assessment may be required to determine the extent and location of land instability, and the standard of remediation required to make the site suitable for its intended use.

- 5.92 Air and water quality are key issues in Nottingham. DEFRA has identified parts of Nottingham as one of seven zones which are projected to exceed limit values in 2020, and urges targeted measures to address this. There are a number of Air Quality Management Areas within the City and the management of air quality within them requires all development in the City to have regard to air quality issues, informed by the local Air Quality Management Plan, which is currently under review. Any development and ancillary activities should not adversely and significantly impact upon air quality, and where possible should include measures for its improvement, in order to ensure compliance with and contribute towards EU limit values or national objectives for pollutants. Where an adverse impact is identified, mitigation measures should be implemented, monitored and maintained. When located within or adjacent to an Air Quality Management Area, buildings should be designed to reduce the exposure of occupants and users to air pollutants.
- 5.93 Where there is a localised source of air pollution, buildings should be designed and sited to reduce exposure to air pollutants. Ventilation systems shall be designed and sited to prevent or minimise exposure of the development's occupants and users to the localised source of air pollution. The impact of development on water quality (both surface water and ground water) is subject to Policy CC3.
- 5.94 Light pollution not only causes nuisance to residential occupiers, but can also create a hazard to road safety and adversely affect the character and amenity of the surrounding area, and can adversely affect nature conservation. DEFRA and the Campaign for the Protection of Rural England recognise that unnecessary and poorly designed lighting not only waste energy but also contributes to the loss of truly dark night skies. Lighting should therefore be designed to minimise glare and spillage, and direct or reflected illumination of the sky; the effect known as 'skyglow'.
- 5.95 Proposals to either locate development that is likely to generate noise close to noise sensitive uses or locate noise sensitive development in areas with existing noise sources shall be accompanied by an appropriate noise assessment carried out and reported in accordance with current authoritative guidance, British Standards and best practice by a competent person. Appropriate mitigation or remediation measures shall be identified and secured through planning conditions and / or obligations. Where necessary, mitigation measures shall be monitored and maintained.
- 5.96 Proposals to introduce sources of electromagnetic radiation (ionising or non-ionising) should be accompanied by an appropriate investigation carried out and reported in accordance with current authoritative guidance, British Standards and best practice by a competent person to establish the level of electromagnetic radiation at sensitive receptors and potential risks to human and other receptors. Appropriate mitigation or remediation measures should be identified and secured through planning conditions and/or obligations. Where necessary, mitigation or remediation measures will be monitored and maintained.
- 5.97 The City Council's Planning Application Validation Checklist sets out the information that applicants must include when submitting planning applications for developments.

## Hazardous Installations

- 5.98 The lessons from explosions such as at Buncefield in 2005 underline the importance of controlling sites where hazardous substances could be present and where development is proposed near them. There are three elements to how the planning system deals with preventing and limiting the consequences of major accidents:
1. Hazardous substances consent: This is required for the presence of certain quantities of hazardous substances.
  2. Dealing with hazardous substances in plan-making: When preparing Local Plans, the City Council is required to have regard to the prevention of major accidents and limiting their consequences. The City Council must also consider the long-term need for appropriate distances between hazardous establishments and population or environmentally sensitive areas. The City Council must also consider whether additional measures for existing establishments are required so that risks to people in the area are not increased.
  3. Handling development proposals around hazardous installations: When considering development proposals around hazardous installations the City Council is expected to seek technical advice on the risks presented by major accident hazards affecting people in the surrounding area from the Health and Safety Executive. This allows those making planning decisions to give due weight to those risks, when balanced against other relevant planning considerations. The Health and Safety Executive also provides advice on developments around pipelines.

### Policy IN3: Hazardous Installations and Substances

1. Planning permission for development at hazardous installations or involving the use, transmission or storage of hazardous substances will not be granted where there would be unacceptable health and safety risks to the users of the development, users of adjoining land or to the environment.
2. Within the Health and Safety Executive consultation zones around hazardous installations and the consultation zones for notifiable pipelines shown on the Policies Map, planning permission will be granted where the nature and severity of the risks presented by the hazardous installation are acceptable in the context of the proposed land use as well as the existing uses of land within the consultation zone.

## Justification

- 5.99 Certain sites and pipelines are designated as notifiable installations due to the hazardous substances present. The consultation zones around these sites and pipelines are shown on the Policies Map. The consultation zones are specified by the Health and Safety Executive in order to control development in the vicinity of these sites for reasons of public safety.
- 5.100 Under the Planning (Hazardous Substances) Act 1990 consent is required for the storage and use of certain toxic, highly reactive, inflammable or explosive substances in excess of the controlled quantities set out in the accompanying regulations: Planning (Hazardous Substances) Regulations 2015. However, compliance with these regulations cannot ensure that there will not be any residual risk (that is the risk that unavoidably remains even after all legally required measures have been taken to prevent and mitigate the effects of a major accident) to people in the vicinity. The City Council therefore has to assess whether such a risk is acceptable and attach appropriate conditions to planning approvals to adequately address that risk.
- 5.101 In determining applications for development at hazardous installations and within their consultation zones the City Council will take into account:
- the advice of the Health and Safety Executive;
  - any existing or proposed development, and any extant planning permission, on or within the vicinity of the application site;
  - the implications of the proposed development for the local economy and employment;
  - the nature of the hazardous installation and the nature of the proposed development;
  - the impact on the environment;
  - the anticipated number of users of the proposed development; and
  - the hours of use of the proposed development.
- 5.102 Within the consultation zones the City Council will consider making directions under Article 4 of the General Development Order 1995 to control changes of use which would result in a material increase in the numbers of persons working within or visiting the notified areas and being exposed to a significant safety hazard.

# section six

Development Management Policies – Making it Happen

## Introduction

6.1 This chapter is structured as follows:

- Approach to delivery and development contributions
- Monitoring
- Site allocations.

### **Approach to Delivery and Development Contributions**

- 6.2 The objectives of the Local Plan Parts 1 and 2 will be delivered in a number of ways although the primary means will be through the Development Management process. The policies will guide pre-application advice on emerging development proposals and decisions on planning applications.
- 6.3 In addition, the Local Plan Part 2 allocates future development sites of over 0.5 hectares in size (see Site Allocations section). The development of these sites will take place over the full plan period and proposals will be guided by the Development Principles relating to each site, policies within the Local Plan and where necessary supplementary planning documents.
- 6.4 The Council will also work closely with public and private sector partners in bringing forward successful site delivery. As set out in the Regeneration section many of Nottingham's sites are brownfield, may be affected by contamination or be subject to other delivery challenges such as multiple ownership. Nottingham City Council has an excellent track record of working in partnership to de-risk sites, facilitate remediation and attract funding to unlock barriers to development and will as a last resort also consider compulsory purchase to unlock development.
- 6.5 In line with Government guidance, 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 and provision of open space. The Council has prepared an Infrastructure Delivery Plan which assesses a range of infrastructure requirements, their phasing, costs and implications on plan wide viability.

### **Relationship to the Core Strategy**

The strategic policy context for Making It Happen - Policy IN4 - is set out in the Core Strategy within:

Policy 19: Developer Contributions

## Policy IN4: Developer Contributions

1. Development will be expected to meet the reasonable costs of new infrastructure or services required as a consequence of the proposal. Where necessary planning obligations will be negotiated to support the following:
  - a) employment and training in accordance with Policy EE4 and related SPDs;
  - b) open space in accordance with Policy EN2 and EN3, relevant site allocations and related SPDs;
  - c) drainage and flood protection in accordance with Policy CC3 relevant site allocations and related SPDs;
  - d) transport in accordance with Policies TR1 and TR2, relevant site allocations and related SPDs;
  - e) education in accordance with Policy LS5 and related SPDs; and
  - f) affordable housing in accordance with Policy HO3, relevant site allocations and related SPDs.
2. Other planning obligations may be necessary to make developments acceptable in planning terms and may include: sporting, community and cultural facilities, health, heritage enhancement and protection, supporting policing/crime reduction and air quality measures. The scale and nature of direct provision will be identified as a result of the need arising from the development.

### Justification

- 6.6 The City Council recognises that planning obligations have a key part to play in the successful delivery of the Local Plan Part 2, the Nottingham Plan to 2020 and the effective management of the environmental, social and infrastructure demands of development and continuing economic growth.
- 6.7 Where new development creates a need for new or improved infrastructure, contributions from developers will be sought to make the development acceptable in planning terms. 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.
- 6.8 The City Council is exploring the potential of introducing a Community Infrastructure Levy (CIL). If introduced, the approach to infrastructure to be funded through planning obligations will be modified accordingly.

## Monitoring Framework

- 6.9 This section sets out how the effectiveness of the Local Plan Part 2 will be monitored.
- 6.10 The Authority Monitoring Report (AMR) will monitor the effectiveness of the policies of the Local Plan Part 2. Updates of the AMR will normally be published annually.
- 6.11 The Local Plan Part 2 policies support the delivery of Core Strategy policies. Each Development Management policy identifies which lead Core Strategy policy it is delivering. The effectiveness of the Local Plan Part 2 policies will be monitored using indicators currently employed by the AMR to monitor their lead Core Strategy policies. The table below sets out those Local Plan Part 2 policies where monitoring arrangements are in place.
- 6.12 Five years from the adoption of the Local Plan Part 2, the policies will be reviewed to ensure that they are continuing to meet the strategic objectives. They will be assessed against the targets and indicators set out below. These include the Government's indicators and relevant indicators from the National Indicators set.

LAPP Publication	MONITORING TARGET  *signifies also monitored for the Core Strategy	MONITORING INDICATOR	DELIVERY
CC1, CC2	To reduce per capita CO2 emissions and increase renewable power generation*	Department of Energy & Climate Change's 'Carbon dioxide emissions within the scope of influence of local authorities'	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>
CC3	Zero planning applications contrary to Lead Local Flood Authority advice on surface water	Number of permission granted against Lead Local Flood Authority advice	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>
CC3	Zero planning permissions contrary to Environment Agency advice on flooding*	Number of permissions in flood risk areas granted against Environment Agency advice	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>
CC3	Increase the number of Sustainable Drainage Systems (SuDS)*	Number of permissions incorporating SuDS	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>
EE1, EE4	Strengthen and diversify the economy and create 27,500-27,900 new jobs 2011-28 (City fig=20,100)	Overall number of jobs in the plan area	<ul style="list-style-type: none"> <li>● Core Strategy</li> <li>● Employment land related Development Plan Documents</li> <li>● Development Management decisions</li> </ul>
EE1	Develop 253,000 sq m of office space in Nottingham 2011-28*	Net addition in new office floorspace	<ul style="list-style-type: none"> <li>● Core Strategy</li> <li>● Employment land related Development Plan Documents</li> <li>● Development Management decisions</li> </ul>

LAPP Publication	MONITORING TARGET <i>*signifies also monitored for the Core Strategy</i>	MONITORING INDICATOR	DELIVERY
EE1, EE2, EE3	Maintain a minimum amount of industrial and warehouse supply of 25 hectares 2011-28*	Available supply of industrial & warehouse land. Net change in supply of industrial & warehouse land	<ul style="list-style-type: none"> <li>● Core Strategy</li> <li>● Employment land related Development Plan Documents</li> <li>● Development Management decisions</li> </ul>
EE4	Improve skill levels of the working age population	% of the working age population with NVQ level 2 or above	
SH1	Delivery of major projects outlined in the Core Strategy*	<ul style="list-style-type: none"> <li>● Net new office floorspace in the City Centre</li> <li>● Net new homes in the City Centre</li> <li>● Planning permissions</li> <li>● Authority Monitoring Report</li> </ul>	<ul style="list-style-type: none"> <li>● Development Plan Documents</li> <li>● Development Management decisions</li> </ul>
SH1, SH2, SH3, SH4, SH5	Maintain health of Primary Shopping Frontage*	<ul style="list-style-type: none"> <li>● New retail floorspace created</li> <li>● Vacancy rates</li> <li>● Proportion of A1 uses within Primary Shopping Frontage</li> </ul>	<ul style="list-style-type: none"> <li>● Development Plan Documents</li> <li>● Development Management decisions</li> </ul>

LAPP Publication	MONITORING TARGET <i>*signifies also monitored for the Core Strategy</i>	MONITORING INDICATOR	DELIVERY
<b>SH2, SH3, SH4</b>	Maintain or improve the vitality and viability of the centres within the plan area*	<ul style="list-style-type: none"> <li>● Planning permissions for retail and other town centre use development.</li> <li>● Assessed retail need (from Needs Study)</li> <li>● Centre Healthchecks</li> <li>● Amount of new B1 office floorspace created in town centres.</li> <li>● Amount of retail floorspace approved outside of defined centres</li> </ul>	<ul style="list-style-type: none"> <li>● Site specific Development Plan Documents</li> <li>● Area Action Plans</li> <li>● Masterplans</li> <li>● Development Management Decisions</li> </ul>
<b>RE2, RE3, RE4, RE5, RE6, RE7, RE8</b>	Delivery of major schemes promoted in policy*	Completion of site or certain elements of it (eg sqm of offices developed)	<ul style="list-style-type: none"> <li>● Development Plan Document</li> <li>● Supplementary Planning Documents</li> </ul>
<b>HO1, HO2</b>	Maintain an appropriate mix of house type, size and tenure*	<ul style="list-style-type: none"> <li>● Completions by dwelling, type, size and tenure</li> <li>● Number of plots for self-build, custom-build</li> </ul>	<ul style="list-style-type: none"> <li>● Core Strategy</li> <li>● Local Development Documents</li> <li>● Development management decisions</li> </ul>
<b>HO3</b>	Provision of affordable housing (3,430 in Nottingham City 2011-28 for monitoring purposes)*	Affordable housing completions by Social Rent, Intermediate Housing, Affordable rent	<ul style="list-style-type: none"> <li>● Core Strategy</li> <li>● Local Development Documents</li> <li>● Development management decisions</li> </ul>

LAPP Publication	MONITORING TARGET <i>*signifies also monitored for the Core Strategy</i>	MONITORING INDICATOR	DELIVERY
HO4	To ensure appropriate development of specialist housing in the City to meet the range of needs of vulnerable citizens	Action plan of the Housing Nottingham Plan 2013 -15. Themes: The supply of new homes and addressing specialist housing and support The number of Accessible and Adaptable (Category 2) homes secured	<ul style="list-style-type: none"> <li>● Development Management Decisions</li> </ul>
DE1	To ensure residential development provides satisfactory space standards.	Number of new build residential planning permissions which do not meet the National Housing Space Standard	<ul style="list-style-type: none"> <li>● Development Management Decisions</li> </ul>
HE1	Decrease number of heritage assets at risk*	% and number of heritage assets at risk on national register	<ul style="list-style-type: none"> <li>● Development Management Decisions</li> </ul>
HE1	Reduce the numbers of undesignated heritage assets that have been demolished/lost and increase the number of planning permissions for re-use of such buildings	The numbers of undesignated heritage assets that have been demolished/lost in any given year and the number of planning permissions for re-use of such buildings	
LS3	Improvements in health*	Life expectancy	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>
LS5	Improve accessibility from residential development to key community facilities and services*	% of households with access to services and facilities by public transport, walking and cycling within 30 minutes travel time with no more than a 400m walk to a stop	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>

LAPP Publication	MONITORING TARGET <i>*signifies also monitored for the Core Strategy</i>	MONITORING INDICATOR	DELIVERY
TR1	Increase modal shift towards public transport, walking and cycling*	<ul style="list-style-type: none"> <li>● Proportion of households with hourly or better daytime bus service to town, district or City Centre</li> <li>● Number of public transport trips</li> <li>● Plan area wide traffic growth</li> <li>● Number of cycling trips</li> </ul>	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> <li>● Consultation with the local Highway Authorities”</li> </ul>
TR1	Increase the number of developments supported by Travel Plans*	Number of Travel Plans agreed	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> <li>● Consultation with the local Highway Authorities”</li> </ul>
TR2	Delivery of projects promoted in policy*	Implementation of individual schemes as in Infrastructure Delivery Plan	<ul style="list-style-type: none"> <li>● Development Management decisions</li> <li>● Other delivery agents eg NET and Highways Agency</li> </ul>
EN1	Increase quality of open spaces*	<ul style="list-style-type: none"> <li>● Number of SINC/Local Wildlife Sites under positive conservation management, using Single Data List indicator 160</li> <li>● Number of Local Nature Reserves with a management plan in place</li> <li>● Green Flag Status of open space</li> <li>● Number of S106 contributions related to open space</li> </ul>	<ul style="list-style-type: none"> <li>● Green/Open Space Strategies</li> <li>● Development Management decisions</li> </ul>

LAPP Publication	MONITORING TARGET <i>*signifies also monitored for the Core Strategy</i>	MONITORING INDICATOR	DELIVERY
EN1	Increase the percentage of population with access to GI assets	Amount of open space newly created or improved	<ul style="list-style-type: none"> <li>● Green/Open Space Strategies</li> <li>● Development Management decisions</li> </ul>
EN6	Retain areas of biodiversity importance*	Net change in the area of SINC's/Local Wildlife Sites	<ul style="list-style-type: none"> <li>● Development Management decisions</li> <li>● Development Plan Documents</li> </ul>
MI1, MI2	Ensure comprehensive restoration and aftercare of sites	<p>% of new or extended mineral workings supported by comprehensive restoration and aftercare of sites</p> <p>Amount of Primary (Sand and gravel, Sherwood Sandstone and limestone) and Secondary aggregates</p>	<ul style="list-style-type: none"> <li>● Development Management decisions</li> </ul>
IN4	Introduction of Community Infrastructure Levy if appropriate*	Adopt Community Infrastructure Levy charging schedule	Adopt Community Infrastructure Levy charging schedule
IN4	Ensure appropriate developer contributions to infrastructure*	Authority reported on S106 contributions and Community Infrastructure Levy funding	<ul style="list-style-type: none"> <li>● Local Development Documents</li> <li>● Development Management decisions</li> </ul>

## Site Allocations

- 6.13 The following section allocates sites across the City for development. Only those sites over 0.5 hectares are included. Development is also expected to come forward on many other smaller sites and applications for planning permission will be determined in line with the Local Plan Part 1 Core Strategy and the policies set out in the first part of this document.
- 6.14 Each site allocation is accompanied by a plan indicating the boundary of the site and a summary of the key Development Principles including proposed uses. The Development Principles give an indication of key issues relating to each site but are not intended to be comprehensive development briefs. Where necessary such briefs and SPDs may be prepared to facilitate and guide development.
- 6.15 Standard requirements or matters which are normally considered as a matter of course during the development management process may not be included within the Development Principles but this does not infer that these are not important. For example, in considering development on any of the site allocations due regard will be given to the following:
- Policies within both the Local Plan Parts 1 and 2;
  - Highway impacts and the need for Transport Assessments depending on the scale of development;
  - Site specific food risk assessments, including requirements for flood risk assessments on all sites greater than 1 hectare;
  - Up to date flood zone and flood risk information;
  - All developments should incorporate sustainable urban drainage and seek to minimise run off from development sites in line with policy CC3.
- 6.16 Some of the site allocations may be appropriate for an element of self build or custom build homes. Provision of custom build plots is already being made on sites PA62 and PA83. The Council will review the demand for plots and may seek additional provision on its own sites and other larger sites where necessary. In the event of significant demand being demonstrated, further guidance on self/custom build may be prepared in the form of SPDs in line with Policy HO1.

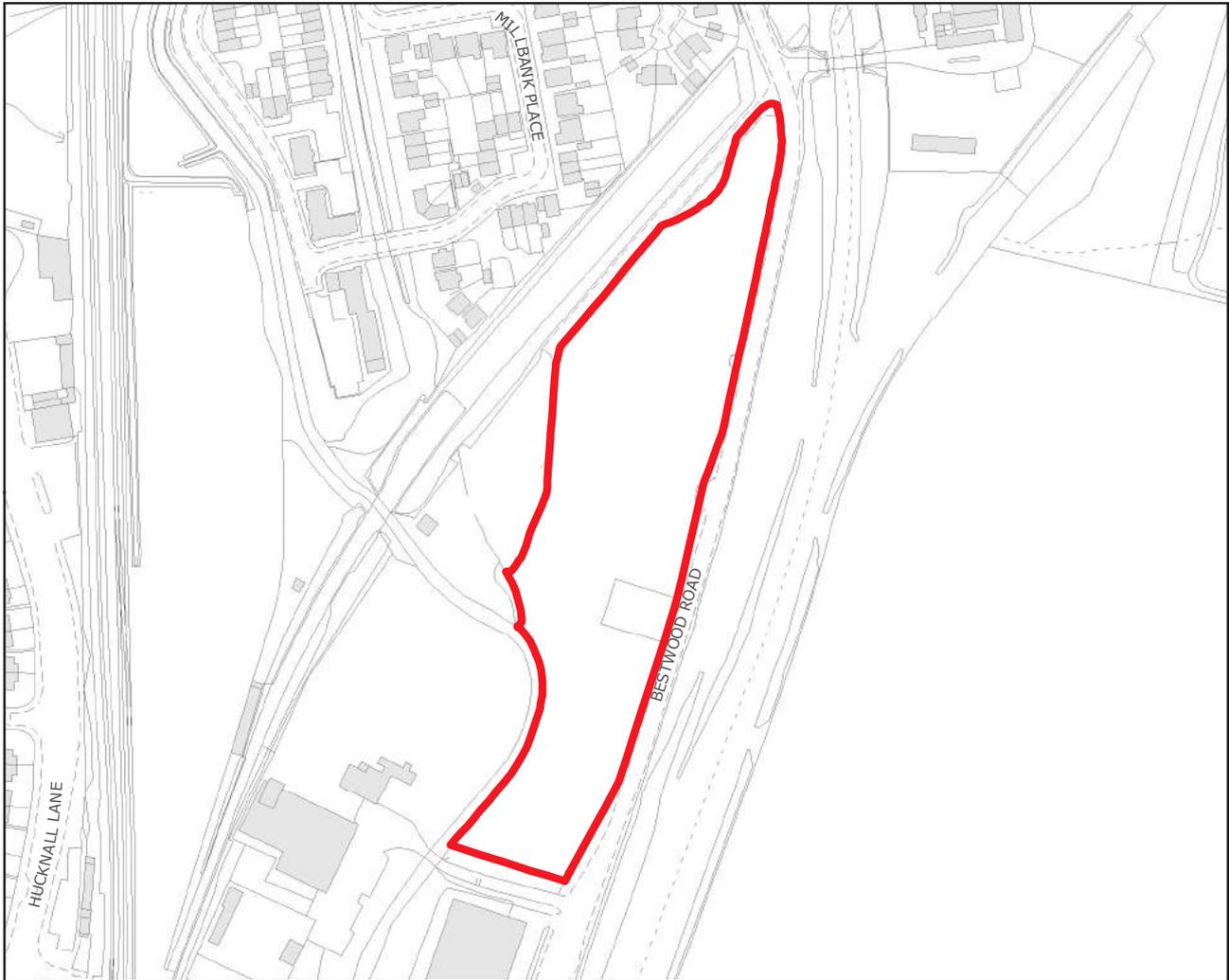
Reference	Site	Ward
PA1	Bestwood Road - Former Bestwood Day Centre	Bulwell
PA2	Blenheim Lane	Bulwell
PA3	Eastglade, Top Valley - Former Eastglade School Site	Bestwood
PA4	Linby Street/Filey Street	Bulwell
PA5	Ridgeway - Former Padstow School Detached Playing Field	Bestwood
PA6	Beckhampton Road - Former Padstow School Detached Playing Field	Bestwood
PA7	Hucknall Road/Southglade Road - Southglade Food Park	Bulwell Forest
PA8	Eastglade Road - Former Padstow School Site	Bestwood
PA9	Edwards Lane - Former Haywood School Detached Playing Field	Bestwood
PA10	Piccadilly - Former Henry Mellish School Playing Field	Bulwell Forest
PA11	Stanton Tip - Hempshill Vale	Bulwell
PA12	Highbury Road - Former Henry Mellish School Site	Bulwell
PA13	Edwards Lane - Former Haywood School Site	Sherwood
PA14	Arnside Road - Former Chronos Richardson	Bestwood
PA15	Bulwell Lane - Former Coach Depot	Basford
PA16	Woodhouse Way - Nottingham Business Park North	Bilborough
PA17	Woodhouse Way - Woodhouse Park	Bilborough
PA18	Vernon Road - Former Johnsons Dyeworks	Basford
PA19	Lortas Road	Berridge
PA20	Haydn Road/Hucknall Road - Severn Trent Water Depot	Berridge
PA21	Mansfield Road - Sherwood Library	Sherwood
PA22	Western Boulevard	Basford
PA23	Radford Road - Former Basford Gasworks	Basford

Reference	Site	Ward
PA24	College Way - Melbury School Playing Field	Bilborough
PA25	Chingford Road Playing Field	Bilborough
PA26	Denewood Crescent - Denewood Centre	Bilborough
PA27	Wilkinson Street - Former PZ Cussons	Leen Valley
PA28	Ransom Road - Hine Hall	Mapperley
PA29	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Leen Valley
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Leen Valley
PA31	Ascot Road - Speedo	Leen Valley
PA32	Beechdale Road - South of Former Co-op Dairy	Leen Valley
PA33	Chalfont Drive - Former Government Buildings	Leen Valley
PA34	Beechdale Road - Former Beechdale Baths	Leen Valley
PA35	Woodyard Lane - Siemens	Wollaton West
PA36	Russell Drive - Radford Bridge Allotments	Wollaton West
PA37	Robin Hood Chase	St Ann's
PA38	Carlton Road - Former Castle College	St Ann's
PA39	Carlton Road - Former Albany Works Site and Co-op	St Ann's
PA40	Daleside Road - Former Colwick Service Station	Dales
PA41	Alfreton Road - Forest Mill	Radford and Park
PA42	Ilkeston Road - Radford Mill	Radford and Park
PA43	Salisbury Street	Radford and Park
PA44	Derby Road - Sandfield Centre	Radford and Park
PA45	Prospect Place	Dunkirk and Lenton
PA46	Derby Road - Former Hillside Club	Dunkirk and Lenton

Reference	Site	Ward
PA47	Abbey Street/Leengate	Dunkirk and Lenton
PA48	Queens Drive - Land adjacent to the Portal	Bridge
PA49	NG2 West - Enterprise Way	Bridge
PA50	NG2 South - Queens Drive	Bridge
PA51	Riverside Way	Bridge
PA52	University Boulevard - Nottingham Science and Technology Park	Dunkirk and Lenton
PA53	Electric Avenue	Bridge
PA54	Boots	Dunkirk and Lenton
PA55	Ruddington Lane - Rear of 107-127	Clifton North
PA56	Sturgeon Avenue - The Spinney	Clifton North
PA57	Clifton West	Clifton South
PA58	Green Lane - Fairham House	Clifton South
PA59	Farnborough Road - Former Fairham Comprehensive School	Clifton South
PA60	Victoria Centre	St Ann's
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	St Ann's
PA62	Creative Quarter - Brook Street East	St Ann's
PA63	Creative Quarter - Brook Street West	St Ann's
PA64	Creative Quarter - Sneinton Market	St Ann's
PA65	Creative Quarter - Bus Depot	Dales
PA66	Castle Quarter, Maid Marian Way - College Site	Radford and Park
PA67	Broadmarsh Centre	Bridge
PA68	Canal Quarter - Island Site	Bridge
PA69	Canal Quarter - Station Street/Carrington Street	Bridge

Reference	Site	Ward
PA70	Canal Quarter - Queens Road, East of Nottingham Station	Bridge
PA71	Canal Quarter - Sheriffs Way, Sovereign House	Bridge
PA72	Canal Quarter - Waterway Street	Bridge
PA73	Canal Quarter - Sheriffs Way/Arkwright Street	Bridge
PA74	Canal Quarter - Arkwright Street East	Bridge
PA75	Canal Quarter - Crocus Street, Southpoint	Bridge
PA76	Waterside - London Road, Former Hartwells	Bridge
PA77	Waterside - London Road, Eastcroft Depot	Bridge
PA78	Waterside - London Road, South of Eastcroft Depot	Bridge
PA79	Waterside - Iremonger Road	Bridge
PA80	Waterside - Cattle Market	Bridge
PA81	Waterside - Meadow Lane	Bridge
PA82	Waterside - Freeth Street	Dales
PA83	Waterside - Daleside Road, Trent Lane Basin	Dales
PA84	Waterside - Daleside Road, Eastpoint	Dales
PA85	Waterside - Trent Lane, Park Yacht Club	Dales

## PA1 Bestwood Road - Former Bestwood Day Centre



<p><b>Site Area (ha):</b> 1.67</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Bestwood Road</p> <p><b>Current use:</b> Cleared Site</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Part of the site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Layout to avoid development on areas of greatest flood risk and have regard to potential easement requirements adjacent to the River Leen - this also provides an opportunity for the creation of a green infrastructure corridor. The site provides opportunities to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by.</p>
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0 20 40 80 Meters

## PA2 Blenheim Lane



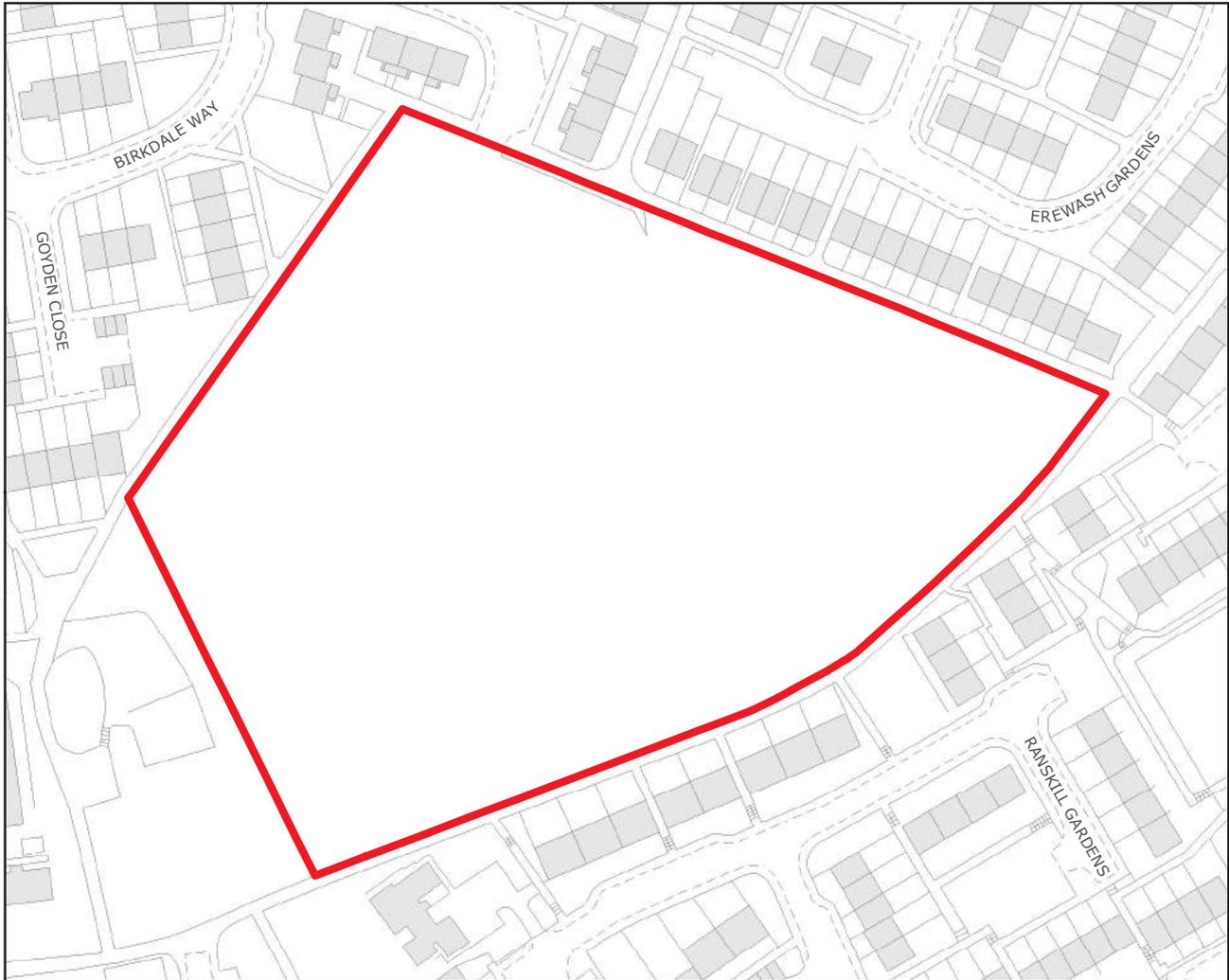
<p><b>Site Area (ha):</b> 7.05</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Blenheim Lane</p> <p><b>Current use:</b> Former Allotments</p>	<p><b>Proposed use:</b> Employment (B1,B8) including energy park with office space.</p> <p><b>Development principles:</b> Public transport links/enhancements may be required as part of any development. Opportunities to protect and enhance Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by. Soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats. The layout of the development near to the golf course and retained allotments will require careful consideration. The site is located adjacent to a former landfill site and is underlain by a principal aquifer. It should be ensured that development does not result in pollution of the groundwater resource. Access to the site should be taken from Firth Way. Within Minerals Safeguarding Area - prior consultation required.</p>
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### PA3 Eastglade, Top Valley - Former Eastglade School Site



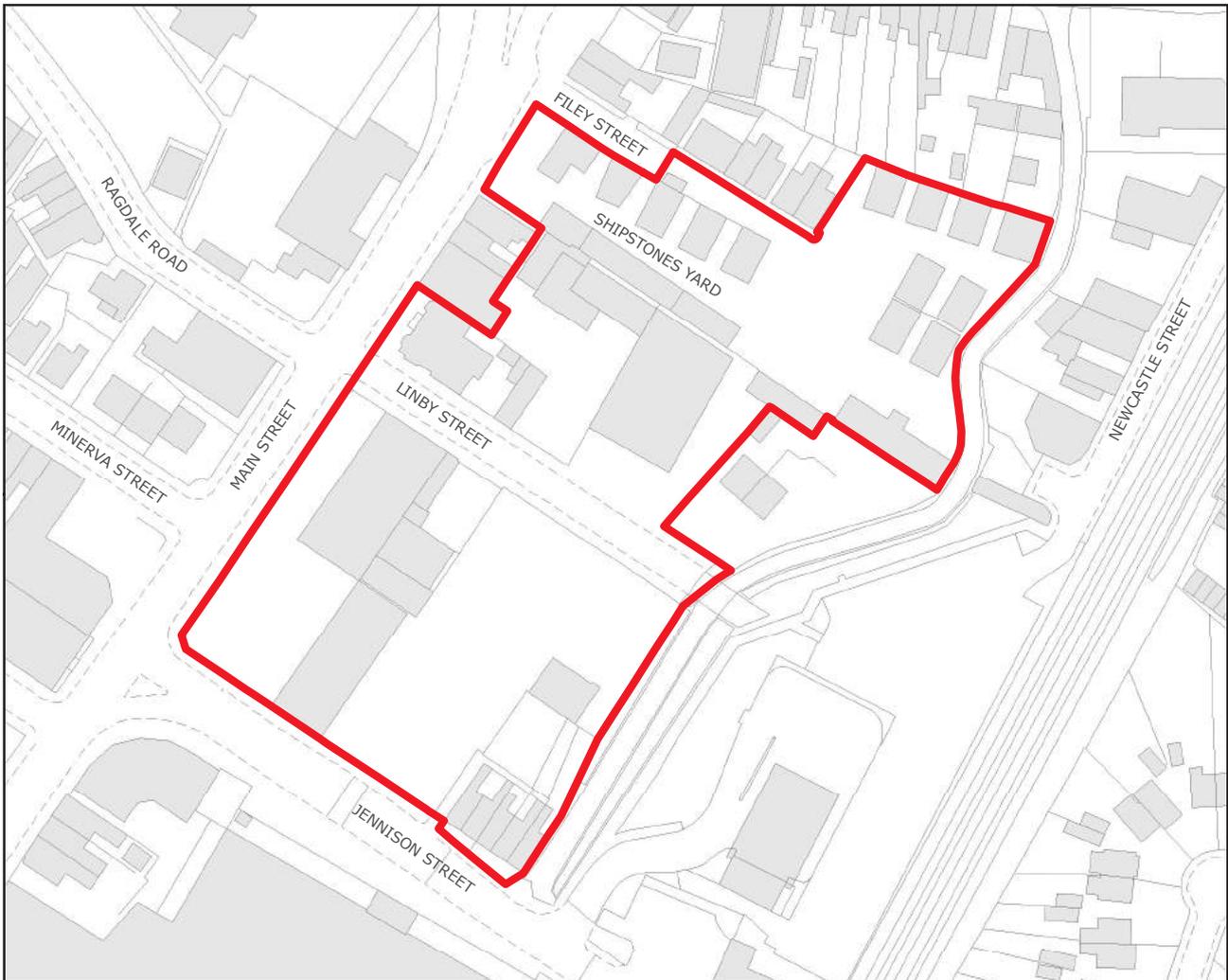
<p><b>Site Area (ha):</b> 2.43</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Birkdale Way</p> <p><b>Current use:</b> Former school site</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area - prior consultation required.</p>
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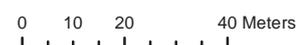
## PA4 Linby Street/Filey Street



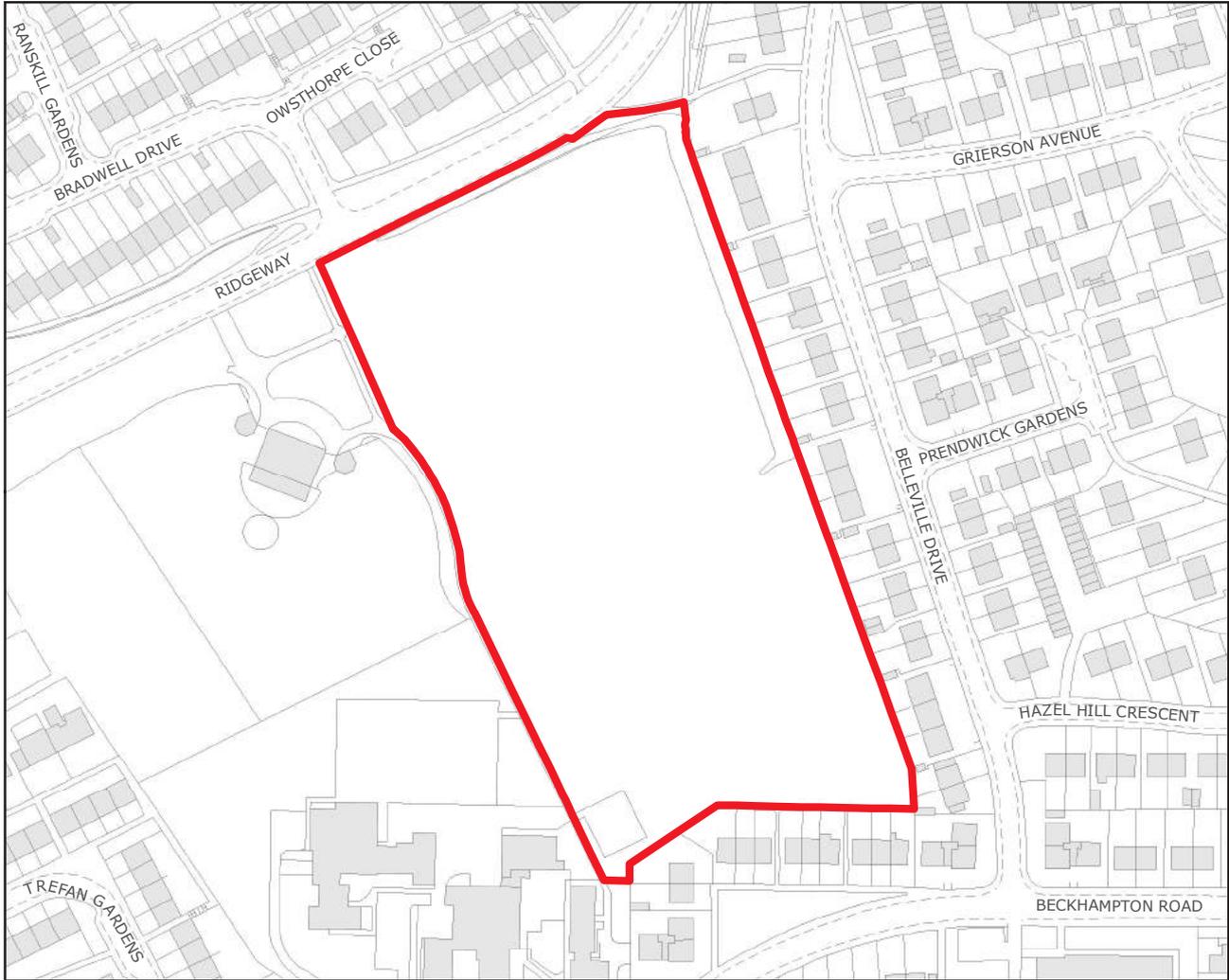
<p><b>Site Area (ha):</b> 1.27</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Main Street</p> <p><b>Current use:</b> Retail, Employment, Residential</p>	<p><b>Proposed use:</b> Employment (B1 and B8), residential (C3, predominantly family housing), retail (A1).</p> <p><b>Development principles:</b> The site is within an area of high flood risk. Proposals should consider flood risk at the earliest stage of scheme development and the deliverability of flood risk mitigation measures. Any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Opportunities for improved walking and cycling connections through the site and along the River Leen. Within Minerals Safeguarding Area - prior consultation required.</p>
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## PA5 Ridgeway - Former Padstow School Detached Playing Field



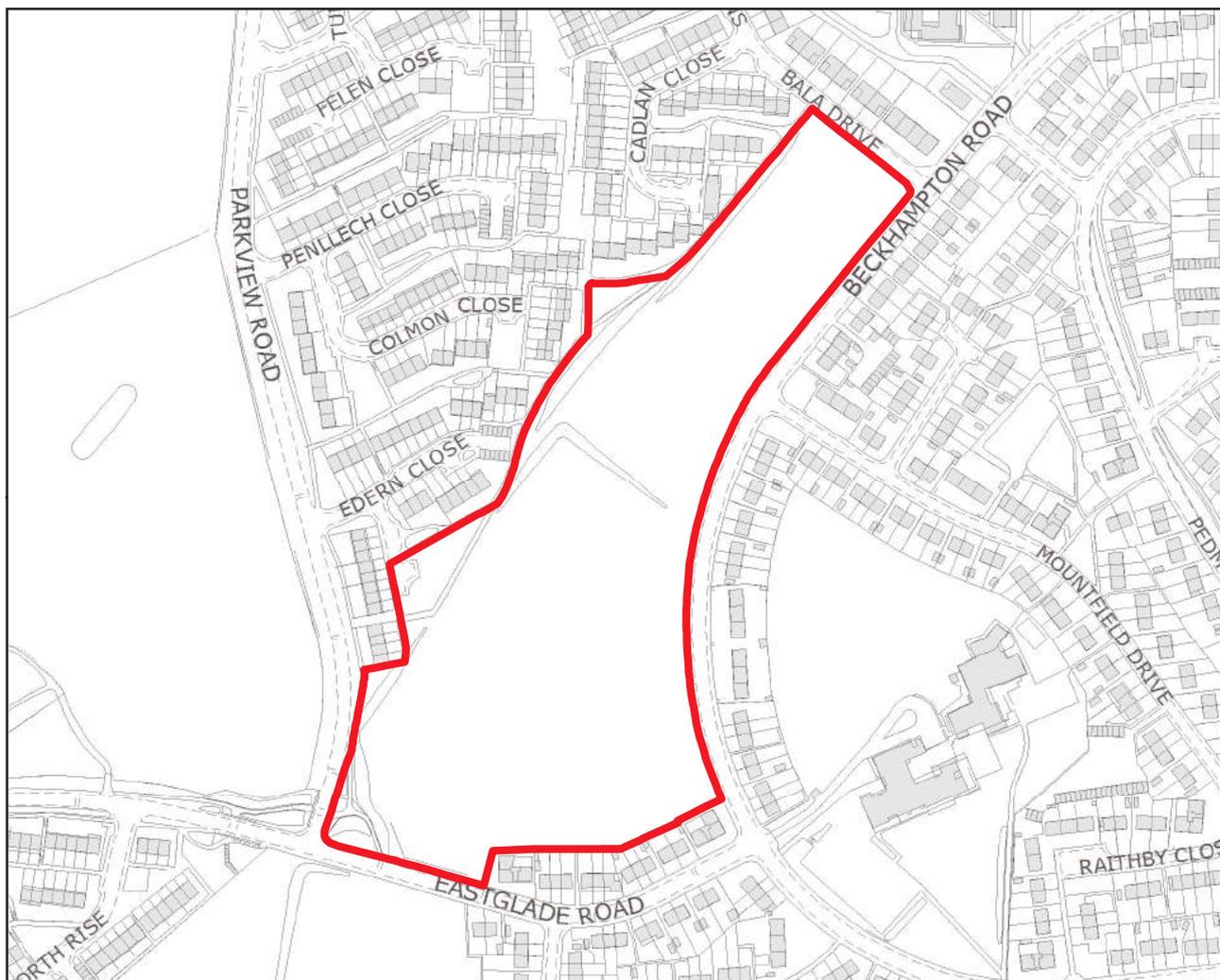
<p><b>Site Area (ha):</b> 2.57</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Ridgeway</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area and small area within Hazardous Installation Consultation Zone - prior consultation required.</p>
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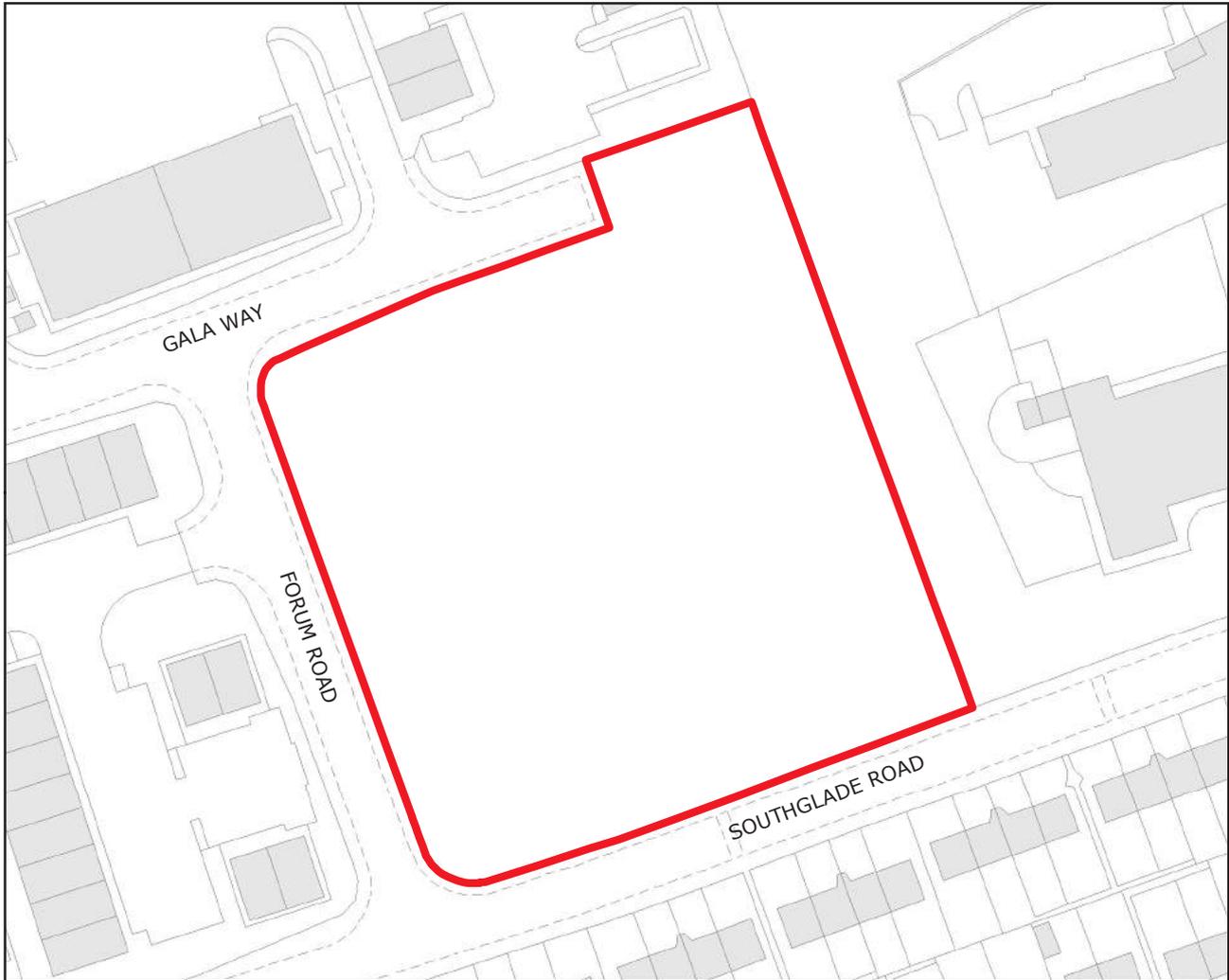
0 15 30 60 Meters

## PA6 Beckhampton Road - Former Padstow School Detached Playing Field



<p><b>Site Area (ha):</b> 5.12</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Beckhampton Road</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Open space including community sports hub with potential for small element of residential (C3, predominantly family housing) depending on final layout.</p> <p><b>Development principles:</b> Layout of site should maximise opportunities to accommodate a range of sporting activities to support local needs. Careful consideration will be required to ensure that ancillary facilities such as changing areas, parking and lighting are well designed and sensitively located to avoid adverse impacts on existing properties. Opportunities to increase quality and ecological value of open space in the area. Within Minerals Safeguarding Area and small part of site to the south west falls within a Hazardous Installation Consultation Zone - prior consultation required.</p>
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## PA7 Hucknall Road/Southglade Road - Southglade Food Park



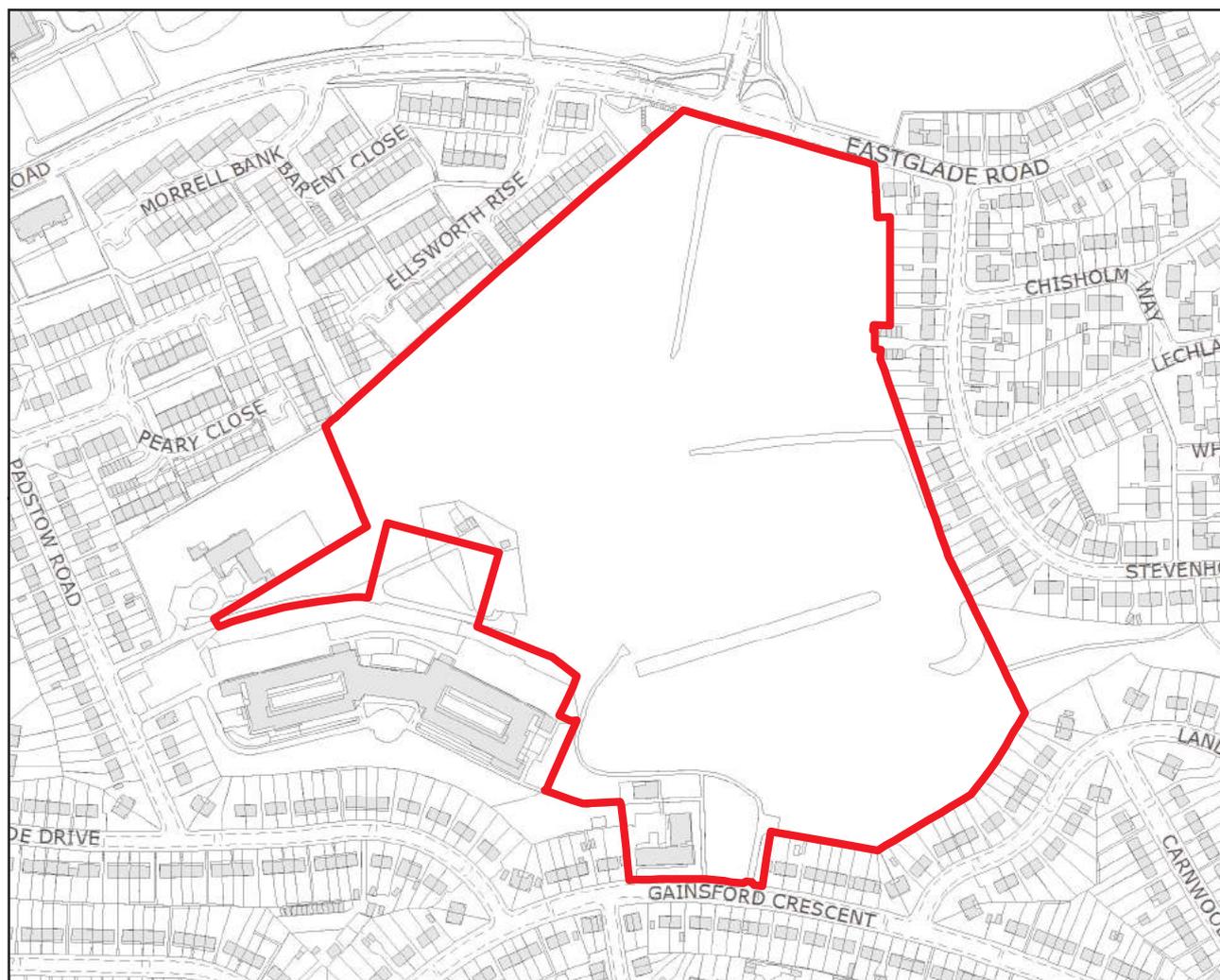
<p><b>Site Area (ha):</b> 0.87</p> <p><b>Ward:</b> Bulwell Forest</p> <p><b>Address:</b> Gala Way</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Employment (B1 and B2).</p> <p><b>Development principles:</b> Building design should be complementary to and compatible with the adjacent employment park. Careful treatment is required at boundaries close to/adjacent to residential properties to ensure there are no adverse impacts. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access to the sites should be made from the existing food park road network. Within Minerals Safeguarding Area and Consultation Zone for Hazardous Installations (pipeline) - prior consultation required.</p>
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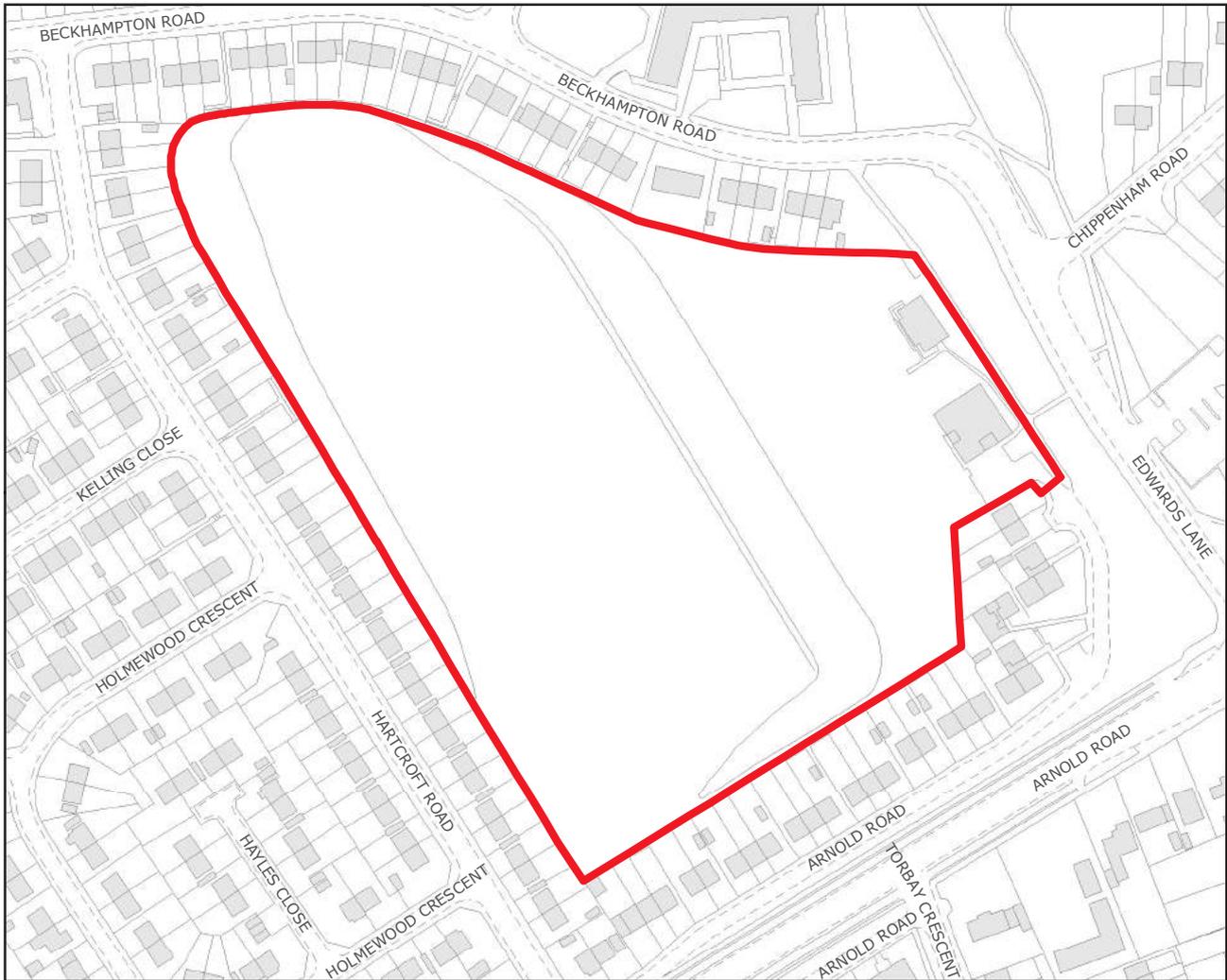
0 5 10 20 Meters

## PA8 Eastglade Road - Former Padstow School Site



<p><b>Site Area (ha):</b> 9.67</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Eastglade Road</p> <p><b>Current use:</b> Open Space / Former School</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a significant proportion of the site retained as open space.</p> <p><b>Development principles:</b> Existing youth facility to be retained or relocated in a suitable and appropriate location. Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include a significant proportion of improved publicly accessible on site open space. Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill. Within Minerals Safeguarding Area - requires consultation but not considered a barrier to development.</p>
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## PA9 Edwards Lane - Former Haywood School Detached Playing Field



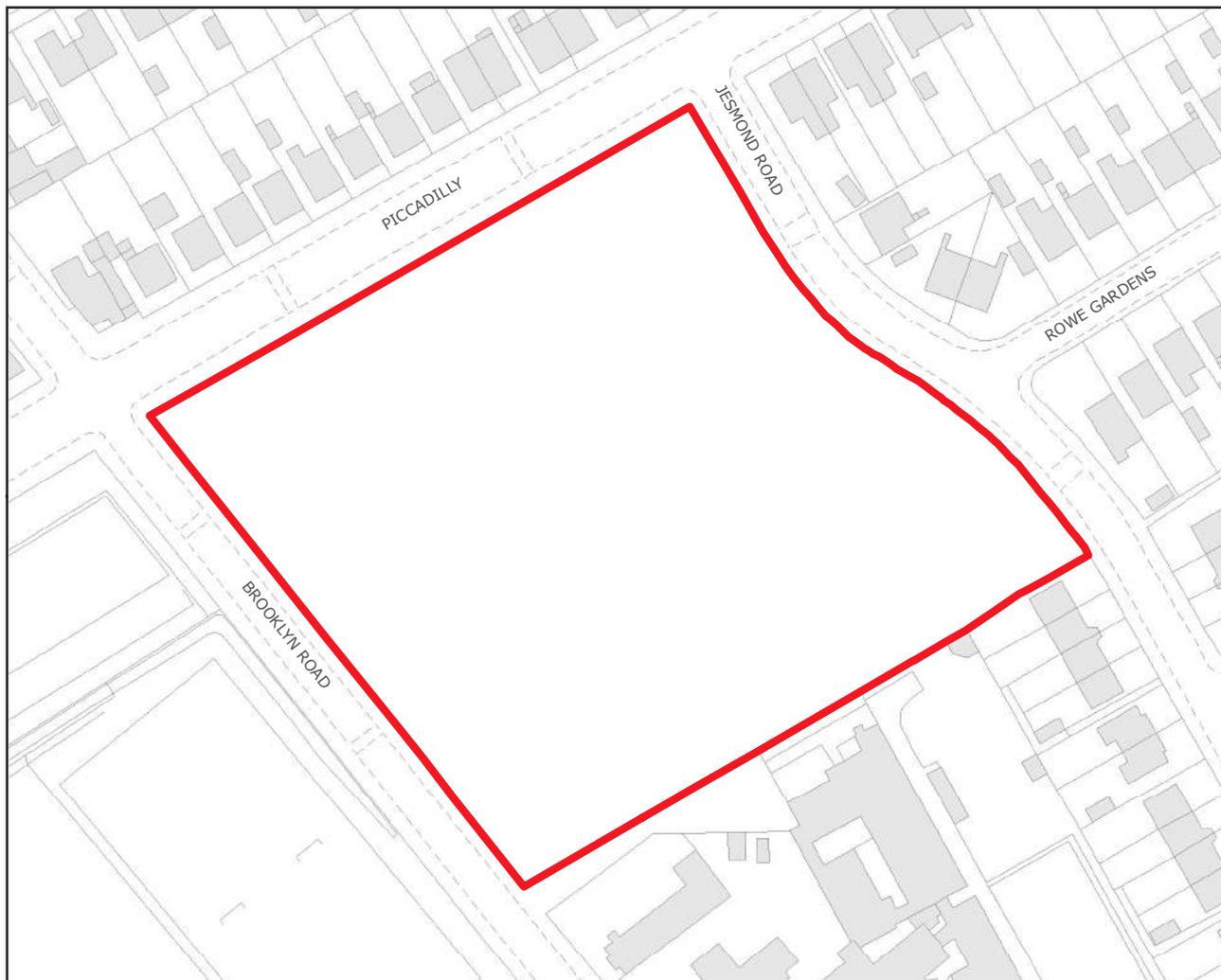
<p><b>Site Area (ha):</b> 4.37</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Edwards Lane</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Prior to development, alternative provision for Pupil Referral Unit on site should be considered. Residential development should include publicly accessible on site open space. Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments, improvement of local LWS/LNRs; new equipped play area. Within Minerals Safeguarding Area - prior consultation required.</p>
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## PA10 Piccadilly - Former Henry Mellish School Playing Field



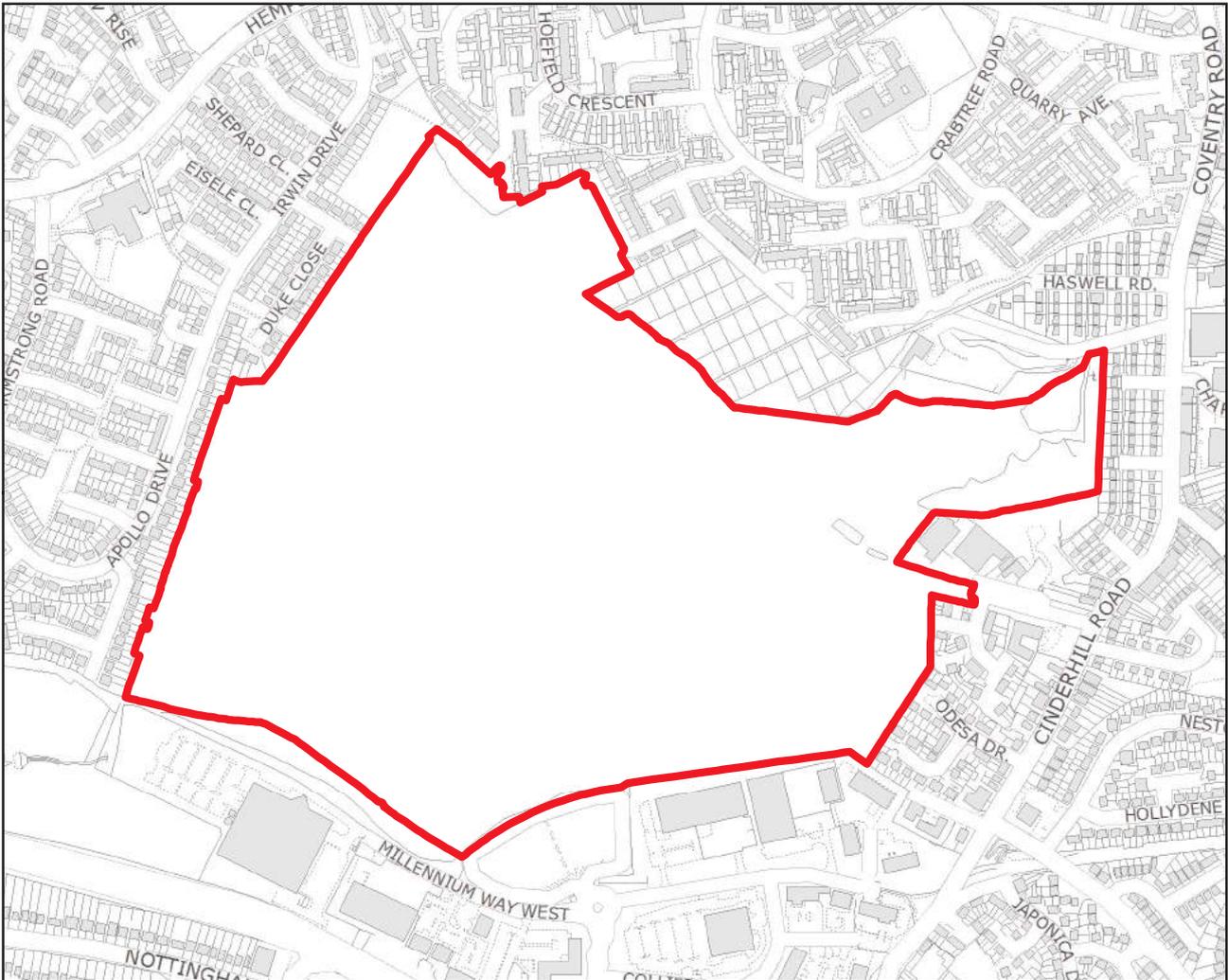
<p><b>Site Area (ha):</b> 1.15</p> <p><b>Ward:</b> Bulwell Forest</p> <p><b>Address:</b> Piccadilly</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development should result in mitigation for open space lost on this site which may include provision elsewhere and/or an overall increase in the quality and ecological value of open space in the wider area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play areas. Access to the development should be taken from Brooklyn Road or Piccadilly. Within Minerals Safeguarding Area - prior consultation required.</p>
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## PA11 Stanton Tip - Hempshill Vale



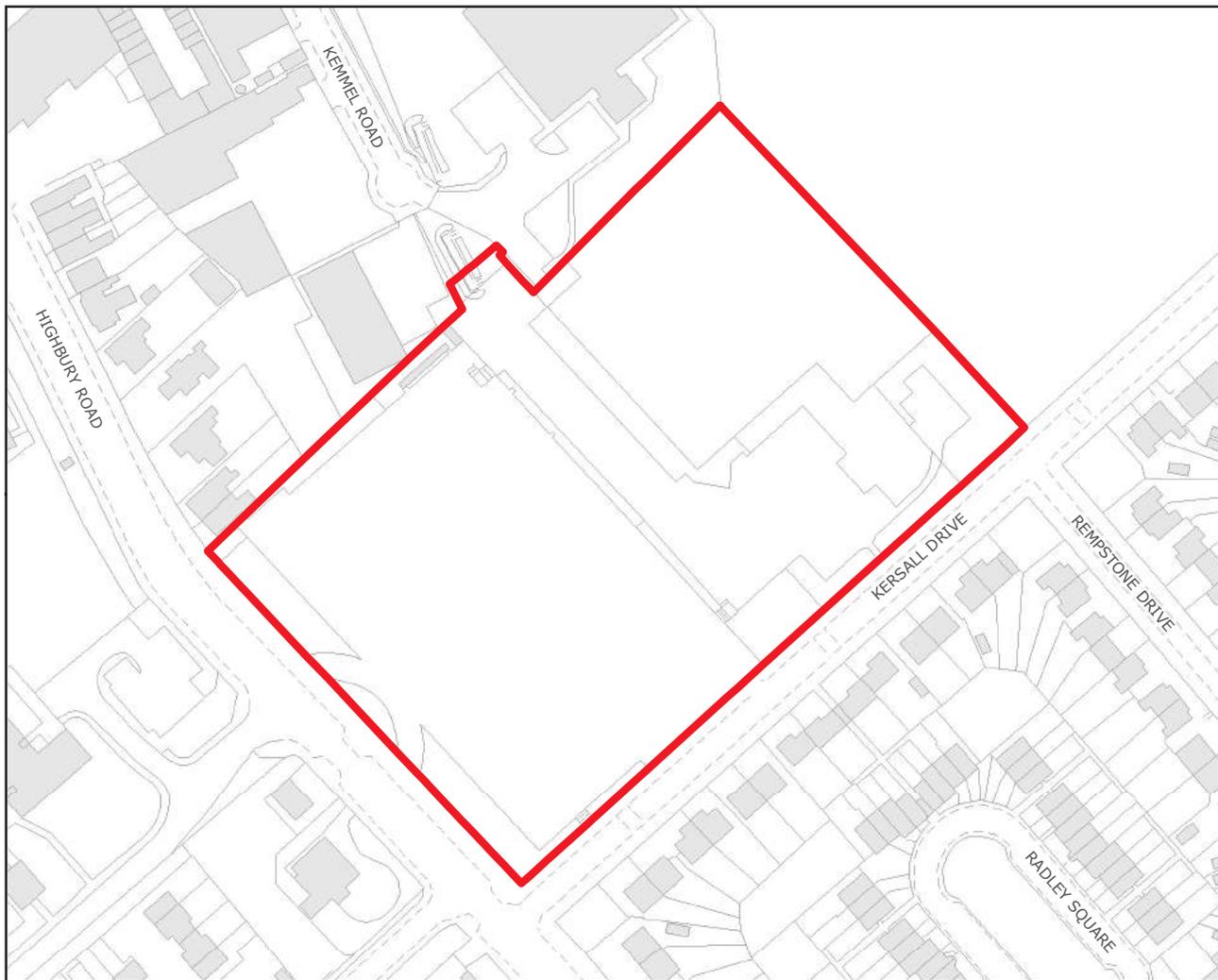
<p><b>Site Area (ha):</b> 42.6</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Hempshill Vale</p> <p><b>Current use:</b> Spoil Tip</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing). Additional uses leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1).</p> <p><b>Development principles:</b> Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities to enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding. A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. Site is a former tip, development therefore has the potential to cause groundwater pollution and will require careful consideration. Within Minerals Safeguarding Area - consideration required prior to development.</p>
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0 50 100 200 Meters

## PA12 Highbury Road - Former Henry Mellish School Site



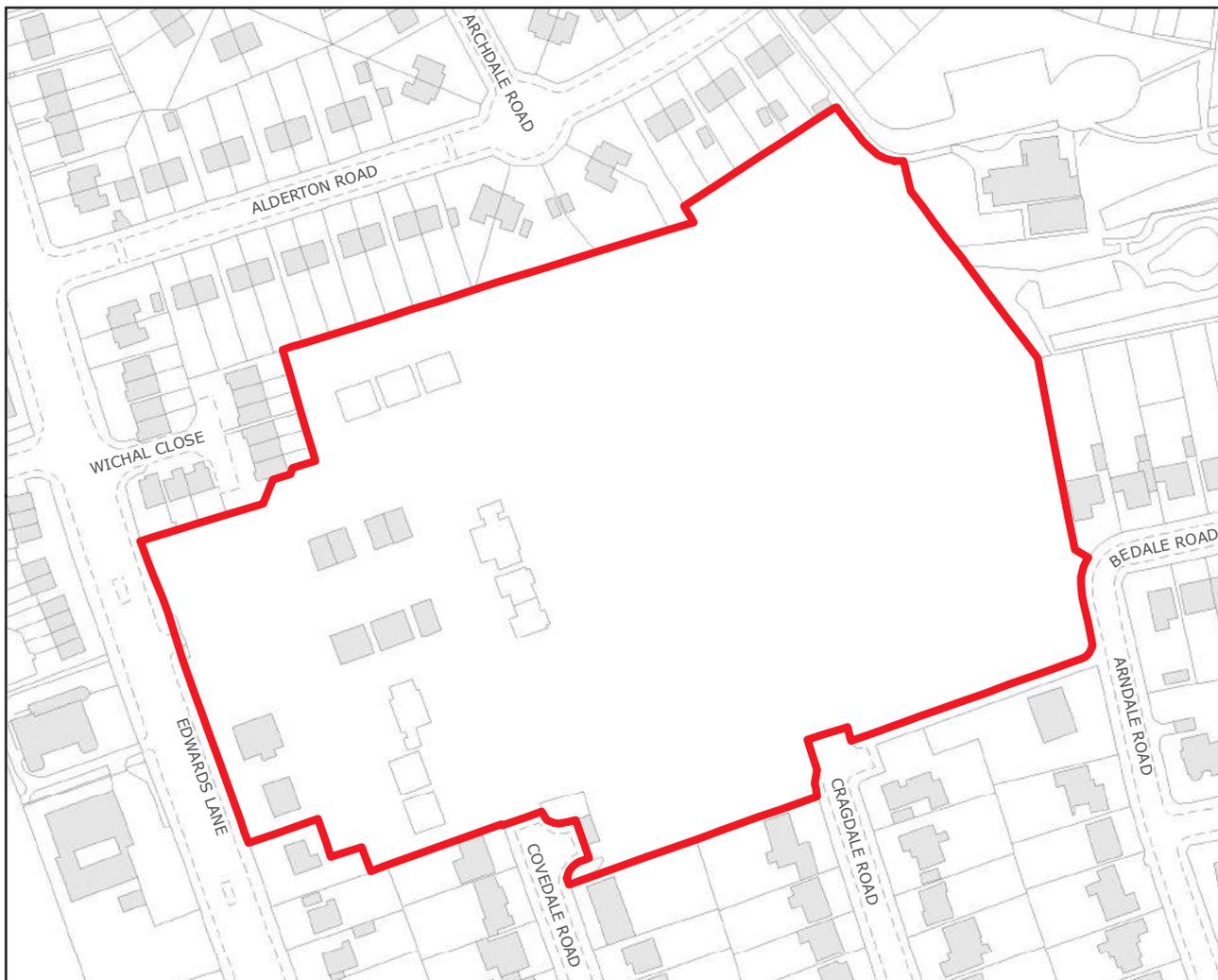
<p><b>Site Area (ha):</b> 1.97</p> <p><b>Ward:</b> Bulwell</p> <p><b>Address:</b> Highbury Road</p> <p><b>Current use:</b> Former school</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) to the south west and education uses (D1) to north east of the site. Potential for community facilities to be provided.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.</p>
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## PA13 Edwards Lane - Former Haywood School Site



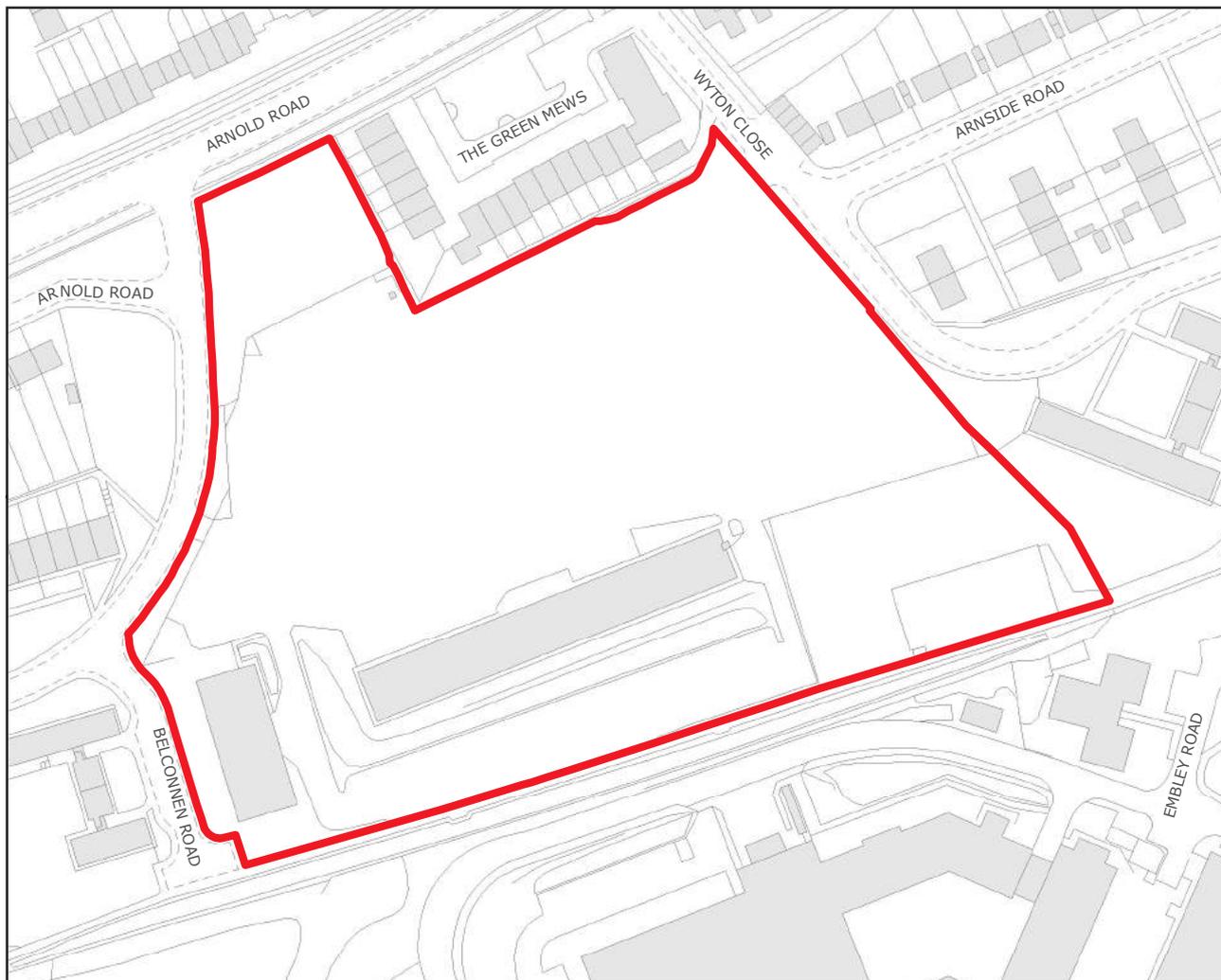
<p><b>Site Area (ha):</b> 3.34</p> <p><b>Ward:</b> Sherwood</p> <p><b>Address:</b> Edwards Lane</p> <p><b>Current use:</b> Former school</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. New public open space is required to serve the development and should be located to the east of the site (where grass banks currently exist) adjoining Leen Valley open space. A green link should be provided connecting Edwards Lane to the recreation ground, incorporating new pedestrian/cycle access, in addition to a link between Bedale Road/Arndale Road and Alderton Road. Existing mature trees and perimeter planting should be retained and enhanced. Access should be provided from Edwards Lane. Within Mineral Safeguarding Area - prior consultation required.</p>
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## PA14 Arnside Road - Former Chronos Richardson



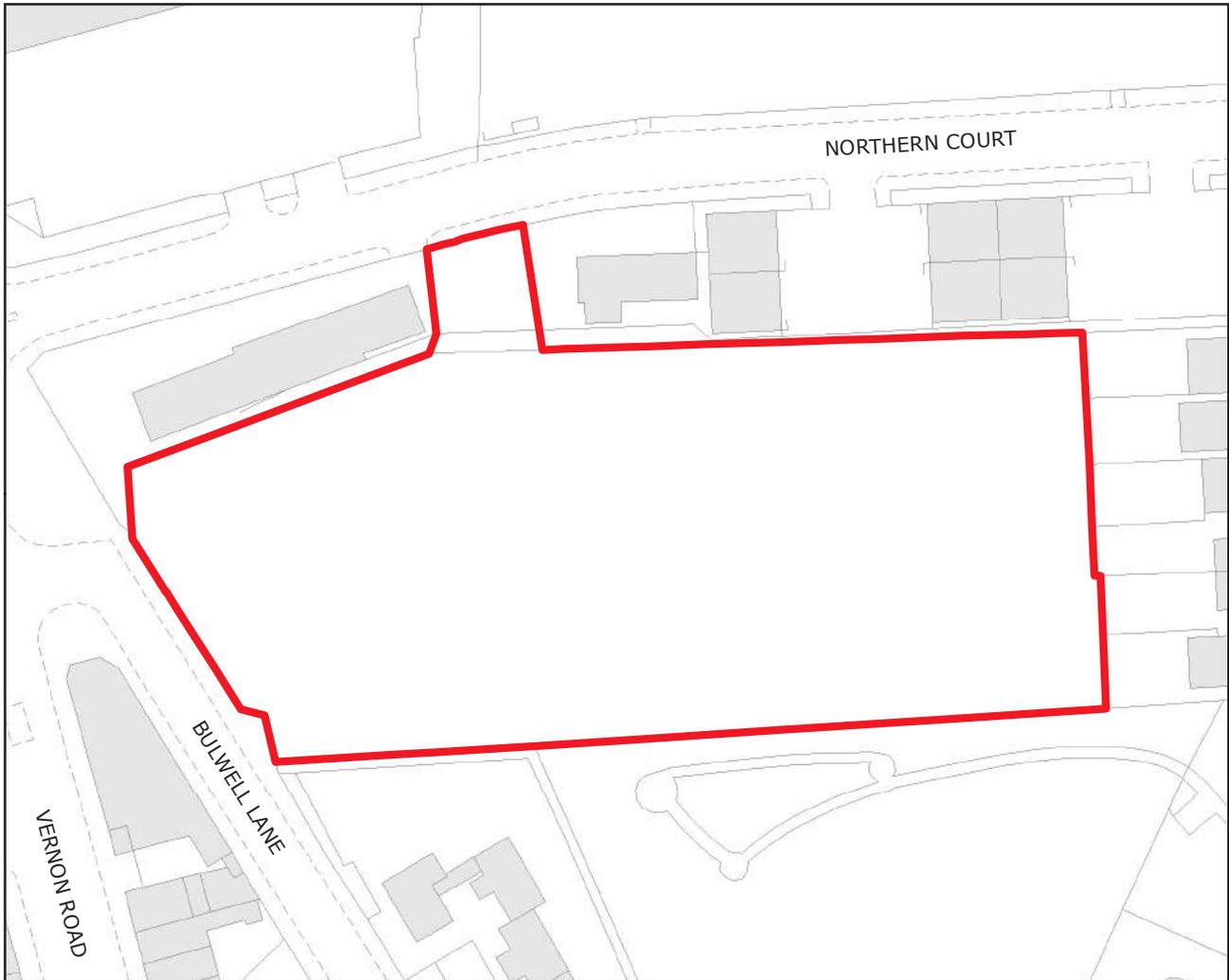
<p><b>Site Area (ha):</b> 2.58</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Arnside Road</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The site is underlain by principal and secondary aquifers and it should be ensured that development of this site does not result in pollution of the groundwater resource. New open space should be created as part of this development. There are opportunities to enhance biodiversity and habitats at southern boundary of the site and potential for provision of cycle and pedestrian links to link to the River Leen. Within Mineral Safeguarding Area - prior consultation required.</p>
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## PA15 Bulwell Lane - Former Coach Depot



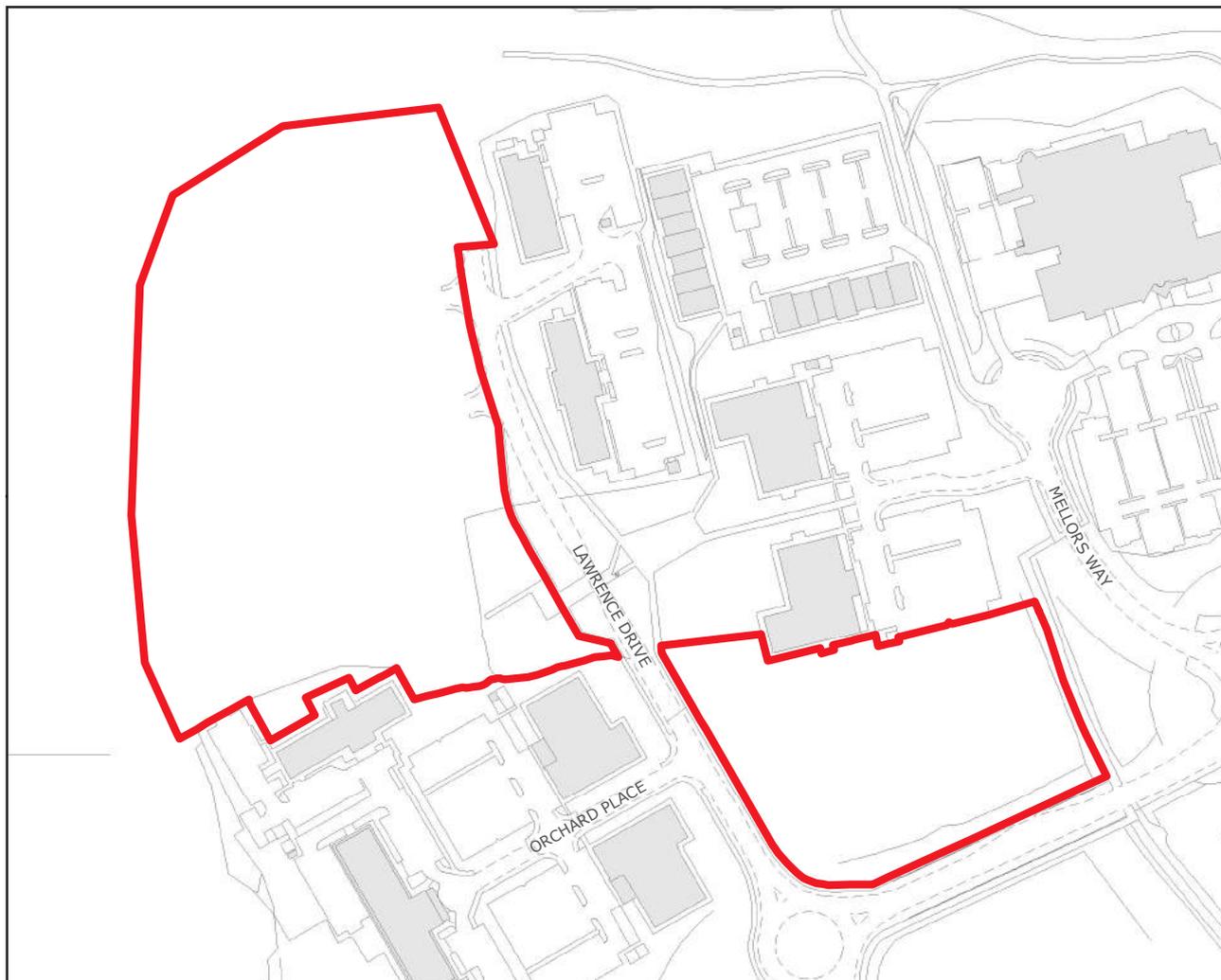
<p><b>Site Area (ha):</b> 0.58</p> <p><b>Ward:</b> Basford</p> <p><b>Address:</b> Bulwell Lane</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Sensitive screening is required between residential and adjacent industrial uses. Access to the site should be via Bulwell Lane. 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 Mineral Safeguarding Area - requires consideration prior to development but not considered a barrier to development.</p>
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## PA16 Woodhouse Way - Nottingham Business Park North



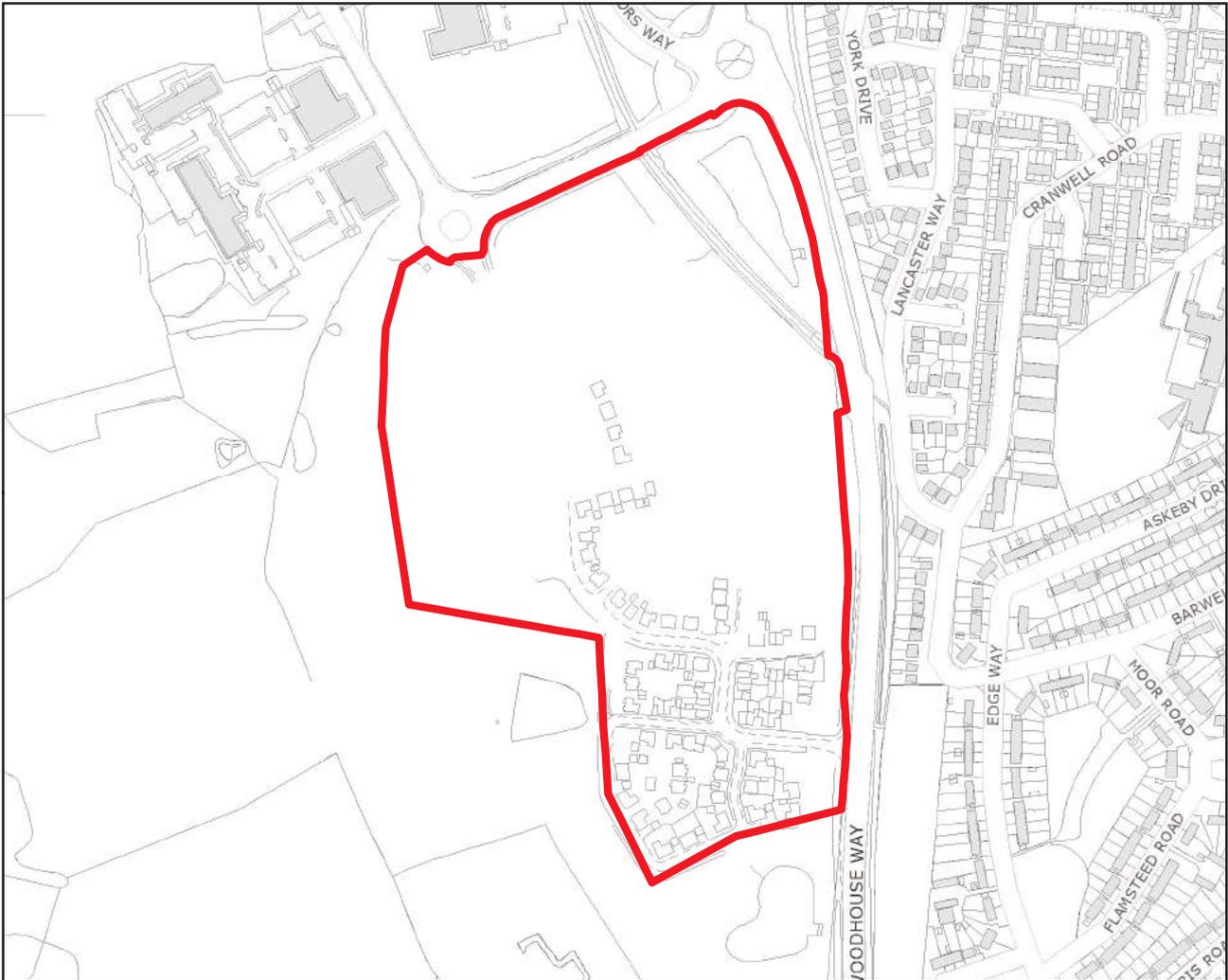
<p><b>Site Area (ha):</b> 4.78</p> <p><b>Ward:</b> Bilborough</p> <p><b>Address:</b> Land Off Woodhouse Way</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Employment (B1, B2, B8).</p> <p><b>Development principles:</b> Design and layout should complement the existing business park. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. Opportunities to improve cycling and walking connections. Proposals should have regard to the presence of Strelley Conservation Area to the south west of the site. Layout will need to take account of the final alignment of the proposed line of HS2, the indicative route of which is safeguarded on the Policies Map. Highway Route Improvement Safeguarding (TR2.6) safeguards the existing road network to accommodate improvements to the road network if required. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area - requires prior consultation.</p>
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## PA17 Woodhouse Way - Woodhouse Park



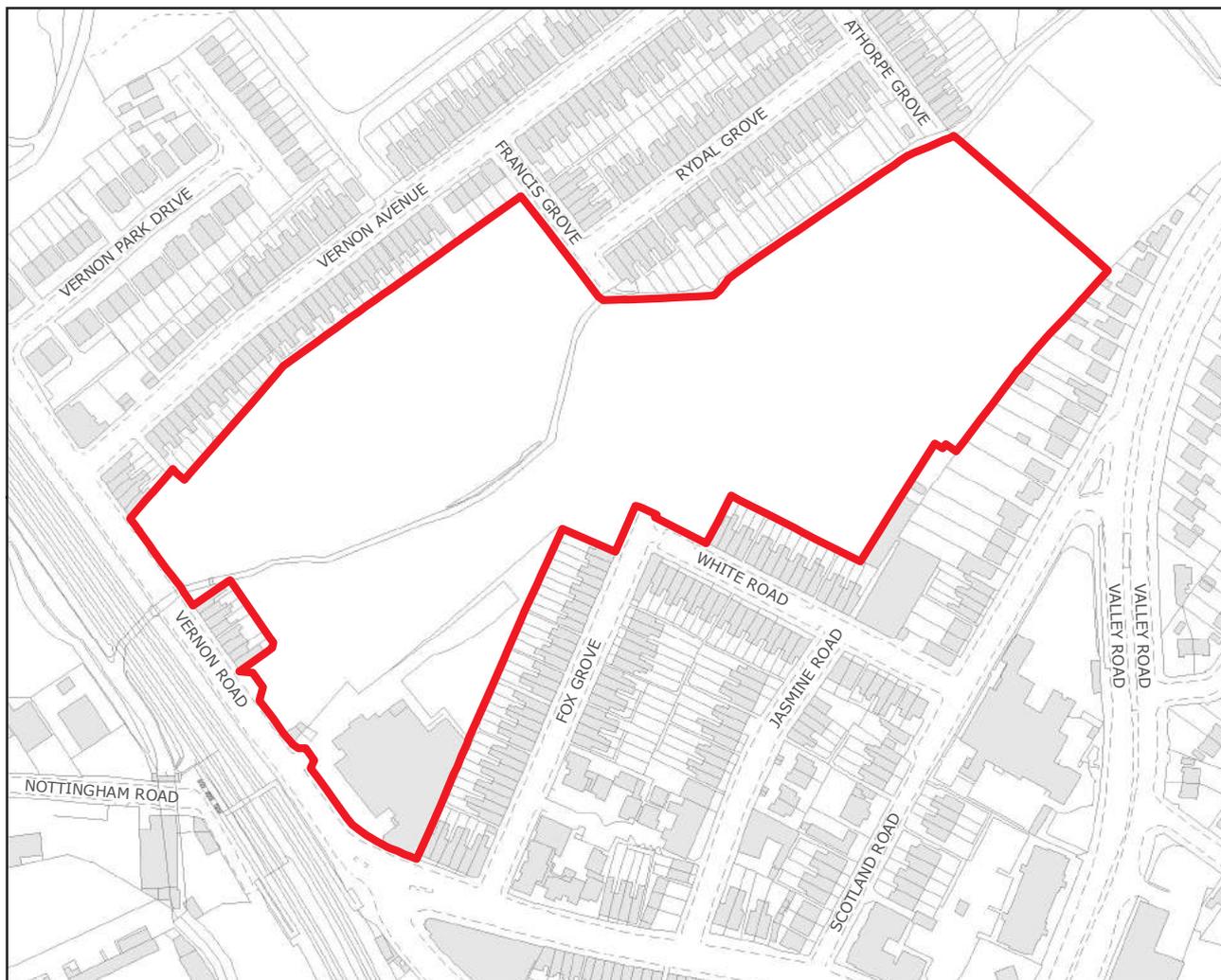
<p><b>Site Area (ha):</b> 12.2</p> <p><b>Ward:</b> Bilborough</p> <p><b>Address:</b> Land Off Woodhouse Way</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Residential, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store (A1), employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential.</p> <p><b>Development principles:</b> Design and layout should have regard to the presence of Strelley Conservation Area to the south west of the site and an archaeological constraints area within the site boundary to the north east. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result. TR2.6 shown on the Policies Map safeguards the existing road network to accommodate improvements if required. The water course in the north east corner of the site should be retained and its wildlife value enhanced. Opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west. There is potential for this development to help address identified open space deficiencies in the area. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area - requires prior consultation.</p>
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## PA18 Vernon Road - Former Johnsons Dyeworks



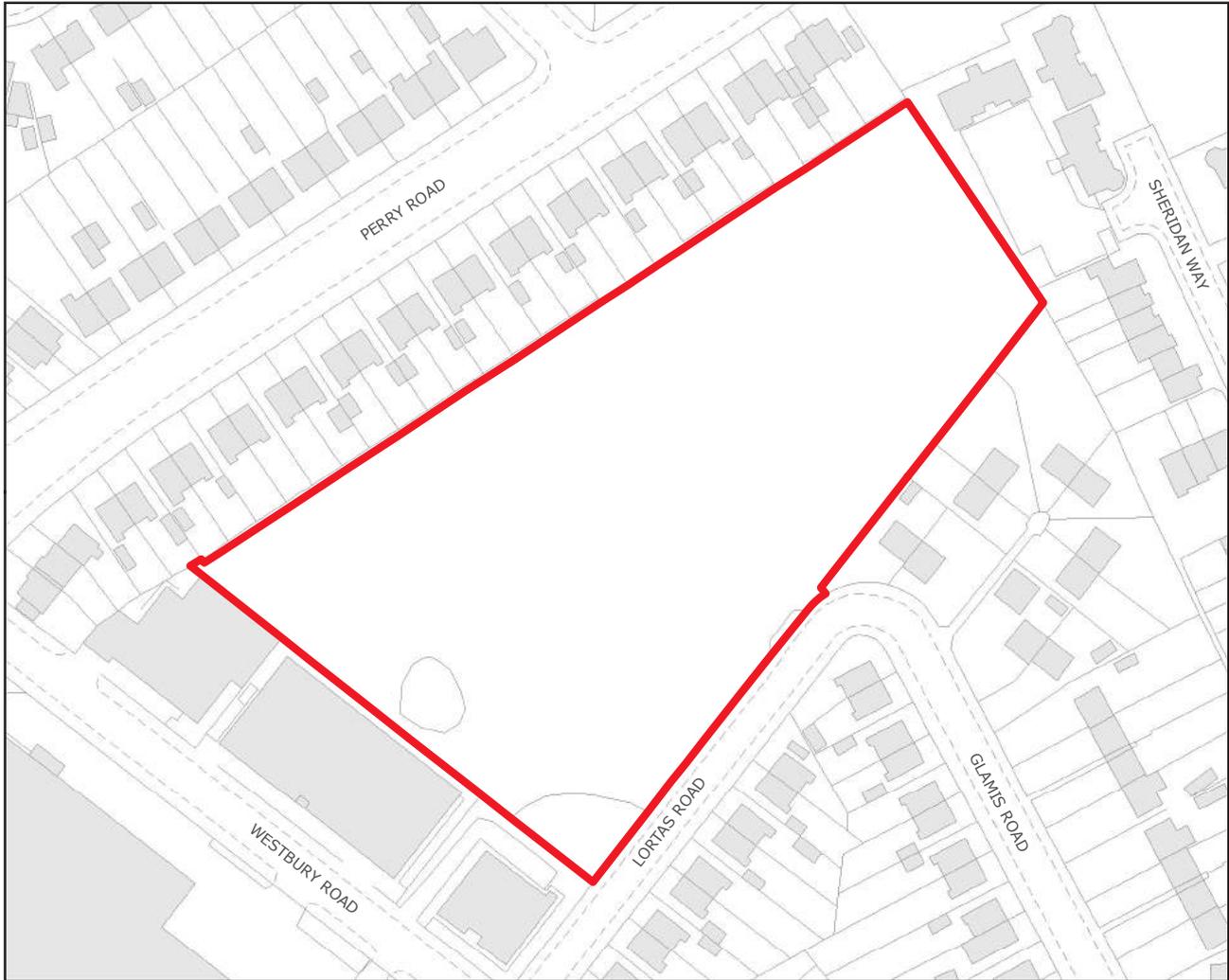
<p><b>Site Area (ha):</b> 4.4</p> <p><b>Ward:</b> Basford</p> <p><b>Address:</b> Vernon Road</p> <p><b>Current use:</b> Employment, open space, cleared land</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) and employment (B1).</p> <p><b>Development principles:</b> The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. An 8 metre strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. 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 and Hazardous Installation Consultation Zone and part of the site to the south east is within an archiological constraint area - prior consultation required.</p>
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## PA19 Lortas Road



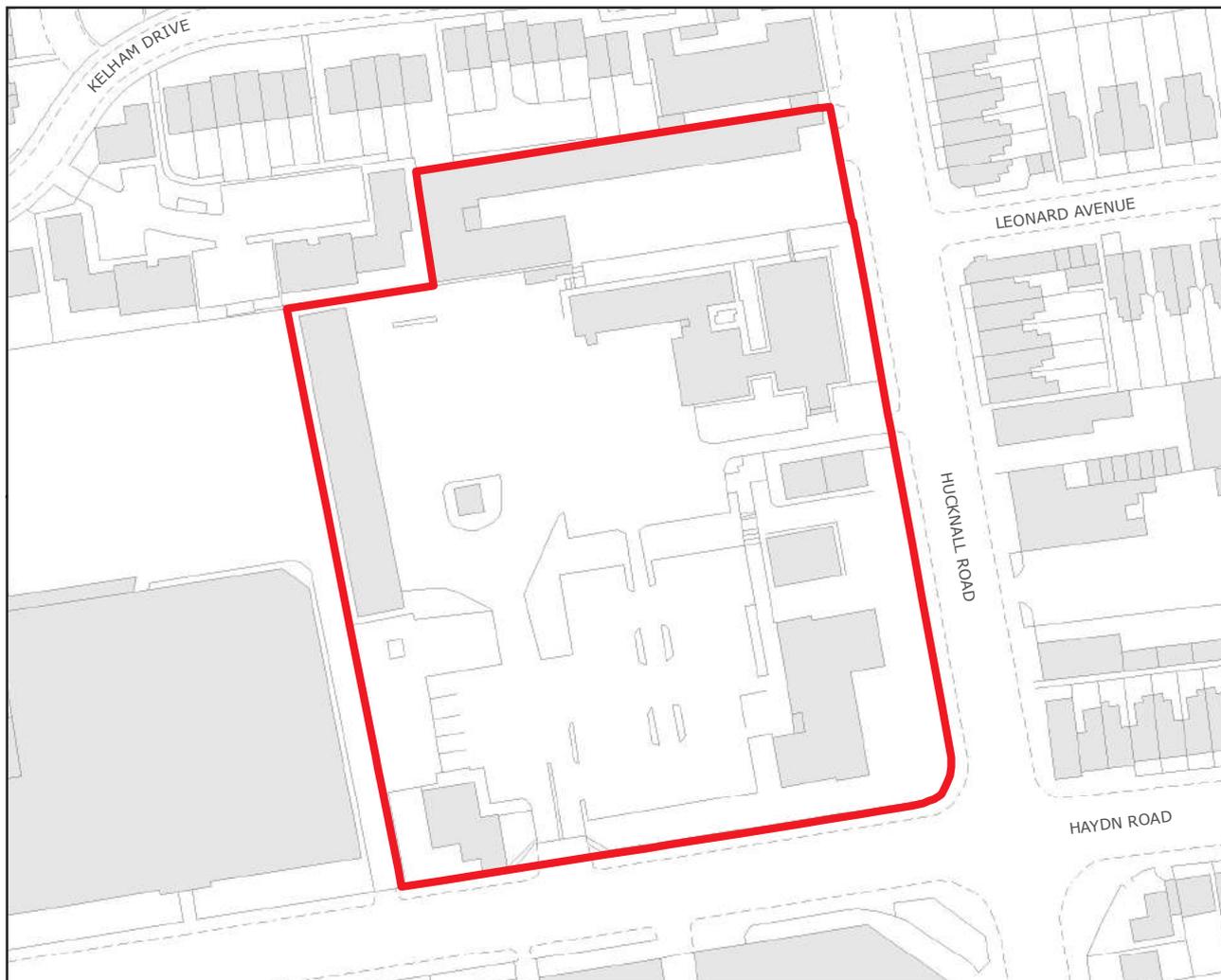
<p><b>Site Area (ha):</b> 1.38</p> <p><b>Ward:</b> Berridge</p> <p><b>Address:</b> Lortas Road</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of on site open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include on site public open space which is overlooked, secure and well integrated. Protected species (badgers) may be on site, full protected species and Phase 1 survey required and, if required, mitigation measures to avoid adverse impacts. Located within Mineral Safeguarding Area and Hazardous Installations Consultation Zone - requires prior consultation.</p>
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0 10 20 40 Meters

## PA20 Haydn Road/Hucknall Road - Severn Trent Water Depot



<p><b>Site Area (ha):</b> 1.53</p> <p><b>Ward:</b> Berridge</p> <p><b>Address:</b> Hucknall Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) and employment (B1).</p> <p><b>Development principles:</b> The site is located in a mixed residential and employment area. Layout and boundary treatments should be carefully considered to ensure proposed development is compatible with adjacent uses. 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 - prior consultation required.</p>
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## PA21 Mansfield Road - Sherwood Library



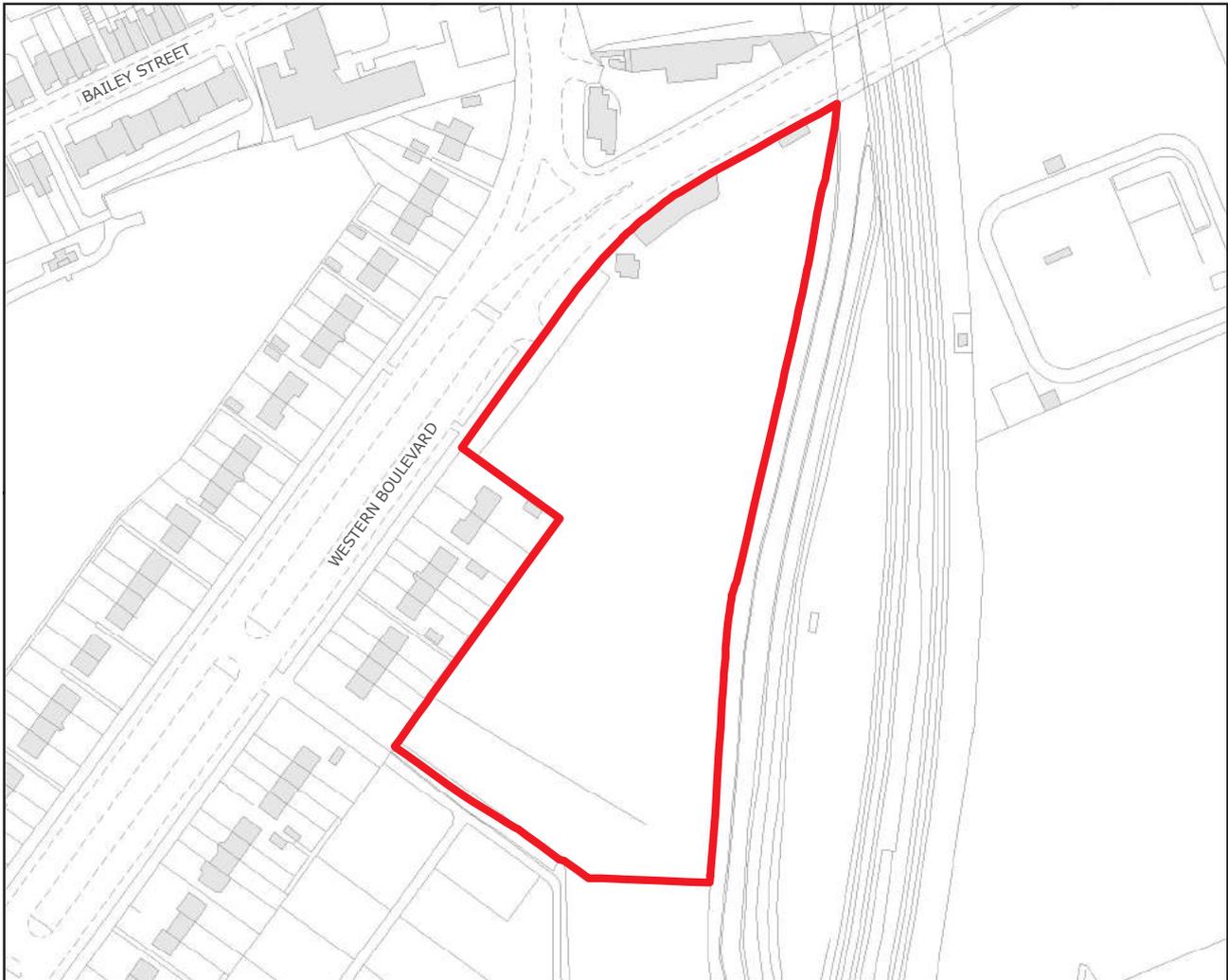
<p><b>Site Area (ha):</b> 0.58</p> <p><b>Ward:</b> Sherwood</p> <p><b>Address:</b> Mansfield Road</p> <p><b>Current use:</b> Retail, Community, Car Park</p>	<p><b>Proposed use:</b> Retail (A1), residential (C3), office (B1) community facility (D1). There is a desire to accommodate the existing library on this site as part of any redevelopment proposal.</p> <p><b>Development principles:</b> Development should provide an active frontage to enhance the District Centre. Potential to retain the car park as part of development proposals. 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 - prior consultation required.</p>
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## PA22 Western Boulevard



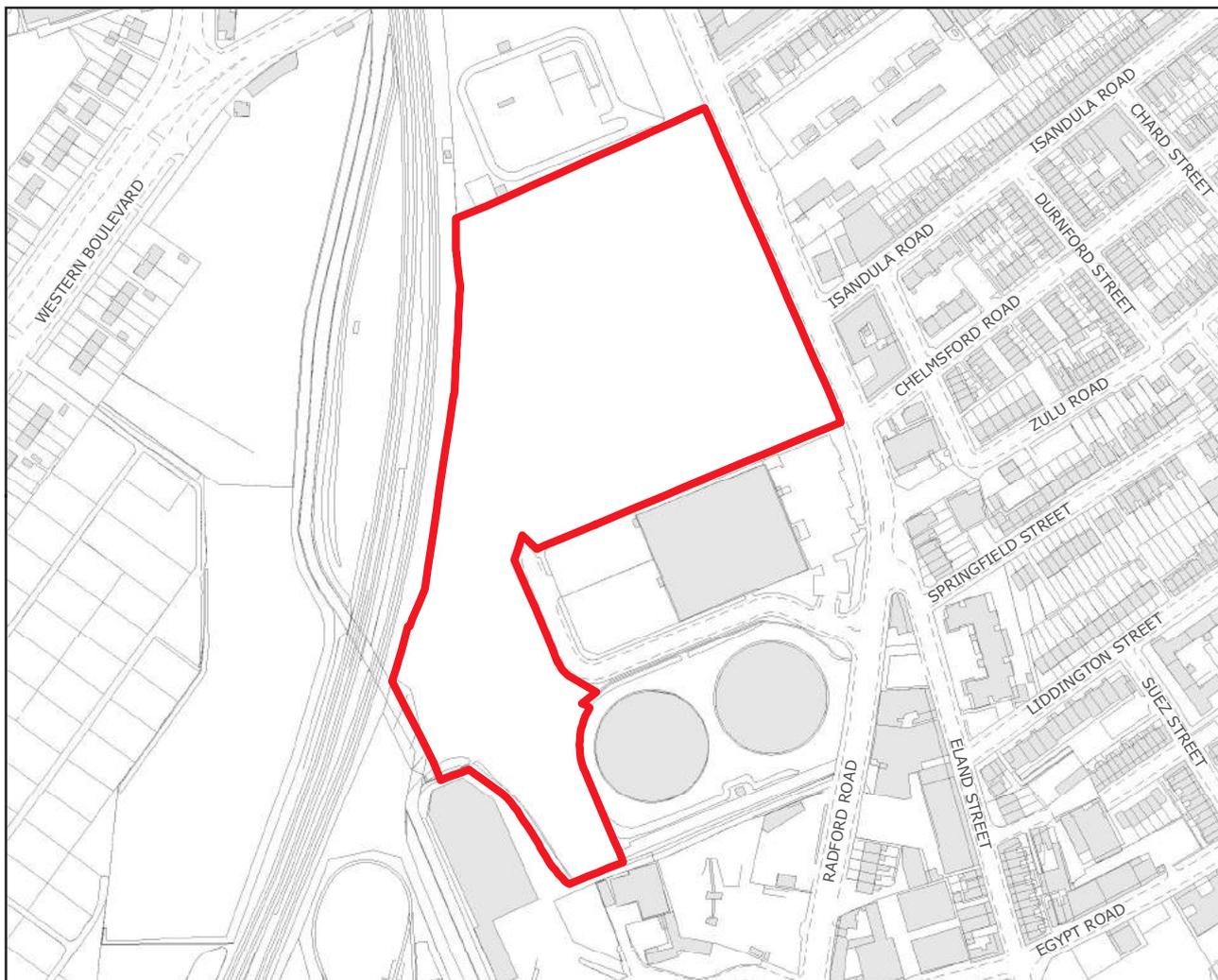
<p><b>Site Area (ha):</b> 1.57</p> <p><b>Ward:</b> Basford</p> <p><b>Address:</b> Western Boulevard</p> <p><b>Current use:</b> Travelling showpeople's accommodation</p>	<p><b>Proposed use:</b> Residential (C3) and employment (B1 and B2).</p> <p><b>Development principles:</b> Careful consideration to layout and boundary treatments required to ensure proposals are compatible with adjacent uses. Access should be provided to the site from Western Boulevard. Opportunities to provide a cycle/pedestrian link through the site from Western Boulevard to the riverside path should be explored - indicative route shown on Policies Map. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The River Leen LWS and Whitemoor Nature Reserve are adjacent to the site. A corridor of soft landscaping in the east of the site should buffer these habitats. The margins of the site to the north west are subject to Highway Route Improvement Safeguarding (TR2.3) and Highway Planning Line (TR2.14). Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior consultation required.</p>
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## PA23 Radford Road - Former Basford Gasworks



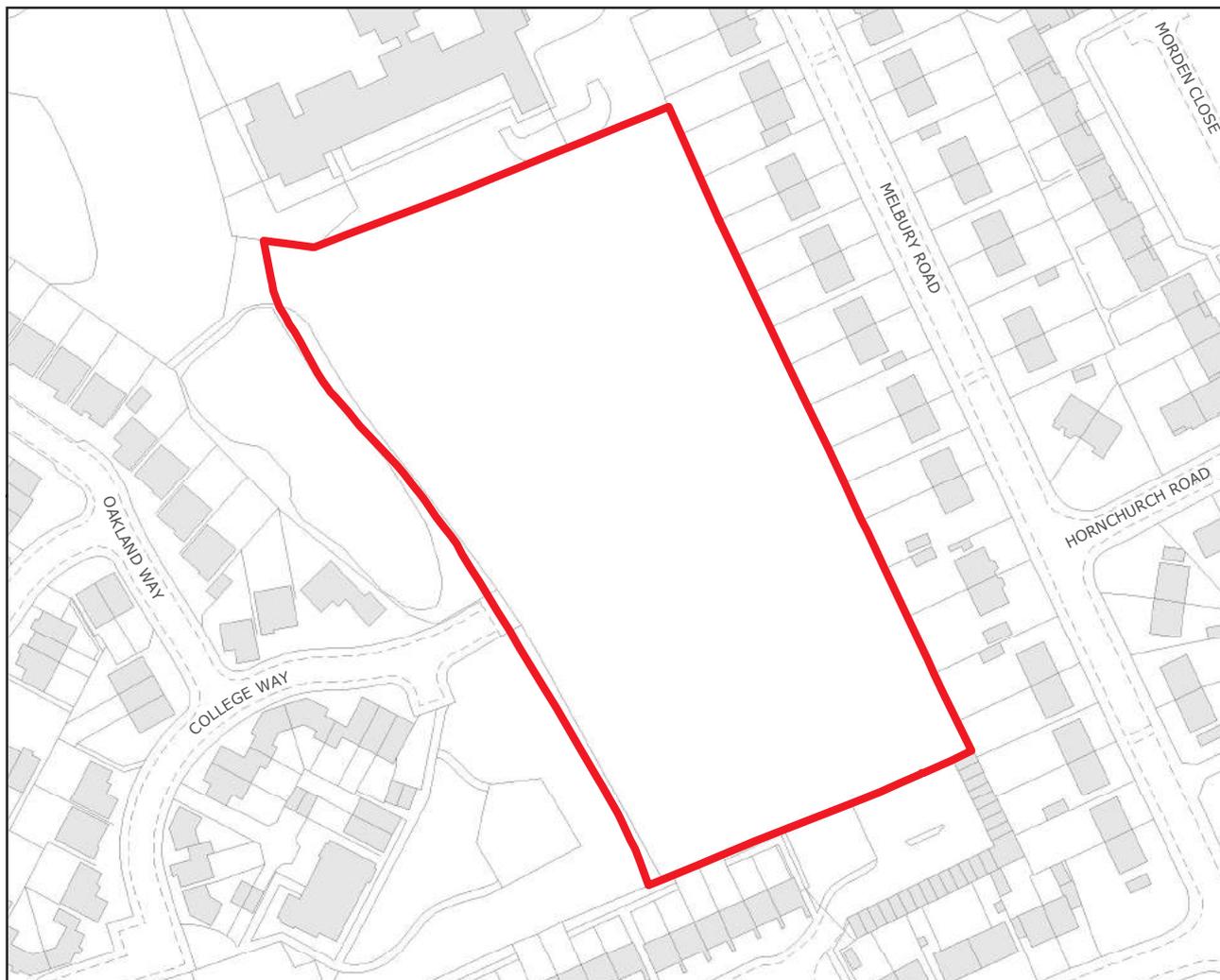
<p><b>Site Area (ha):</b> 3.81</p> <p><b>Ward:</b> Basford</p> <p><b>Address:</b> Radford Road</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Employment (B1, B2, B8), residential (C3, significant proportion to be family housing). Supplementary uses could include retail, financial and professional and café (A1, A2, A3) and community use (D2).</p> <p><b>Development principles:</b> The more sensitive uses should be located away from both hazardous installations and areas of previous contamination. Existing site access points should be utilised where possible. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas. Site is adjacent to the River Leen LWS and this green corridor should be protected and enhanced using soft landscaping. There is potential for this development to help address identified open space deficiencies in the area. 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 and Hazardous Installation Consultation Zone - prior notification required</p>
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0 20 40 80 Meters

## PA24 College Way - Melbury School Playing Field



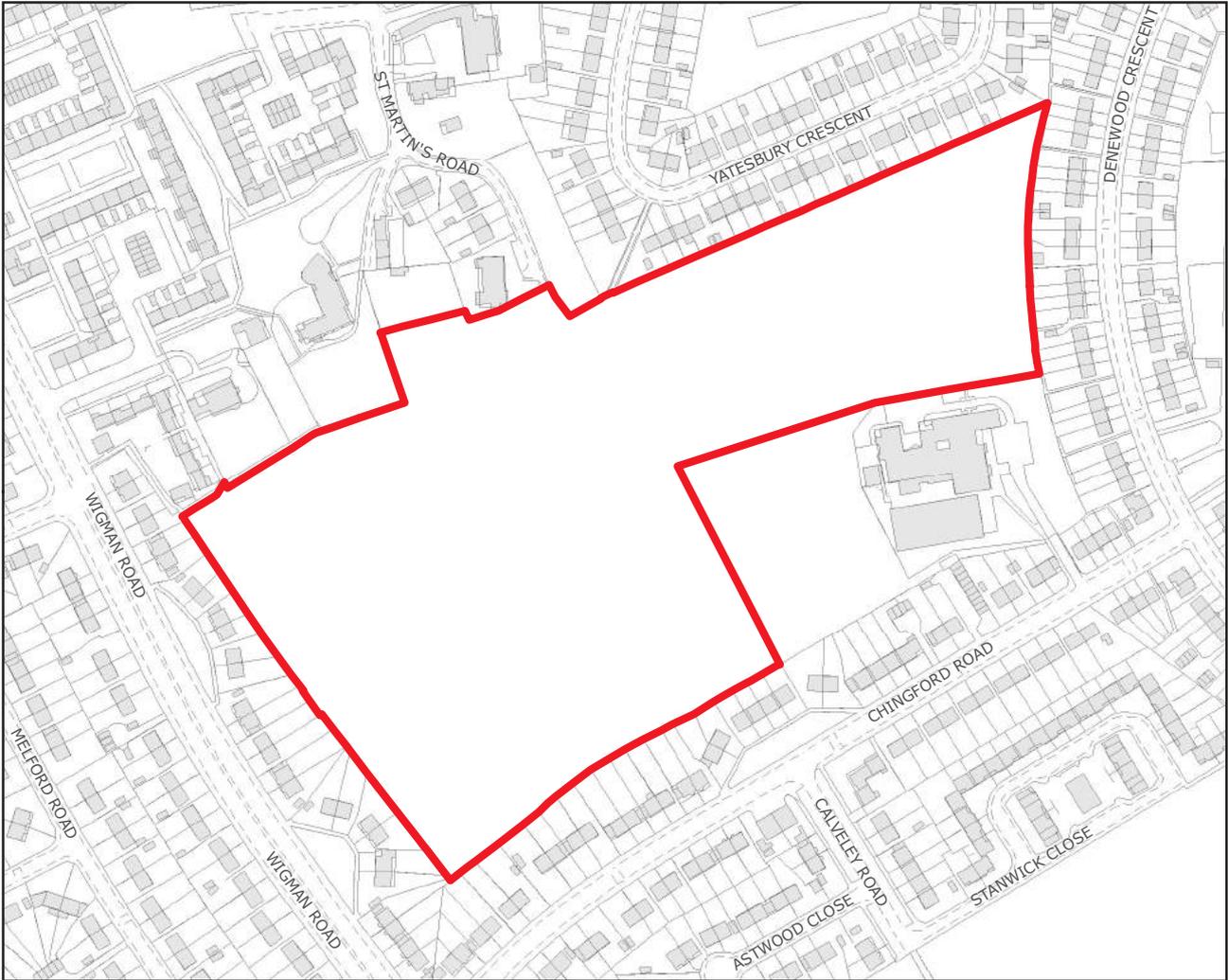
<p><b>Site Area (ha):</b> 1.39</p> <p><b>Ward:</b> Bilborough</p> <p><b>Address:</b> College Way</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with provision of on site open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space with links to existing open space in the north west. Within Minerals Safeguarding Area and there is a small area with coal mining legacy within the site - requires consideration prior to development.</p>
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## PA25 Chingford Road Playing Field



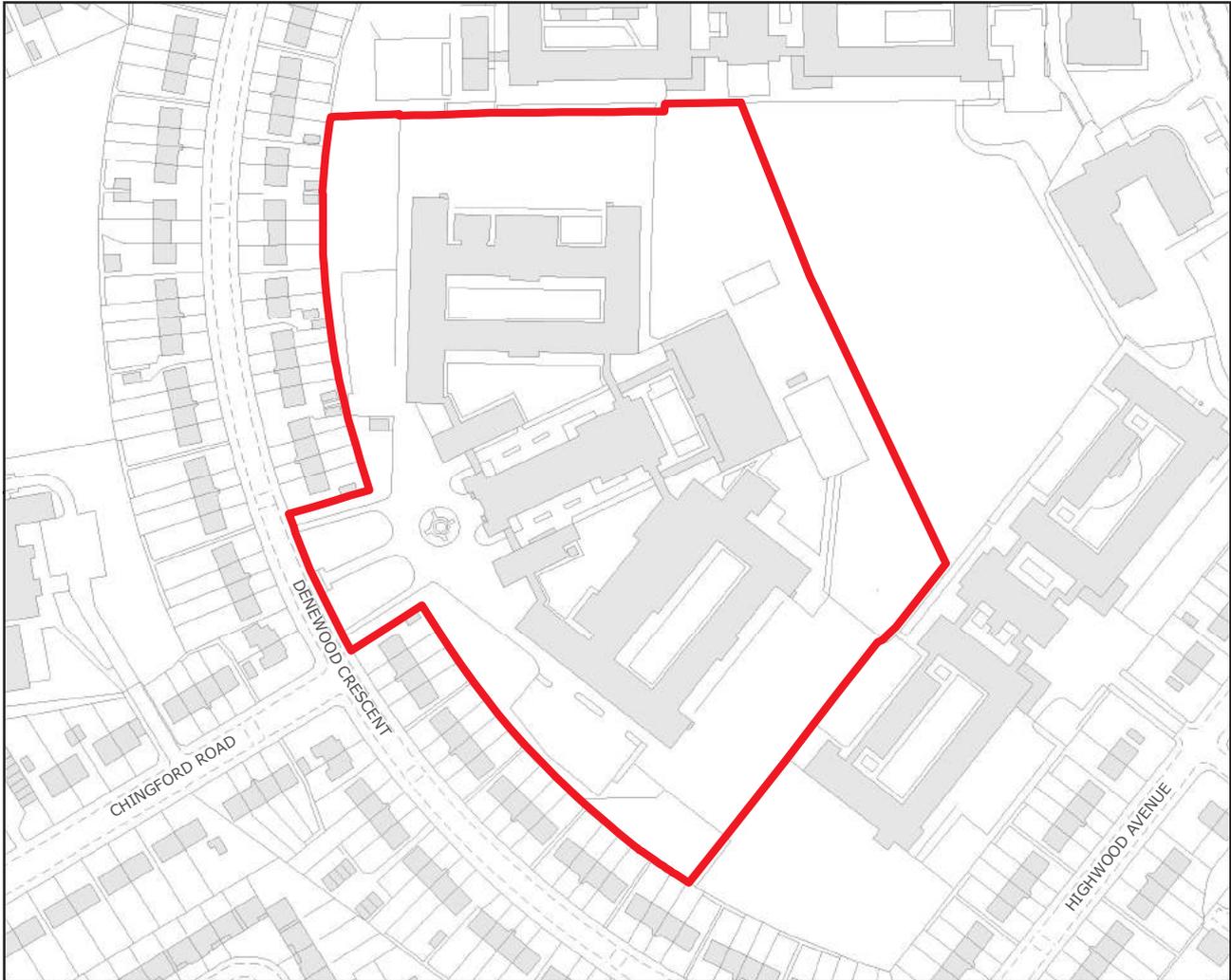
<p><b>Site Area (ha):</b> 6.02</p> <p><b>Ward:</b> Bilborough</p> <p><b>Address:</b> Chingford Road</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties and the density of development should be similar to that of the existing surrounding residential development. The site is adjacent to Listed Buildings and development proposals should protect and enhance the setting of these heritage assets. A proportion of the site should be retained as provision for semi-natural open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Early engagement with Severn Trent Water required on connection to water/waste water services. Within Minerals Safeguarding Area - prior consultation required.</p>
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## PA26 Denewood Crescent - Denewood Centre



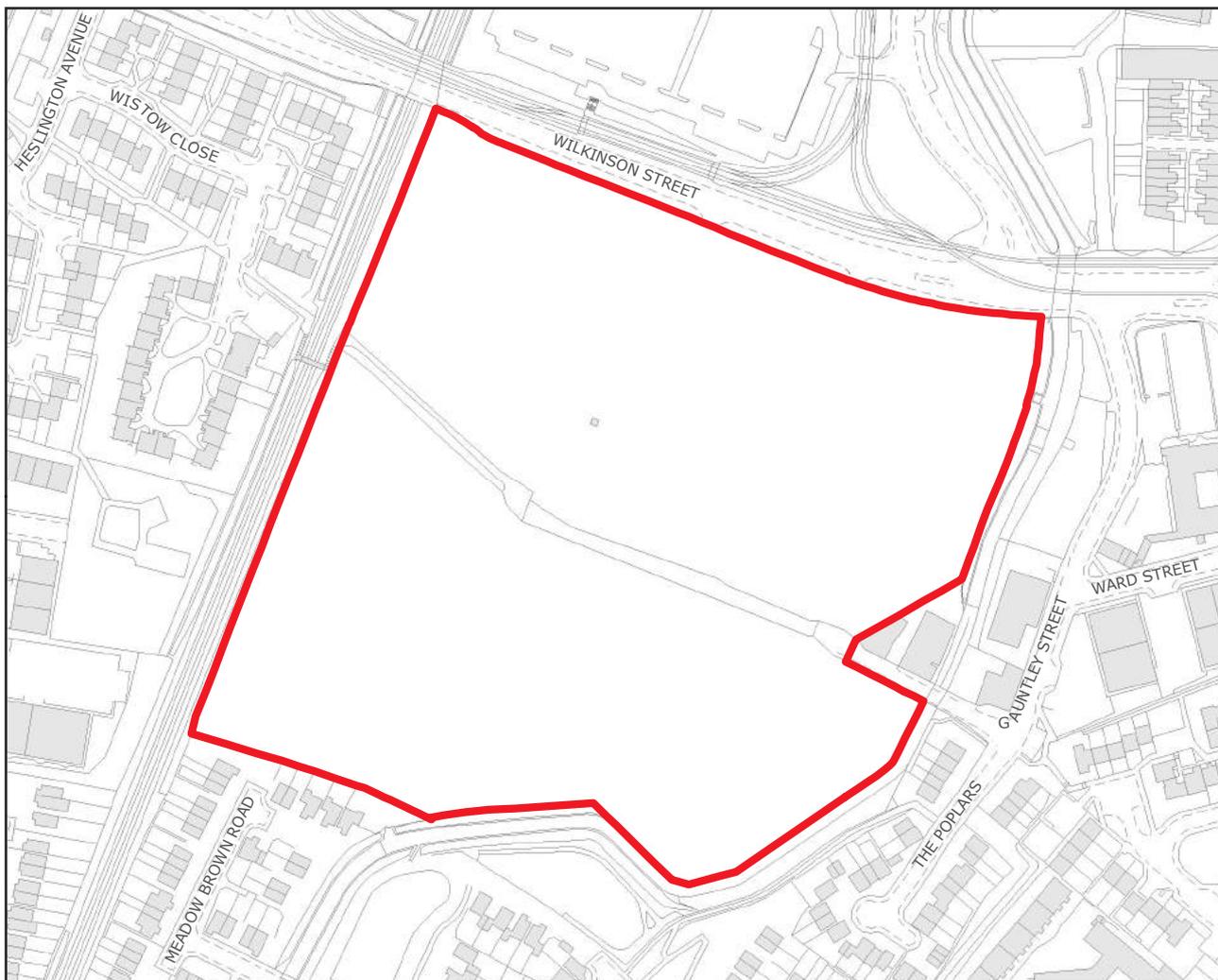
<p><b>Site Area (ha):</b> 3.04</p> <p><b>Ward:</b> Bilborough</p> <p><b>Address:</b> Denewood Crescent</p> <p><b>Current use:</b> Training Facility</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with potential for an element of specialist housing to meet the needs of the elderly.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Within Minerals Safeguarding Area - prior consultation required.</p>
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## PA27 Wilkinson Street - Former PZ Cussons



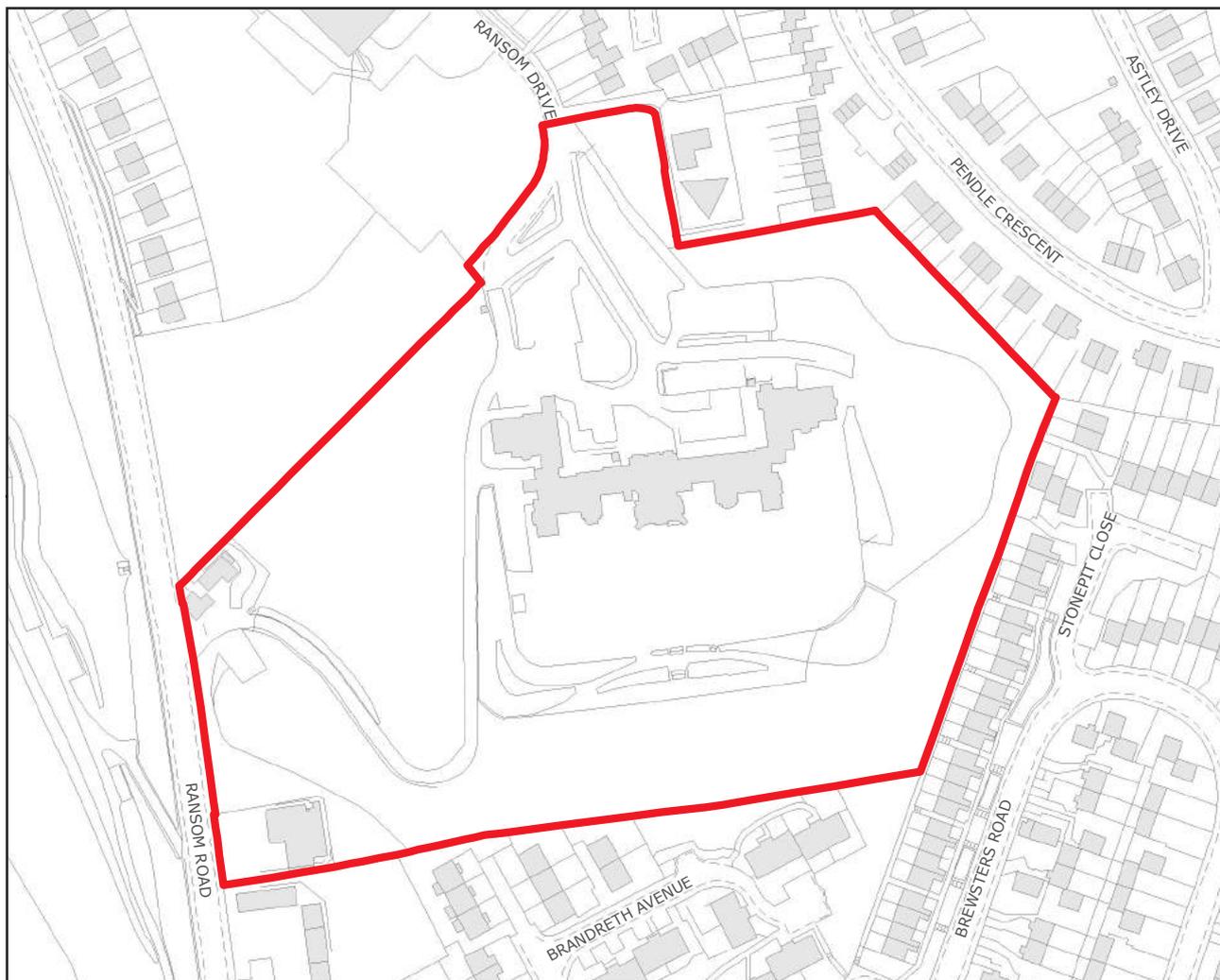
<p><b>Site Area (ha):</b> 6.6</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Wilkinson Street</p> <p><b>Current use:</b> Cleared site</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing), employment (B1, B2) and open space.</p> <p><b>Development principles:</b> Proposals should have regard to the Star Buildings Conservation Area located to the north east of the site and proposals should seek to retain the existing chimney within development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Floodplain compensation should be provided within the site. The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. The site is within 250m of landfill site and is underlain by principal aquifer, therefore the potential to pollute the groundwater resource should be considered. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - requires consideration prior to development.</p>
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## PA28 Ransom Road - Hine Hall



<p><b>Site Area (ha):</b> 4.61</p> <p><b>Ward:</b> Mapperley</p> <p><b>Address:</b> Ransom Road</p> <p><b>Current use:</b> Residential, open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Development should be low density and high quality and in accordance with the City Council's Development Brief. New buildings should only be located on those sites shown as acceptable within the Development Brief. Vehicular access should be provided from Ransom Drive (which is currently unadopted). Proposals should include the submission of a tree survey and constraints plan, an ecological assessment and a landscape management plan. The site is within the Minerals Safeguarding Area which requires prior notification. The potential to connect to the District Heating System should be explored.</p>
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## PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



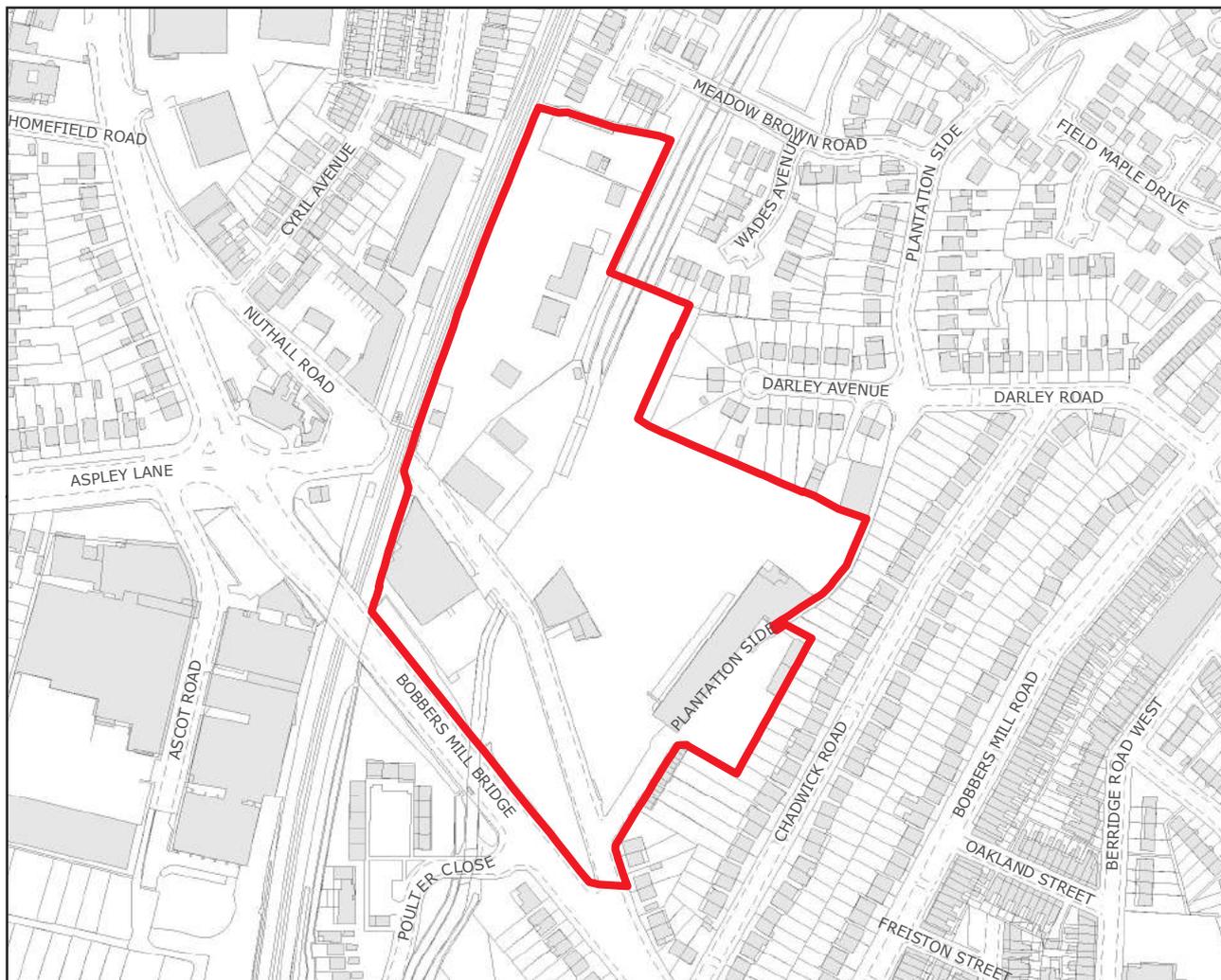
<p><b>Site Area (ha):</b> 0.55</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Bobbers Mill Bridge</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential use (C3, predominantly family housing).</p> <p><b>Development principles:</b> The site is within areas of medium and high flood risk. Any planning application should be accompanied by a site specific Flood Risk Assessment. An holistic approach to flood risk management, flood plain compensation and mitigation is required with other sites in the Bobbers Mill area with close involvement of the Local Authority and Environment Agency. 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 Mineral Safeguarding Area - requires prior notification but not considered a barrier to development. Within an Archaeological Constraints Area and this should be considered early on in the development process. Opportunities to improve walking and cycling links through the site should be explored along side opportunities for habitat enhancement.</p>
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## PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate



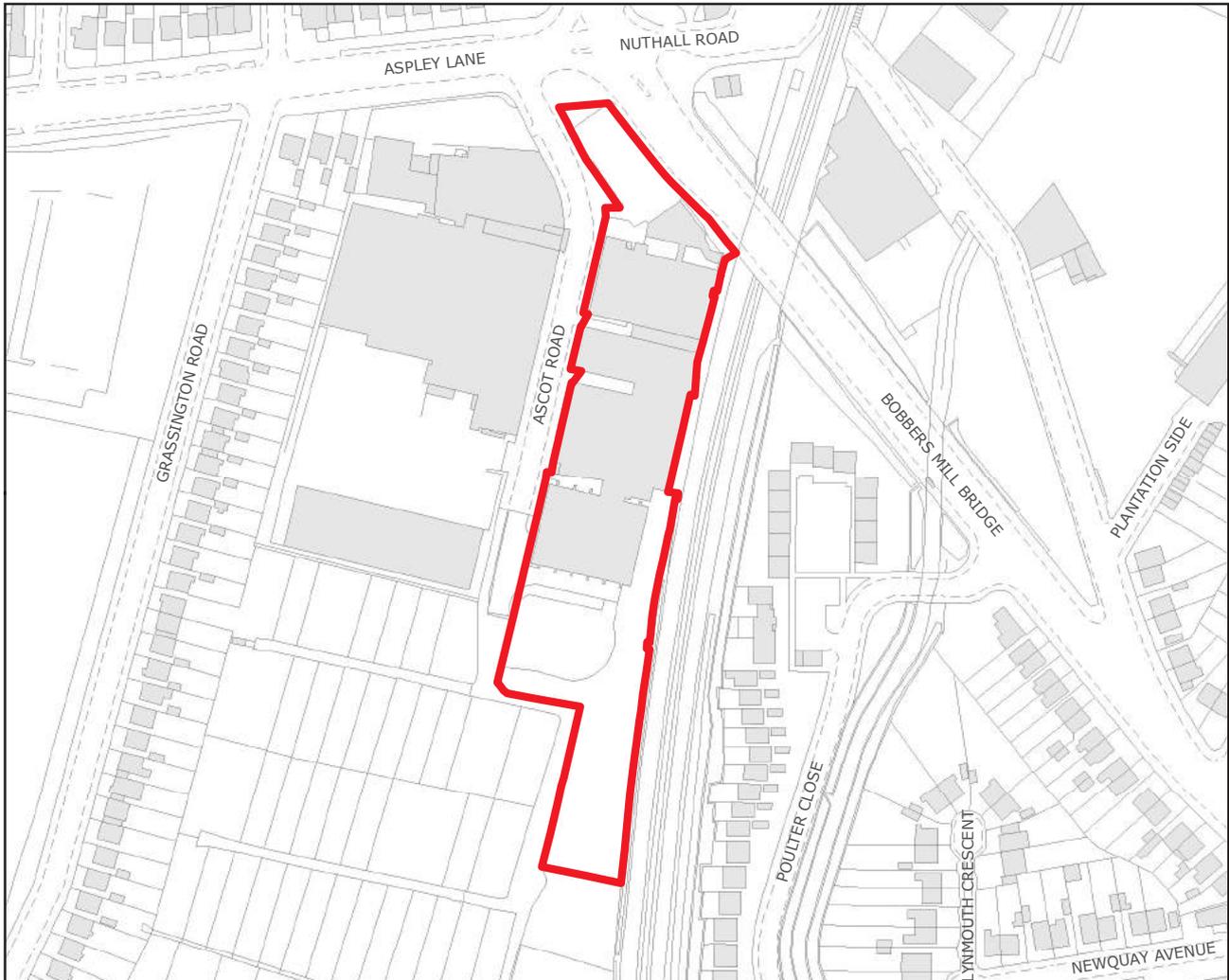
<p><b>Site Area (ha):</b> 4.26</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Bobbers Mill Bridge</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing), employment (B1).</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. There are opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation measures. Layout should have regard to potential need for an easement adjacent to the River Leen. Part of the site is within an Archaeological Constraints Area and this should be considered early on in the development process. Within a Mineral Safeguarding Area - prior notification required but this is not anticipated to be a barrier to development.</p>
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## PA31 Ascot Road - Speedo



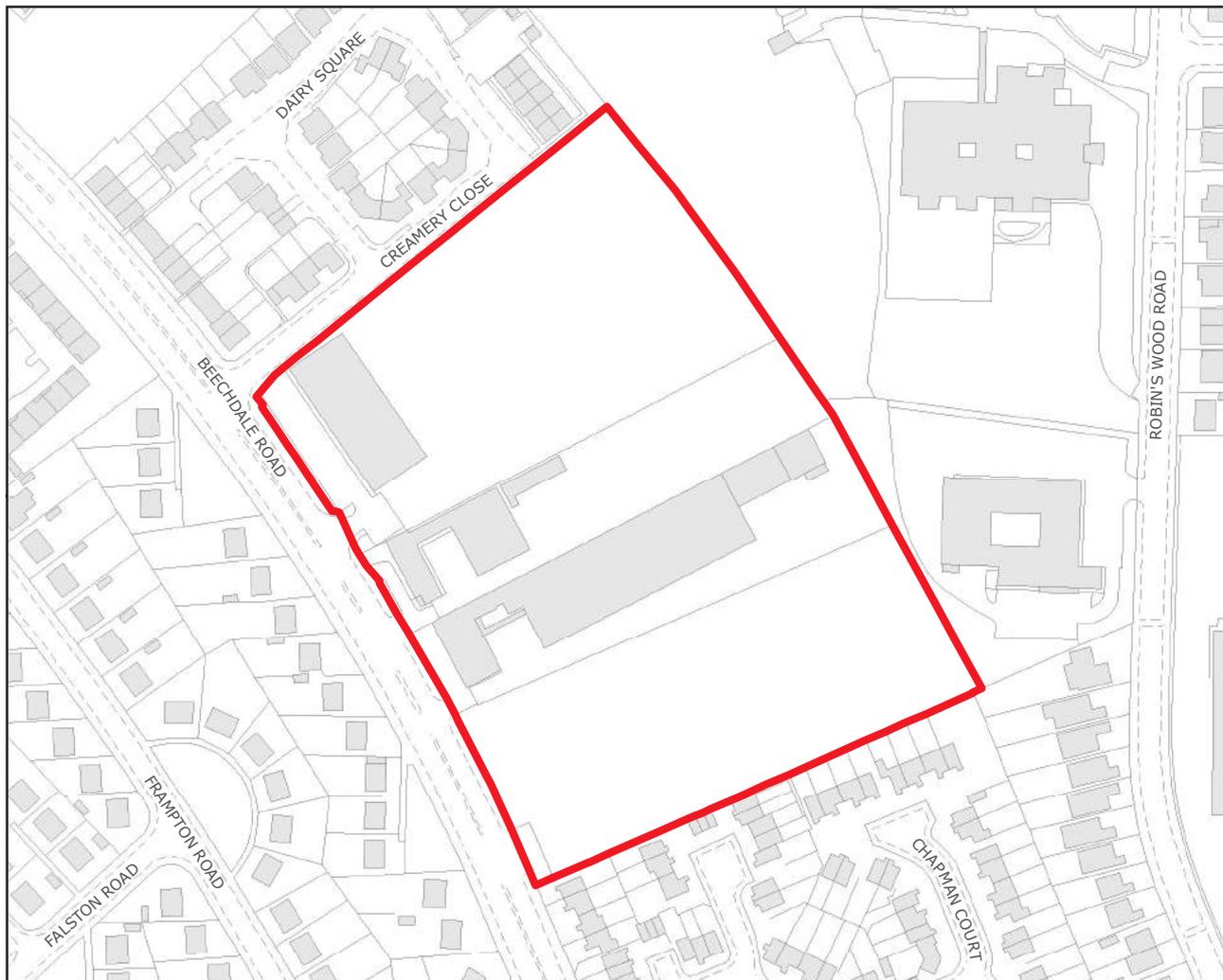
<p><b>Site Area (ha):</b> 1.02</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Ascot Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> The River Leen is in close proximity to the site and a green corridor along the railway line borders the site to the east. Where possible, the opportunity should be taken to link into this green corridor and create new green infrastructure on site. This site is in an area of high flood risk and development proposals for the site will need to be informed by a site specific Flood Risk Assessment. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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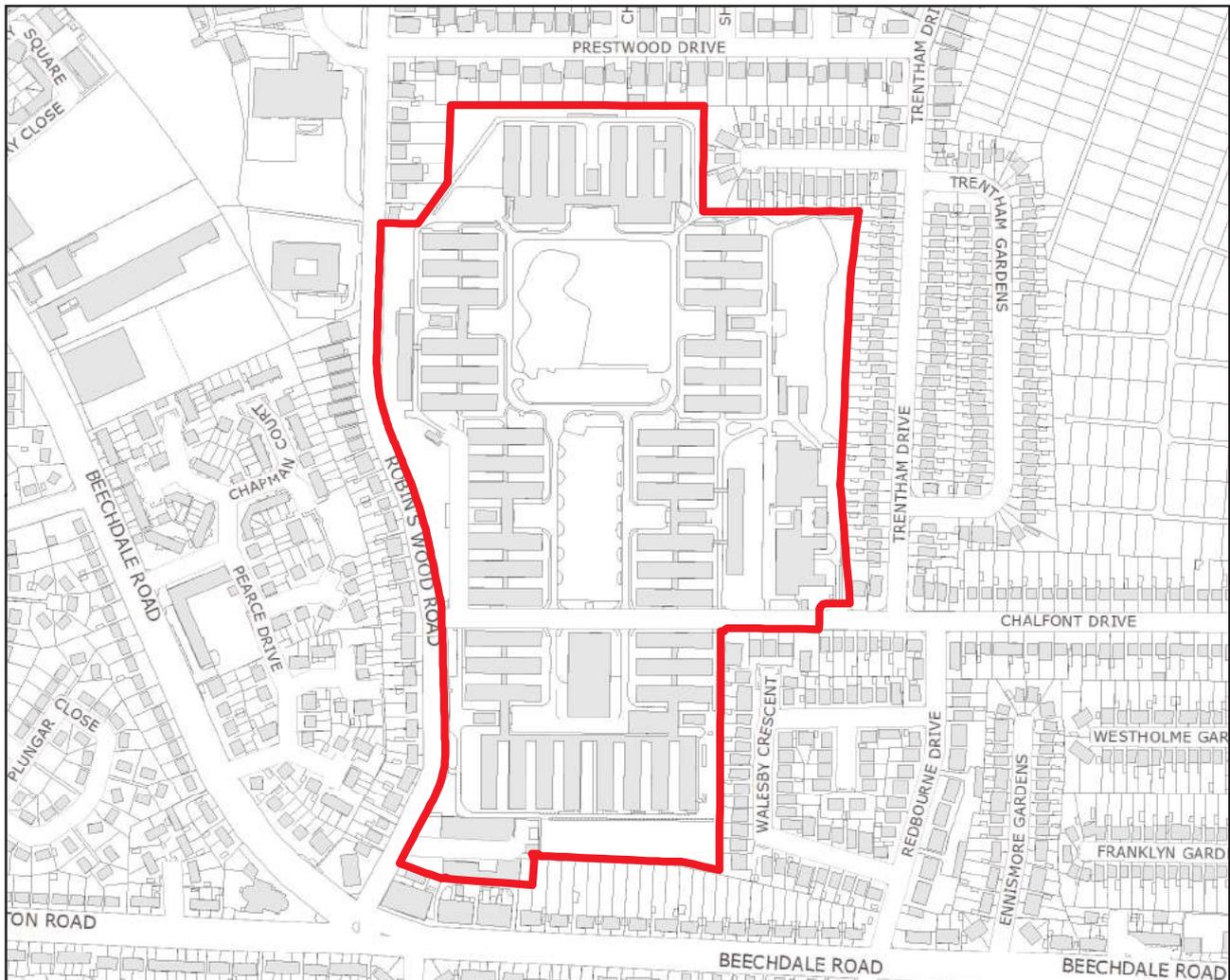
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## PA32 Beechdale Road - South of Former Co-op Dairy



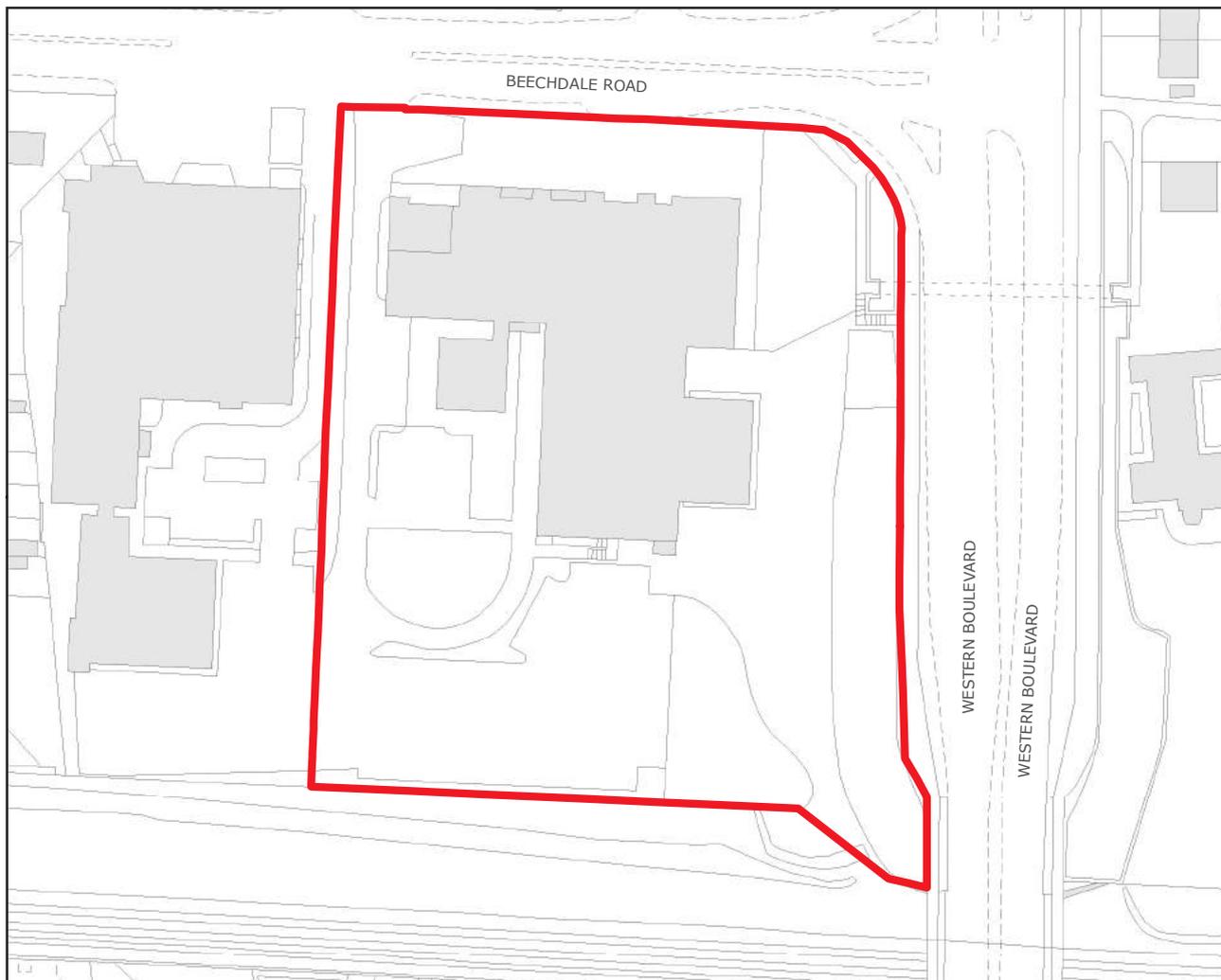
<p><b>Site Area (ha):</b> 3.13</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Beechdale Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Development proposals should ascertain the alignment of a culverted ordinary watercourse beneath the site and maximise opportunities for the creation of a green corridor through the site. This may have potential to link to the Robin's Wood LWS which abuts the site to the east. Development proposals should consider potential contamination from the existing Waste Transfer Station. 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 Mineral Safeguarding Area - prior notification required but not considered barrier to development.</p>
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## PA33 Chalfont Drive - Former Government Buildings



<p><b>Site Area (ha):</b> 13.75</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Robin's Wood Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. An overall masterplan for development on the site should be agreed with Nottingham City Council. There is existing open space on the site - this should be retained and enhanced with opportunities for additional open space provision within the site. The historic building on the site should be retained and its setting enhanced. Access from the site should be gained from Robin's Wood Road and / or Chalfont Drive. Within Minerals Safeguarding Area - requires consideration prior to development but not considered a barrier to development. There is small area of coal mining legacy within the site.</p>
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## PA34 Beechdale Road - Former Beechdale Baths



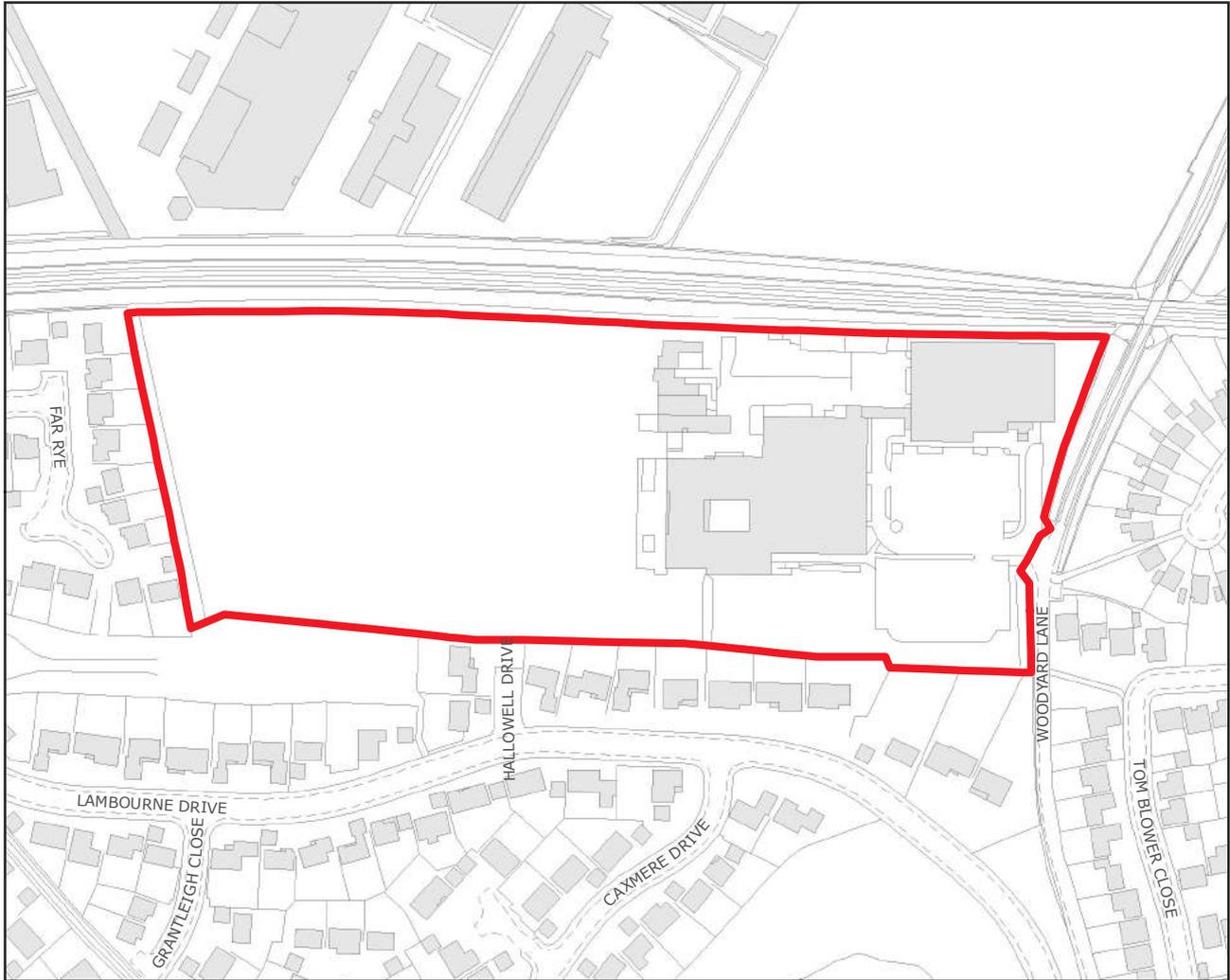
<p><b>Site Area (ha):</b> 1.36</p> <p><b>Ward:</b> Leen Valley</p> <p><b>Address:</b> Beechdale Road</p> <p><b>Current use:</b> Leisure</p>	<p><b>Proposed use:</b> Convenience retail store (A1), residential (C3).</p> <p><b>Development principles:</b> Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed retail and residential scheme come forward, development should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. 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 - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded.</p>
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## PA35 Woodyard Lane - Siemens



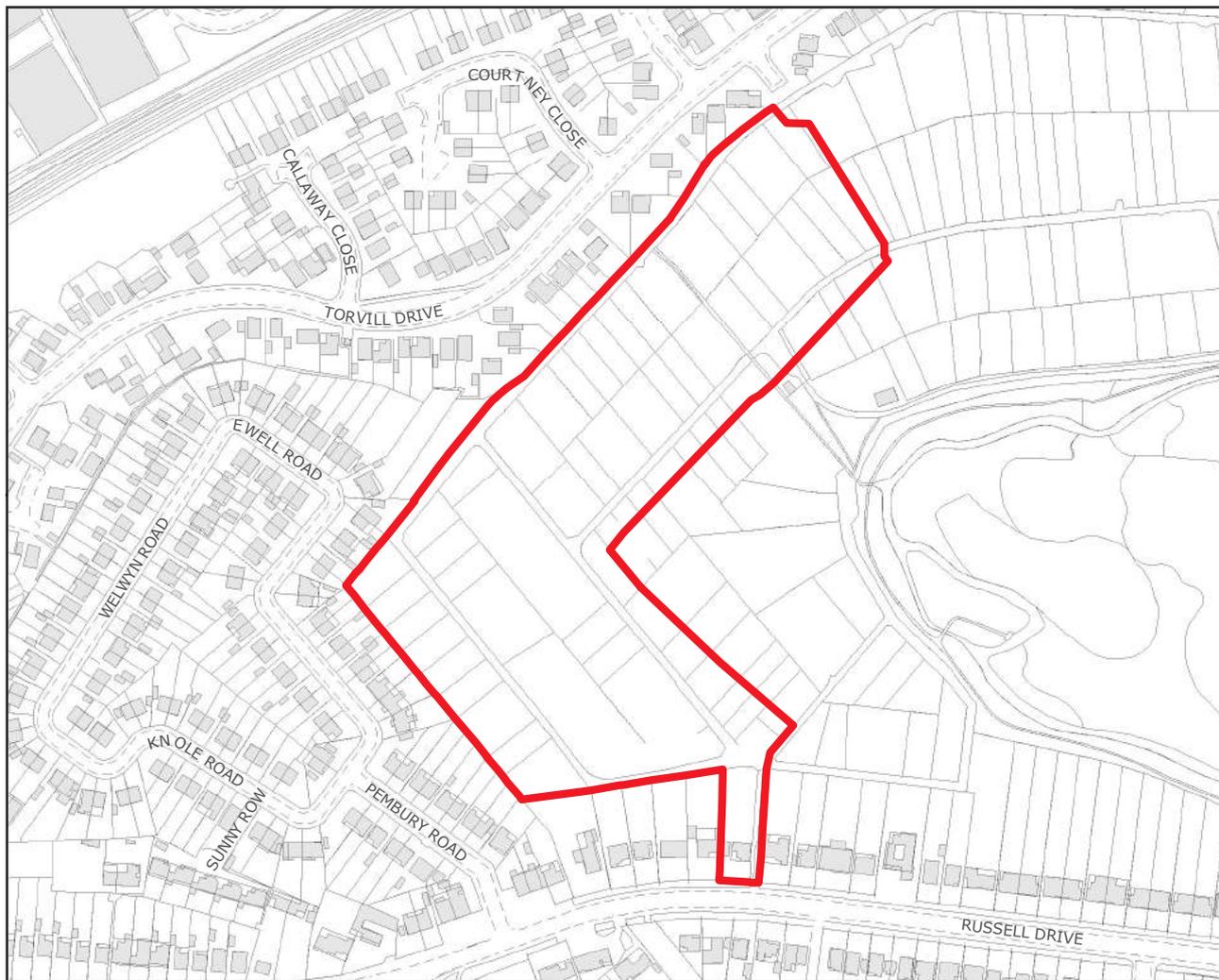
<p><b>Site Area (ha):</b> 3.74</p> <p><b>Ward:</b> Wollaton West</p> <p><b>Address:</b> Lambourne Drive</p> <p><b>Current use:</b> Employment, open space</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) and community facilities (D1) and open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. There is potential for the development to provide accessible public open space to help address deficiencies in the area with opportunities to improve and retain areas of grassland. The trees along the western and northern edges of the site should be retained as a buffer to the rail line to the north and to provide green corridors. Walking and cycling links to Woodyard Lane should also be created. The Policies Map safeguards Hallowell Drive for future highway improvements. Development proposals should have regard to two archaeological constraint areas within the site. There is coal mining legacy within the site and the sites falls within a Minerals Safeguarding Area - requires consideration prior to development but not considered a barrier to development.</p>
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## PA36 Russell Drive - Radford Bridge Allotments



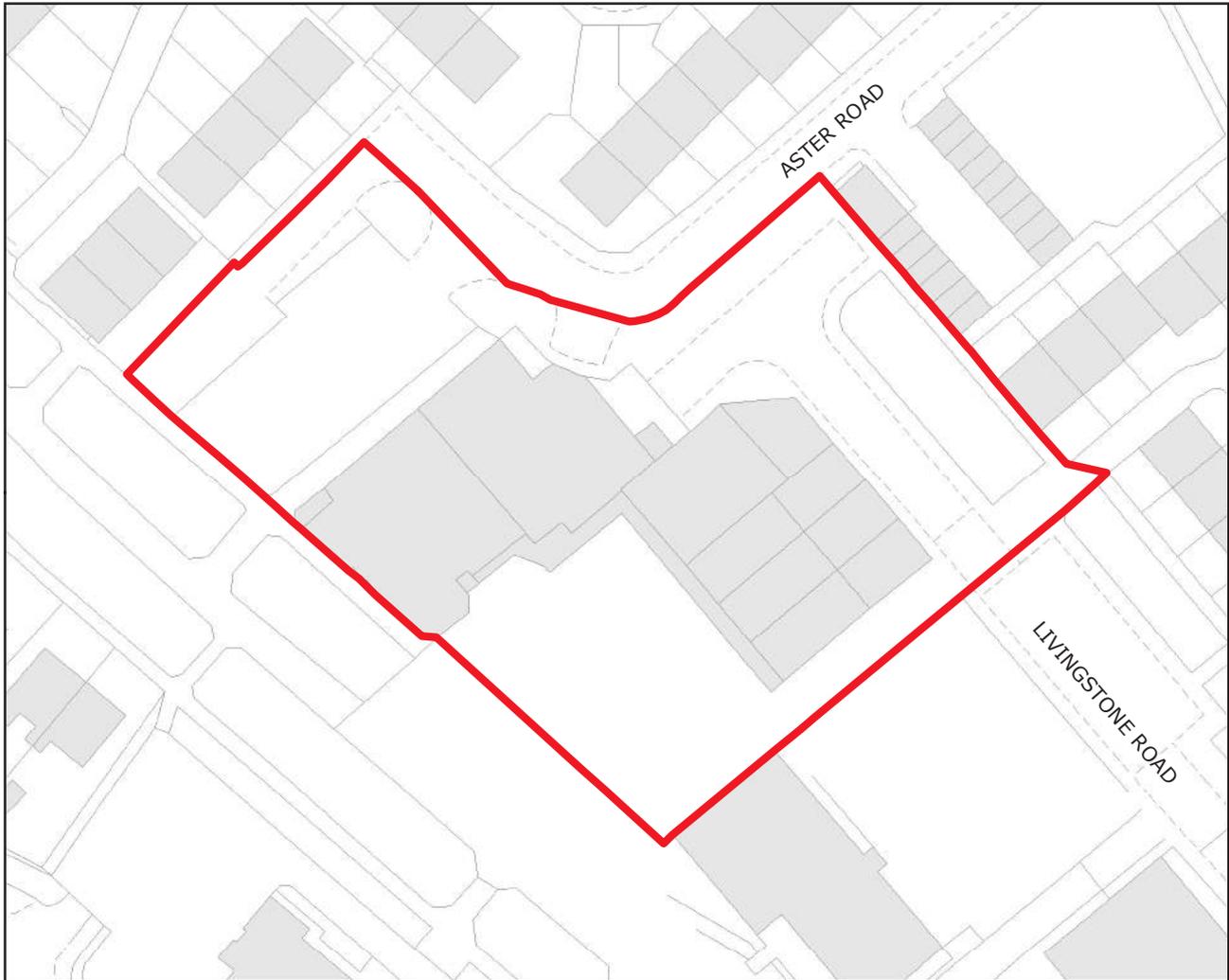
<p><b>Site Area (ha):</b> 3.85</p> <p><b>Ward:</b> Wollaton West</p> <p><b>Address:</b> Russell Drive</p> <p><b>Current use:</b> Allotments</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) including open space and re-provision of allotments.</p> <p><b>Development principles:</b> Development should be limited to a maximum of 110 dwellings. Proposals should make provision for the replacement and enhancement of existing allotments. Site to include public open space and retain and enhance existing trees and hedgerows. Scheme should enhance Bilborough Brook and Martin's Pond and Harrison's Plantation Local Nature Reserves. Proposals for the site should be accompanied by a flood risk assessment and incorporate SuDS. Proposals should enhance the water environment of Martin's Pond. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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## PA37 Robin Hood Chase



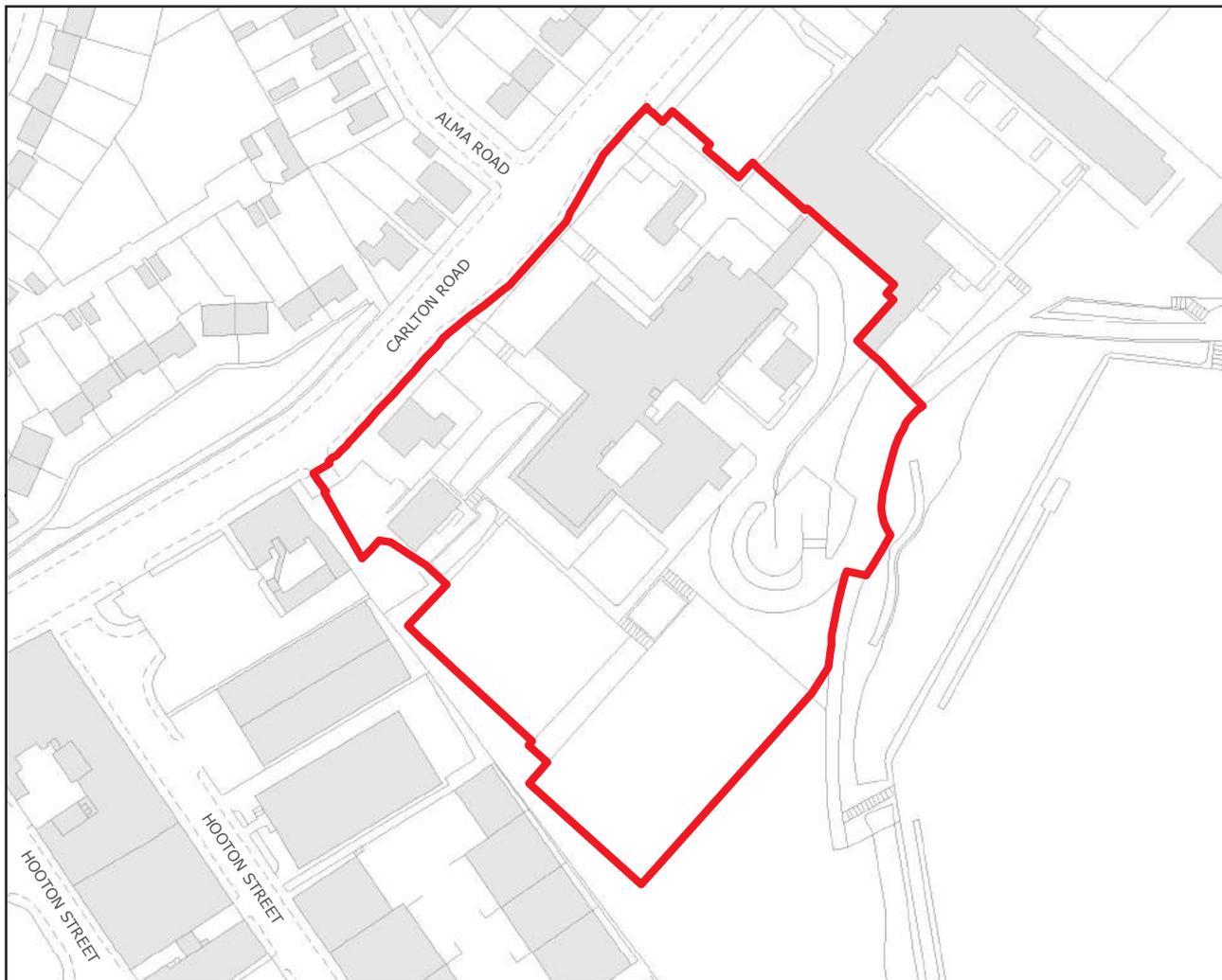
<p><b>Site Area (ha):</b> 0.47</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> St Ann's Well Road</p> <p><b>Current use:</b> Retail / community</p>	<p><b>Proposed use:</b> Residential (C3, to include elderly and family housing provision) and a community facility/centre (D1).</p> <p><b>Development principles:</b> The development should be orientated so that it provides frontages and overlooking of main routes through and adjacent to the development. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. The site is capable of immediate connection to the District Heating System.</p>
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## PA38 Carlton Road - Former Castle College



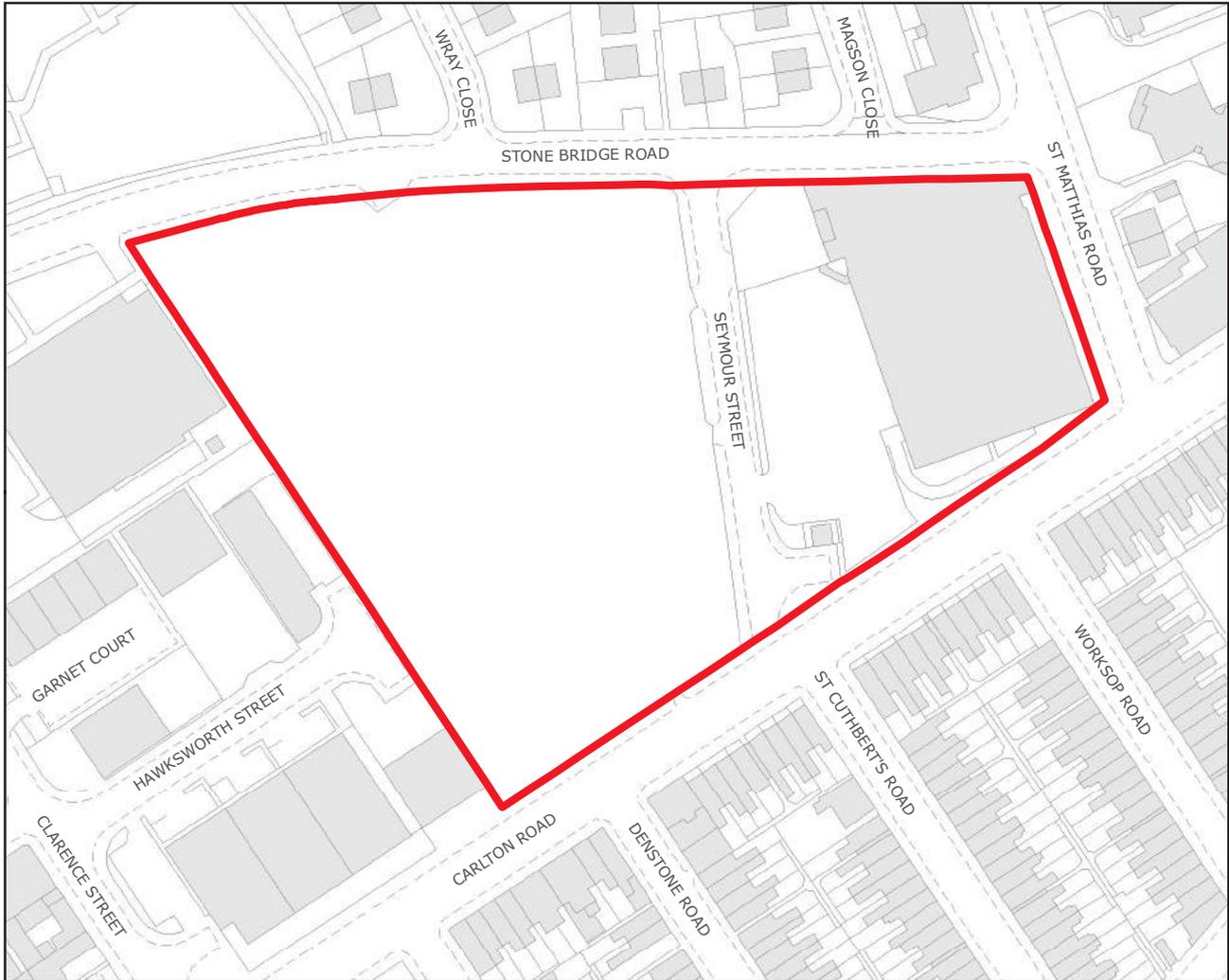
<p><b>Site Area (ha):</b> 1.28</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Carlton Road</p> <p><b>Current use:</b> Cleared Site</p>	<p><b>Proposed use:</b> Residential (C3), employment (B1), community and education (D1).</p> <p><b>Development principles:</b> Layout should ensure a satisfactory environment for residential occupiers with B1 uses providing a buffer to adjacent employment uses. There is known contamination on this site and care should be taken to ensure that this is suitably mitigated such that no adverse impacts result through development. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. The potential to connect to the District Heating System should be explored.</p>
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## PA39 Carlton Road - Former Albany Works Site and Co-op



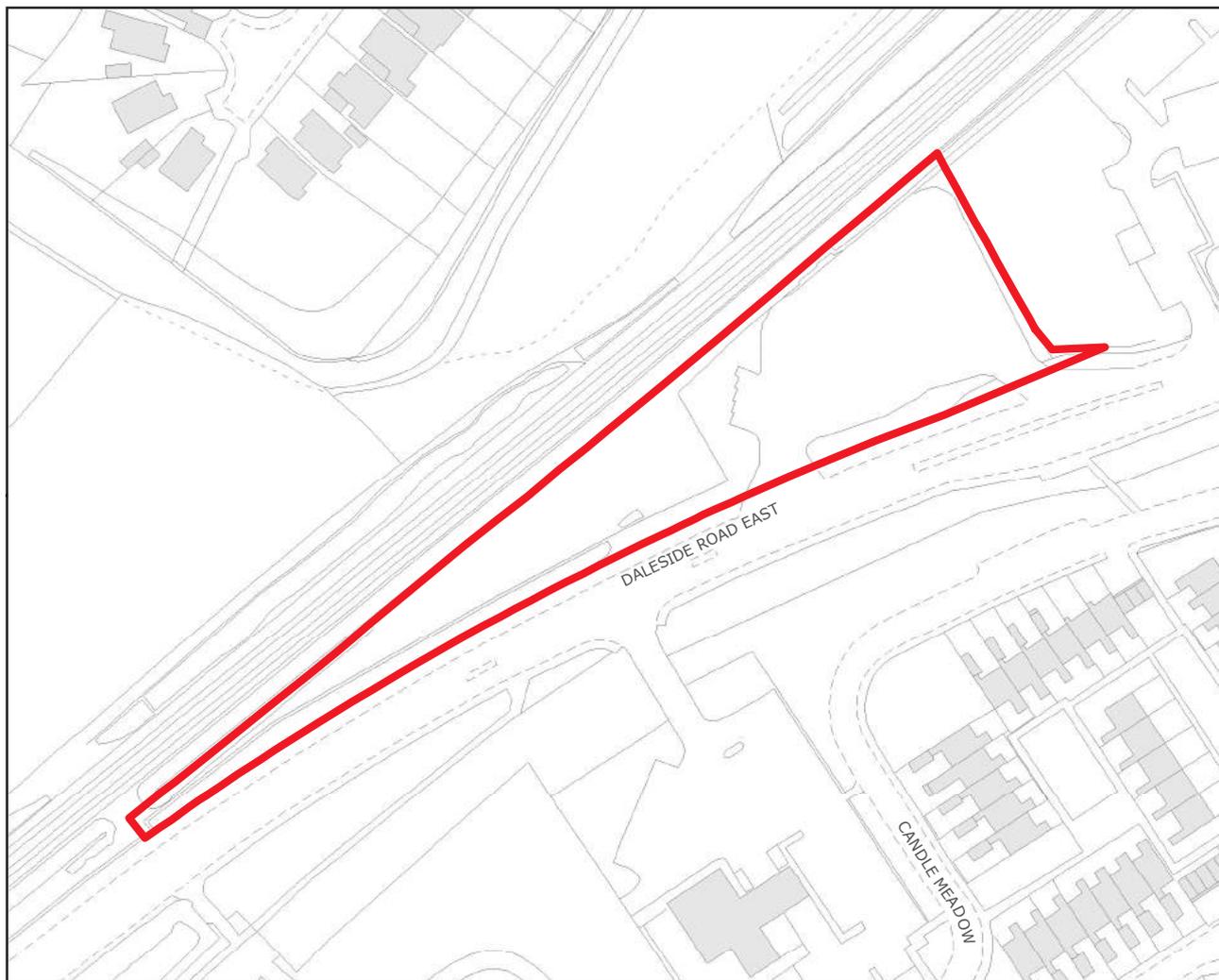
<p><b>Site Area (ha):</b> 1.98</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Carlton Road</p> <p><b>Current use:</b> Cleared / Vacant</p>	<p><b>Proposed use:</b> Retail (supermarket A1) and residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Layout and boundary treatment of new residential units should be carefully considered to avoid adverse impact on/from existing adjacent businesses uses. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. The potential for connection to the District Heating System should be explored.</p>
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## PA40 Daleside Road - Former Colwick Service Station



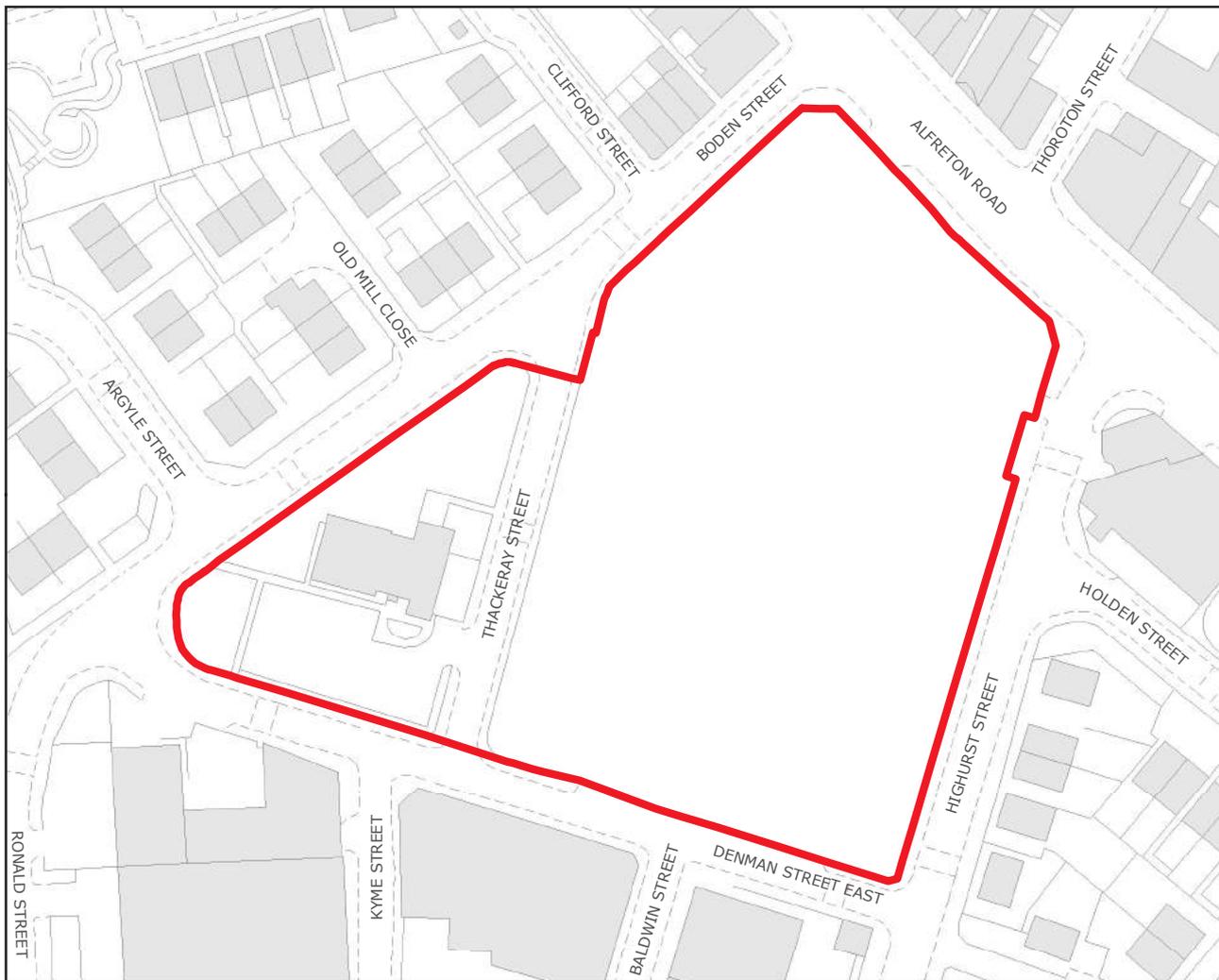
<p><b>Site Area (ha):</b> 0.54</p> <p><b>Ward:</b> Dales</p> <p><b>Address:</b> Daleside Road</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Residential (C3).</p> <p><b>Development principles:</b> Opportunities to enhance the adjacent Colwick Woods LWS, and Colwick Woods Nature Reserve. Proposals should ensure that the safe operation of the cycle route to the front of the site is not adversely affected. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with development located in areas of lowest flood risk. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered to be a barrier to development. Proposals should take account of the Highway Planning Line to the south of the site (TR2.11) associated with Daleside Road.</p>
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## PA41 Alfreton Road - Forest Mill



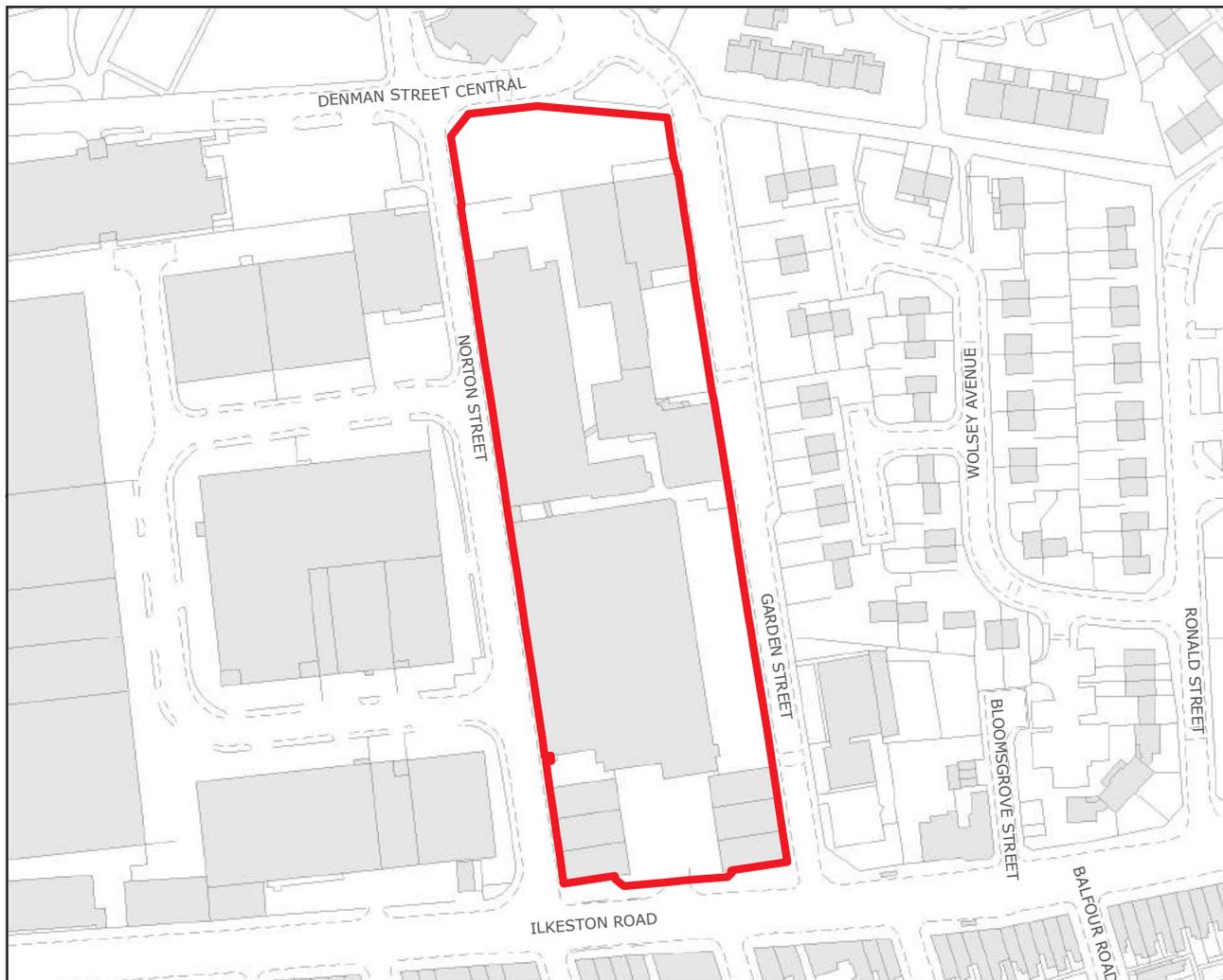
<p><b>Site Area (ha):</b> 1.2</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Denman Street</p> <p><b>Current use:</b> Part cleared/vacant</p>	<p><b>Proposed use:</b> Retail (A1) (as component of mixed use scheme), residential (C3), student accommodation (sui generis), office (B1), non-residential institution (D1).</p> <p><b>Development principles:</b> Development should provide an attractive and active frontage to Alfreton Road and be carefully designed to preserve and enhance the Gamble Street and Alfreton Road Conservation Area. 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 - prior notification required but not considered to be a barrier to development.</p>
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## PA42 Ilkeston Road - Radford Mill



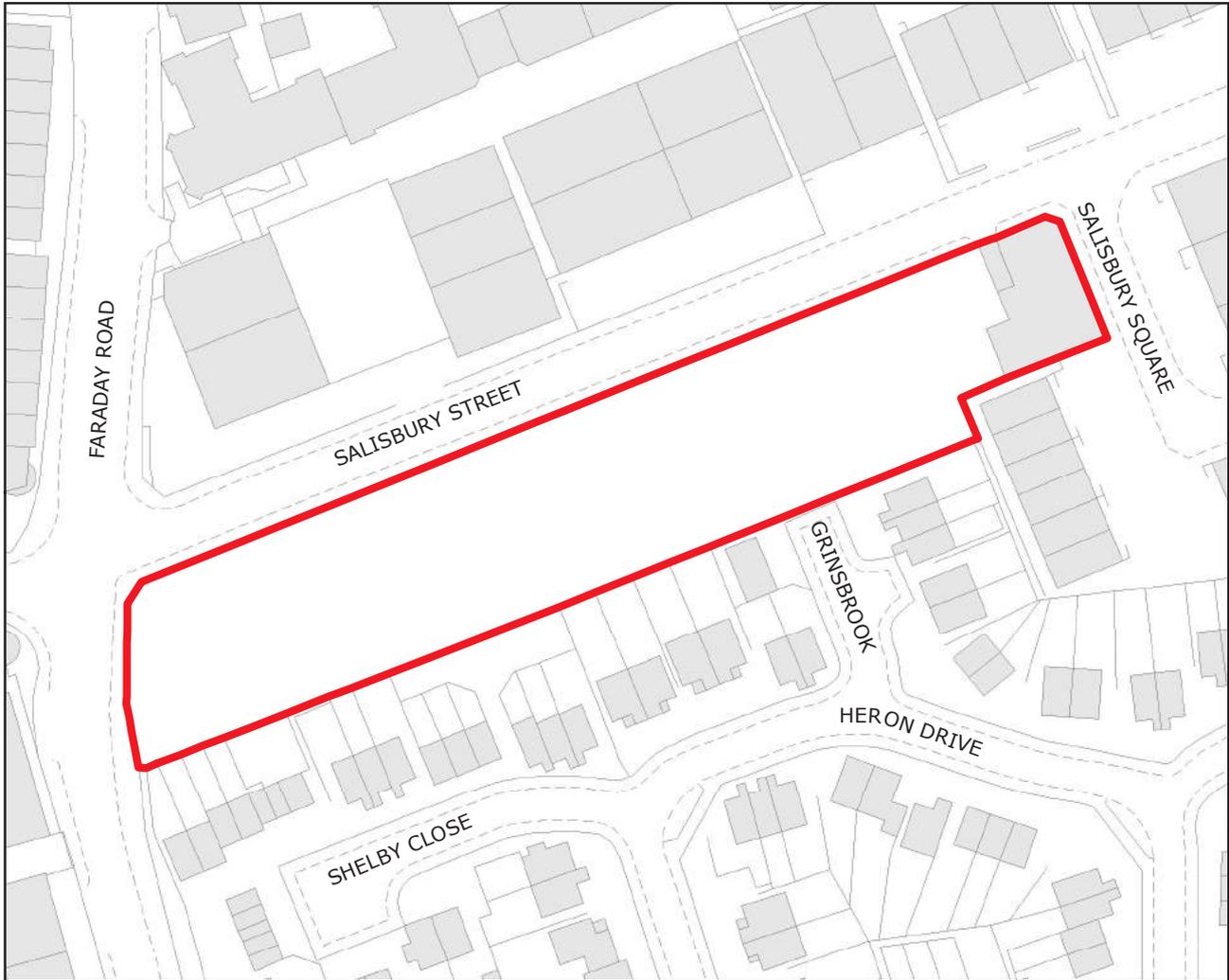
<p><b>Site Area (ha):</b> 1.36</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Garden Street/Ilkeston Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing). Potential for community facilities (D1) and/or employment (B1) uses.</p> <p><b>Development principles:</b> Retention of the Radford Mill (southern) building should be explored. There is possible contamination on this site and it is underlain by a principal aquifer. It should be ensured that the development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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## PA43 Salisbury Street



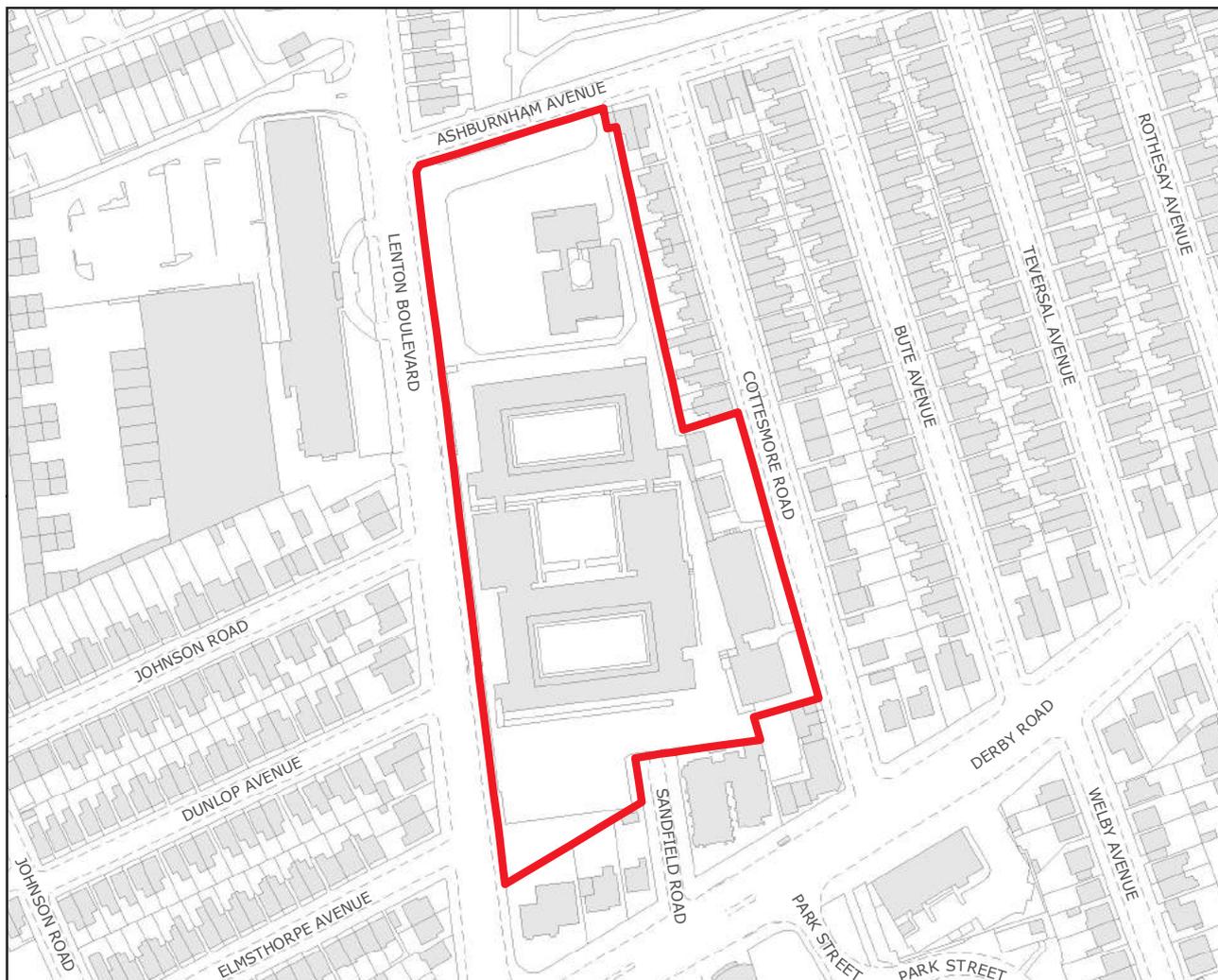
<p><b>Site Area (ha):</b> 0.52</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Faraday Road</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Residential (primarily C3) and small scale retail (A1) delivered as integral part of mixed use scheme.</p> <p><b>Development principles:</b> Design, layout and boundary treatment should be carefully considered to protect amenity of existing and new residential occupiers. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application with particular consideration to safe access and egress. There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within a Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development.</p>
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## PA44 Derby Road - Sandfield Centre



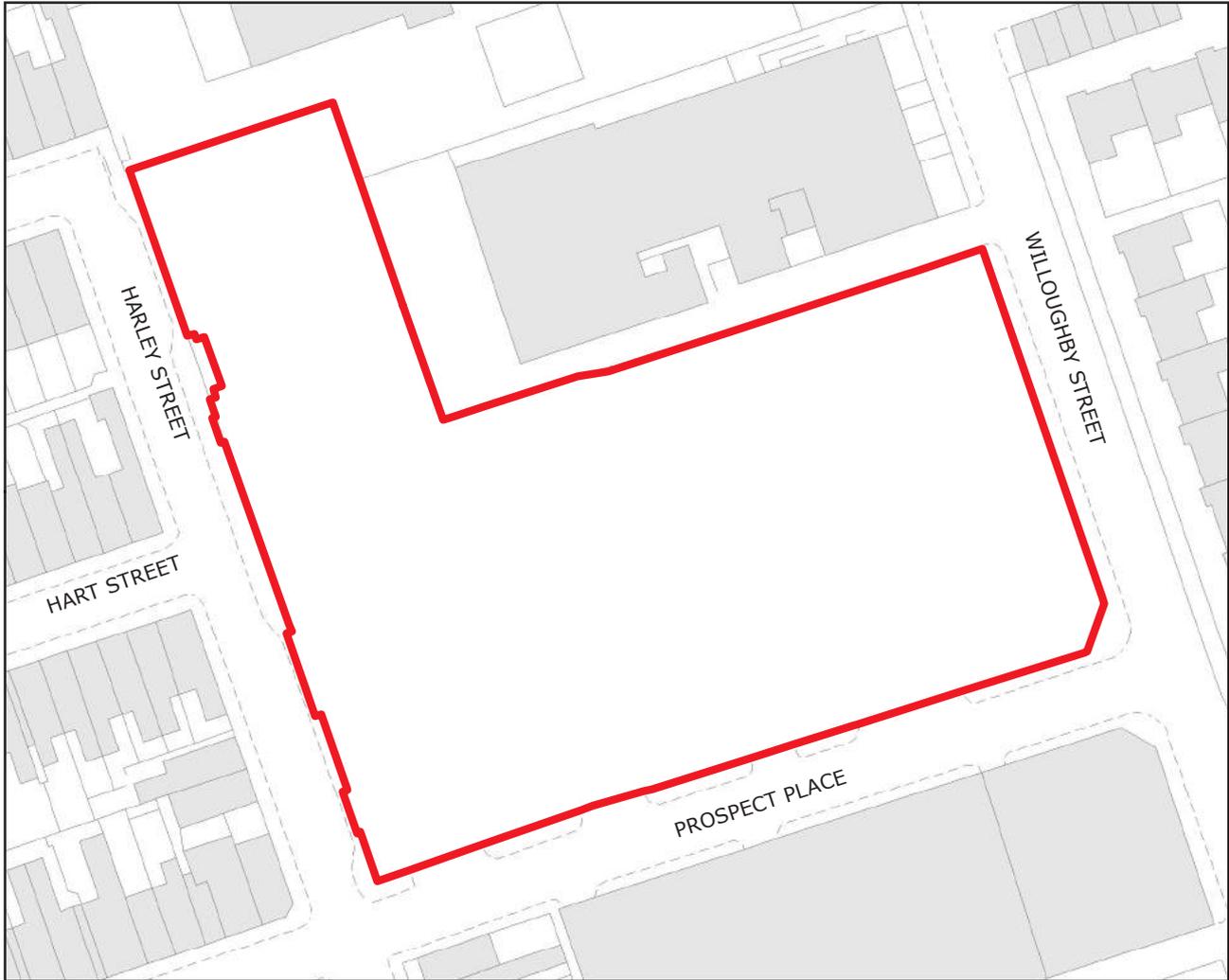
<p><b>Site Area (ha):</b> 1.85</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Derby Road</p> <p><b>Current use:</b> Vacant/Storage</p>	<p><b>Proposed use:</b> Residential (C3) suitable for both private rented accommodation and owner occupation, with an element of family housing. Potential scope for small scale commercial uses (A1 retail and A3 café) along with employment (B1a) and community facilities (D1).</p> <p><b>Development principles:</b> Careful consideration should be given to the relationship between existing residential properties and new development to ensure existing properties are not adversely affected. Improvements to cycling and walking links to and through the site 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 - prior notification required but not considered a barrier to development.</p>
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## PA45 Prospect Place



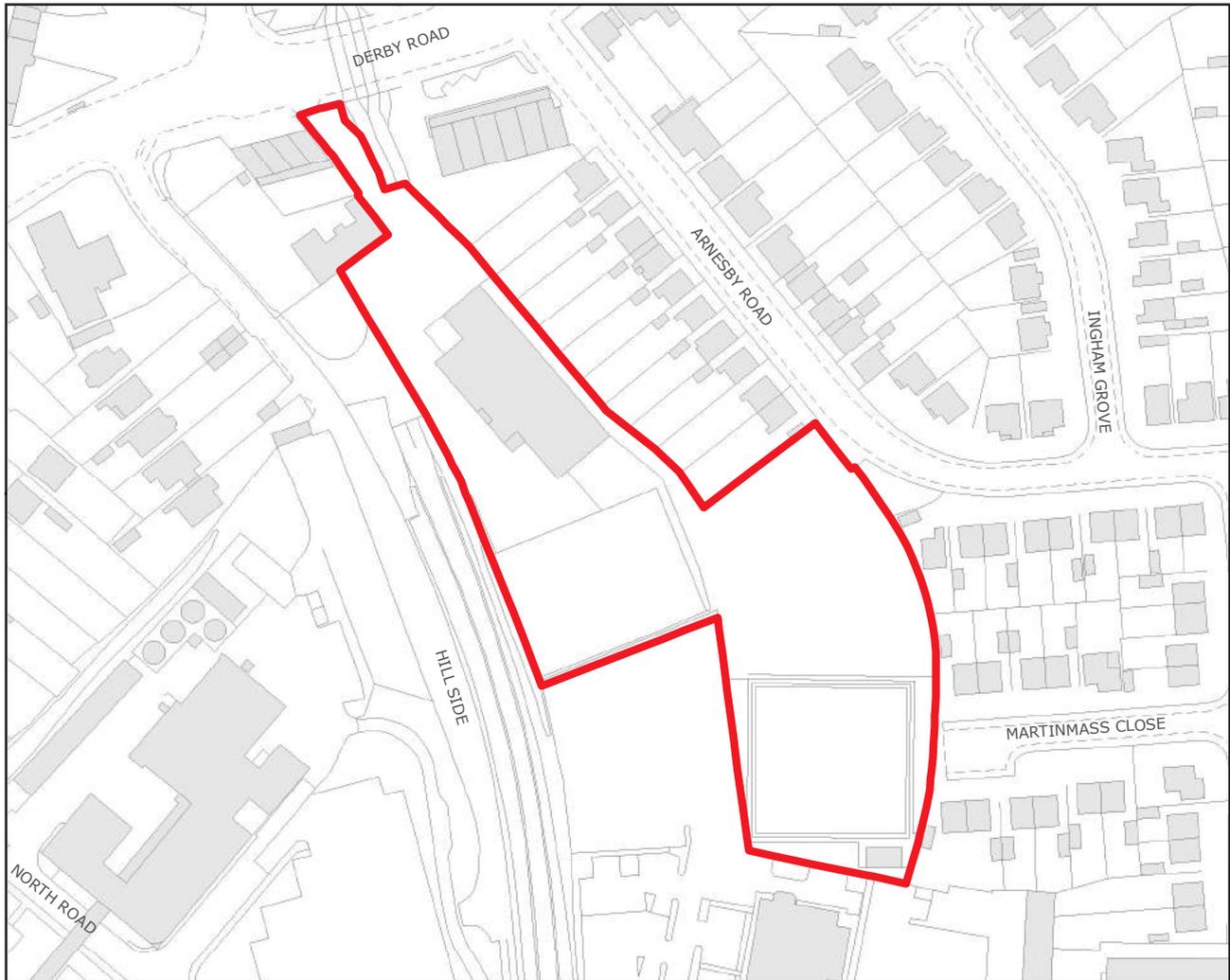
<p><b>Site Area (ha):</b> 1.85</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Prospect Place</p> <p><b>Current use:</b> Cleared Site</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Density and scale of development should have regard to existing residential properties. There are opportunities to introduce new greenspace and landscaped areas to improve access to open space and improve biodiversity. This may also assist in ensuring that the layout addresses the relationship between the new development and the existing business area to the south of the site. Development should ensure that access to the adjacent community building is not adversely affected. Underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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## PA46 Derby Road - Former Hillside Club



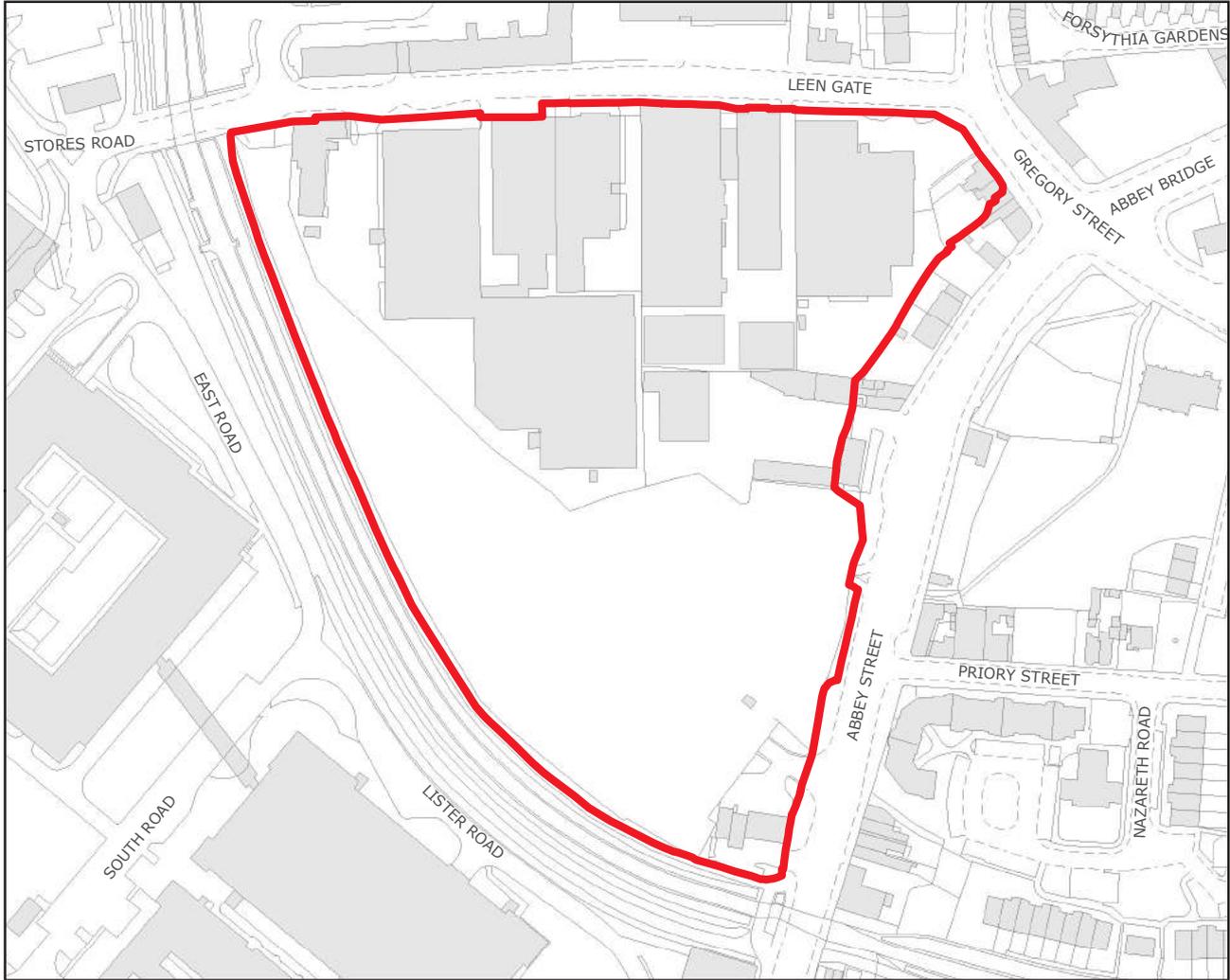
<p><b>Site Area (ha):</b> 1.08</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Leen Gate</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen runs in a culvert through the site and the alignment should be established and the opportunity should be taken to open up the watercourse. An easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and cycling links. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access should be from Arnesby Road. Part of the site is within an archaeological constraint area and within Minerals Safeguarding Area - prior consultation required.</p>
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## PA47 Abbey Street/Leengate



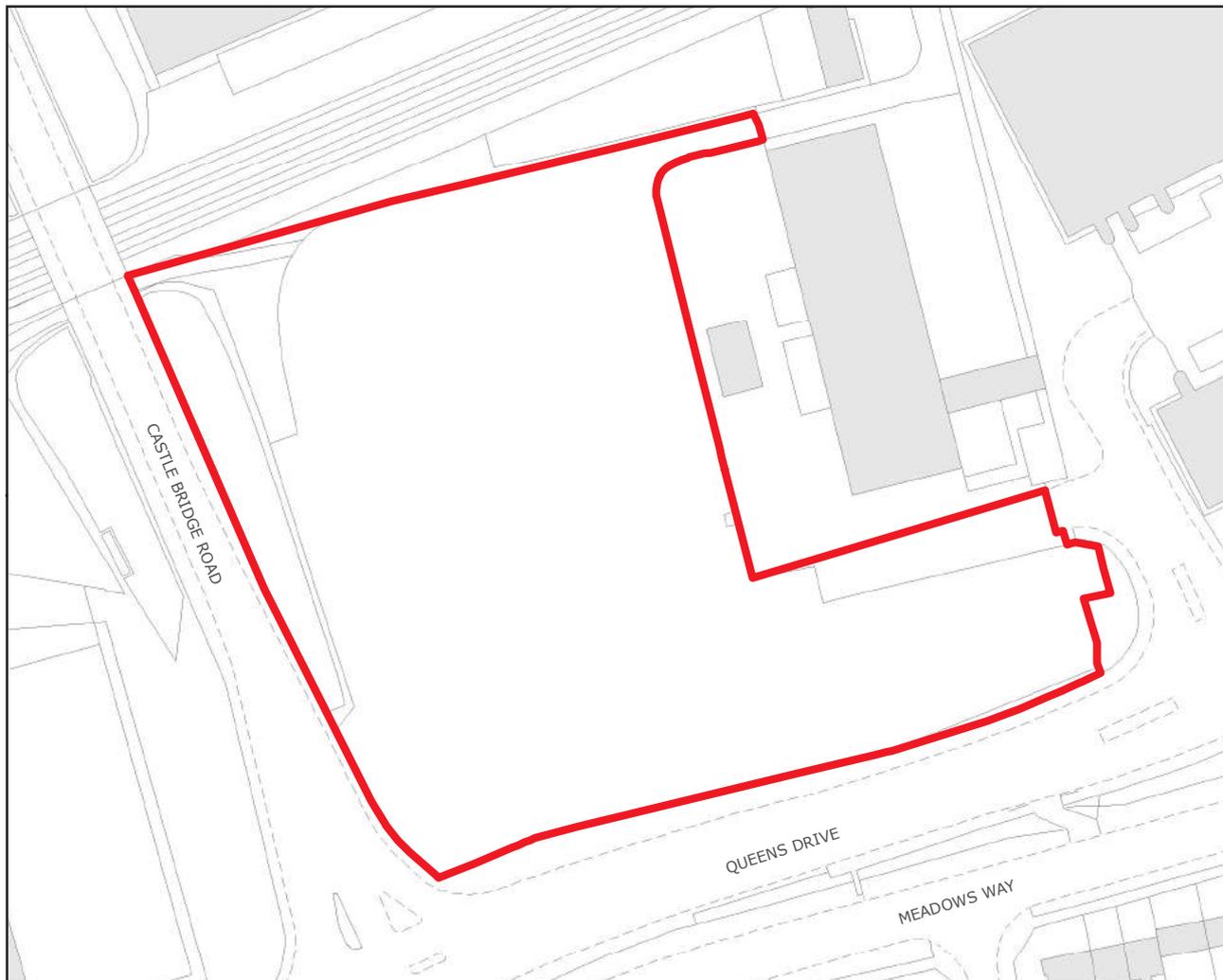
<p><b>Site Area (ha):</b> 3.68</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Leen Gate</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Employment (principally hospital/health related B1) and facilities which support the QMC with auxiliary residential (C3) and hotel (C1).</p> <p><b>Development principles:</b> Site is part of an Enterprise Zone. Uses which support the QMC will be supported. The site is adjacent to Lenton Priory and several Listed Buildings and structures. Development should seek to preserve and enhance the significance and setting of these heritage assets and consider the impact on any undesignated archaeology within the site itself. NET Phase Two runs through this site and any proposal will need to address this. To the north east of the site Abbey Street/Gregory Street is subject to Highway Route Improvement Safeguarding (TR2.5). The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The River Leen green corridor should be preserved and enhanced through development, with new on site open space connecting to this. 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 - requires prior notification but not considered a barrier to development.</p>
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## PA48 Queens Drive - Land adjacent to the Portal



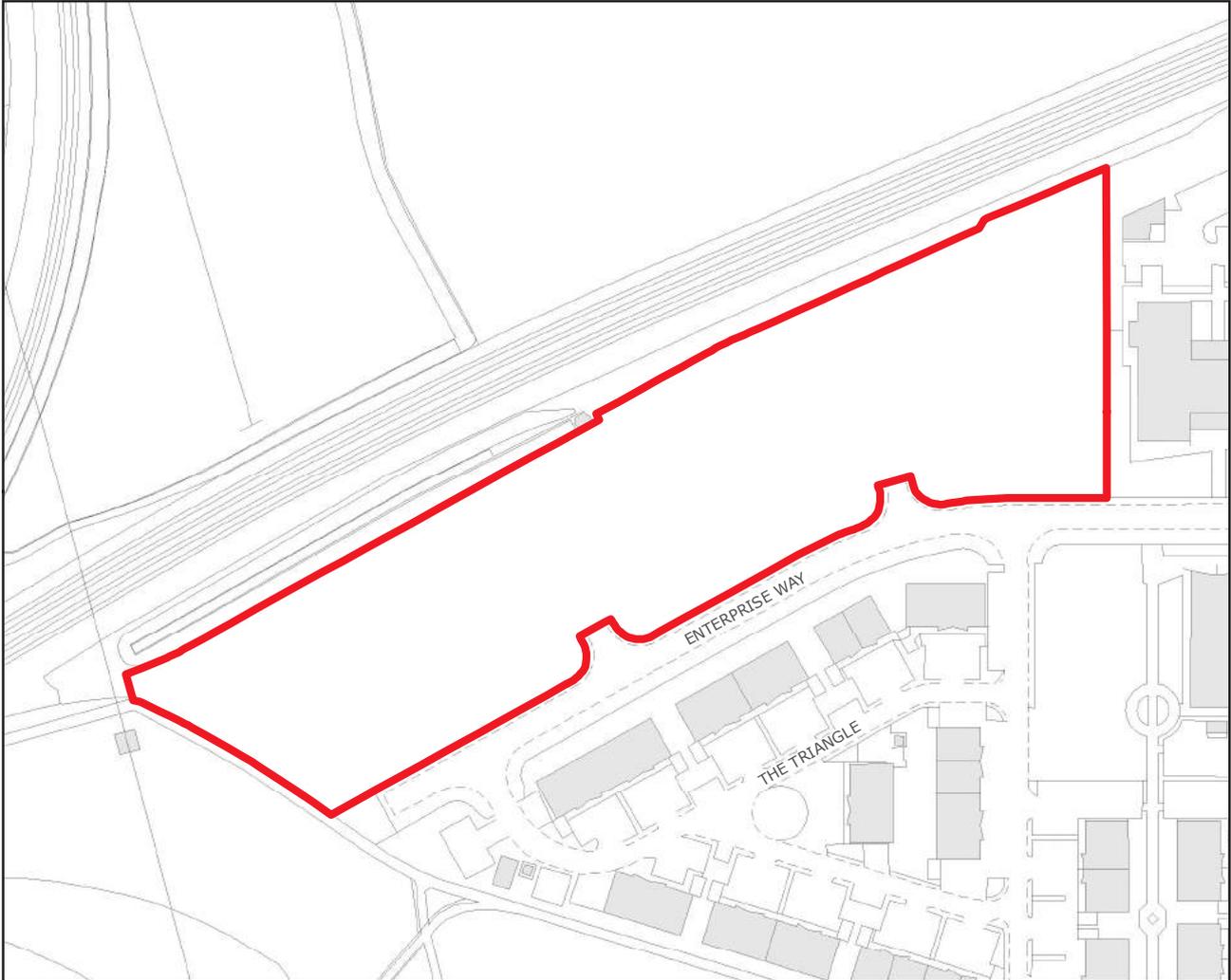
<p><b>Site Area (ha):</b> 1.28</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Queens Drive</p> <p><b>Current use:</b> Cleared Site</p>	<p><b>Proposed use:</b> Office (B1), motor showroom (Sui Generis), retail (A1) as part of a comprehensive development.</p> <p><b>Development principles:</b> High quality contemporary design commensurate with buildings close by at NG2. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with proposals located in areas of lowest flood risk. 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 Mineral Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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## PA49 NG2 West - Enterprise Way



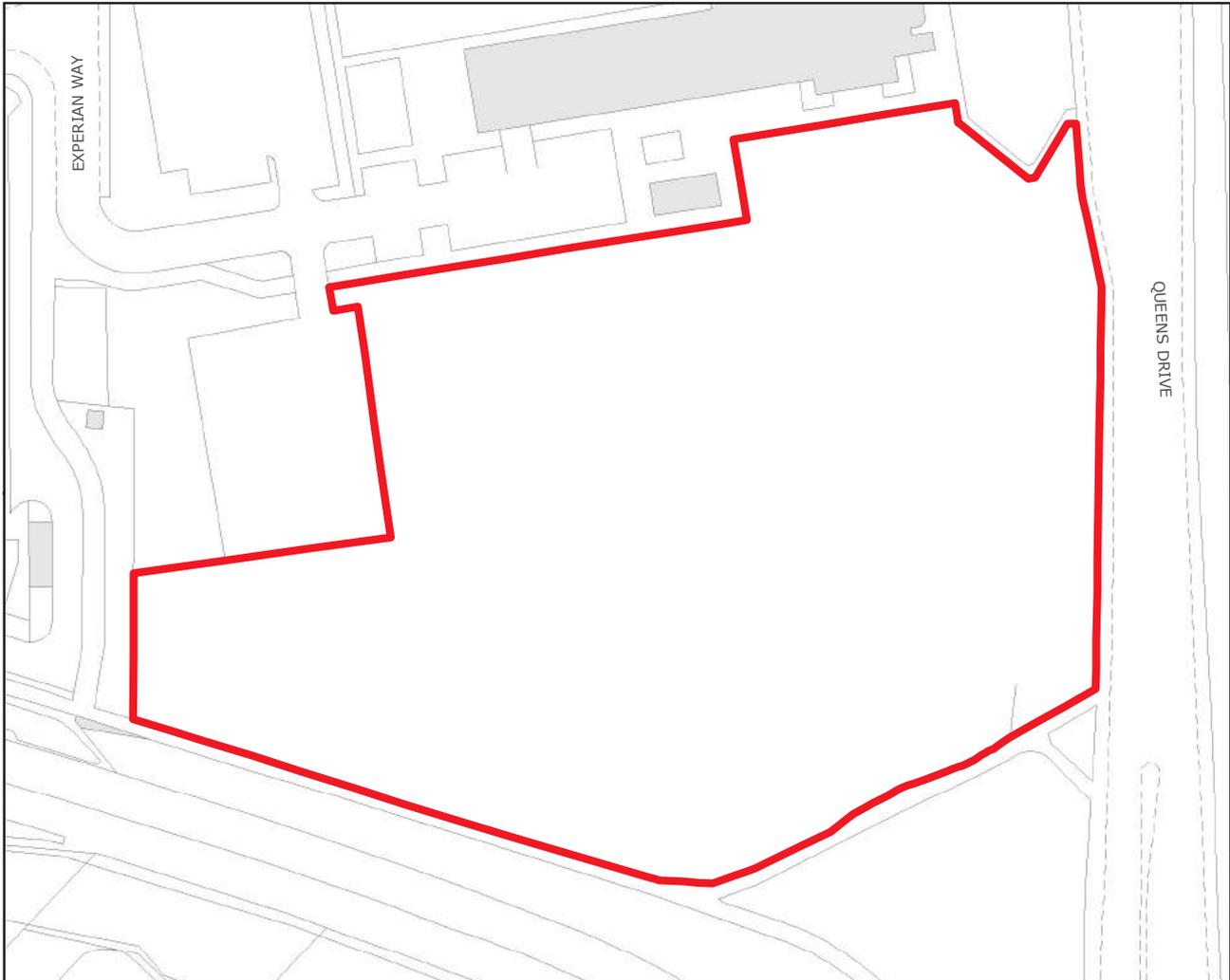
<p><b>Site Area (ha):</b> 1.9</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Enterprise Way</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Employment (B1a/b).</p> <p><b>Development principles:</b> Design should be of a modern standard commensurate with existing development on site. Green corridor along the adjacent railway line should be retained and any onsite landscaping should comprise semi-natural habitats to link to and complement the adjacent Queen's Meadow. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considers overtopping and breach of flood defences. 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 - prior notification required but not considered a barrier to development.</p>
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## PA50 NG2 South - Queens Drive



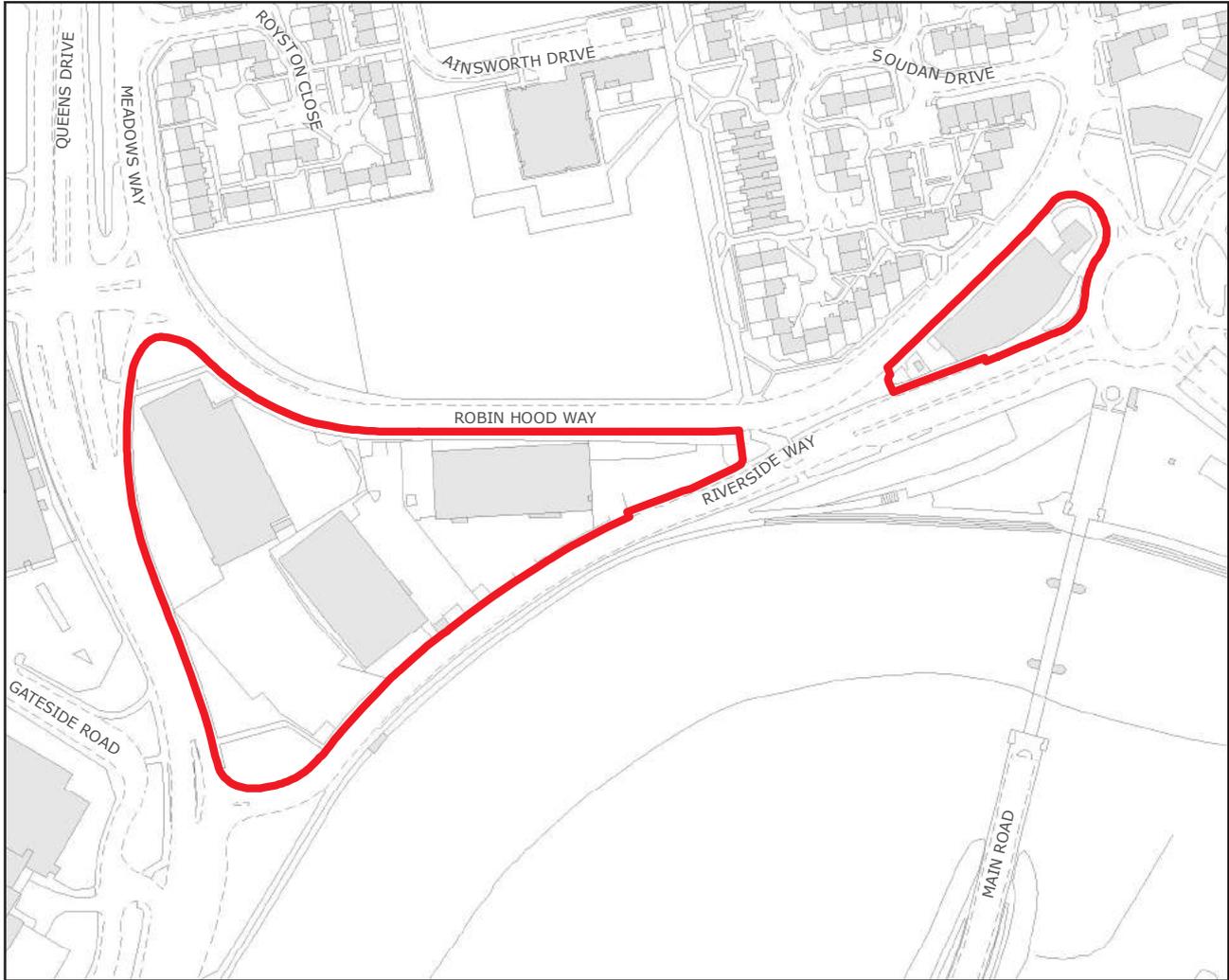
<p><b>Site Area (ha):</b> 1.61</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Queens Drive</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Employment (B1a/b).</p> <p><b>Development principles:</b> Design should be of a modern standard commensurate with existing development on site, with due consideration to the site's prominent position fronting onto a major transport route (Queens Drive) close to the business park entrance. Soft landscaping should link with the green corridor to the south of the site. Opportunities to improve Bird Cage Walk. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which considers overtopping and breach of flood defences. 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 - requires prior notification but not considered a barrier to development. Development should have regard to potential highway improvements on Experian Way, safeguarded under TR2.9.</p>
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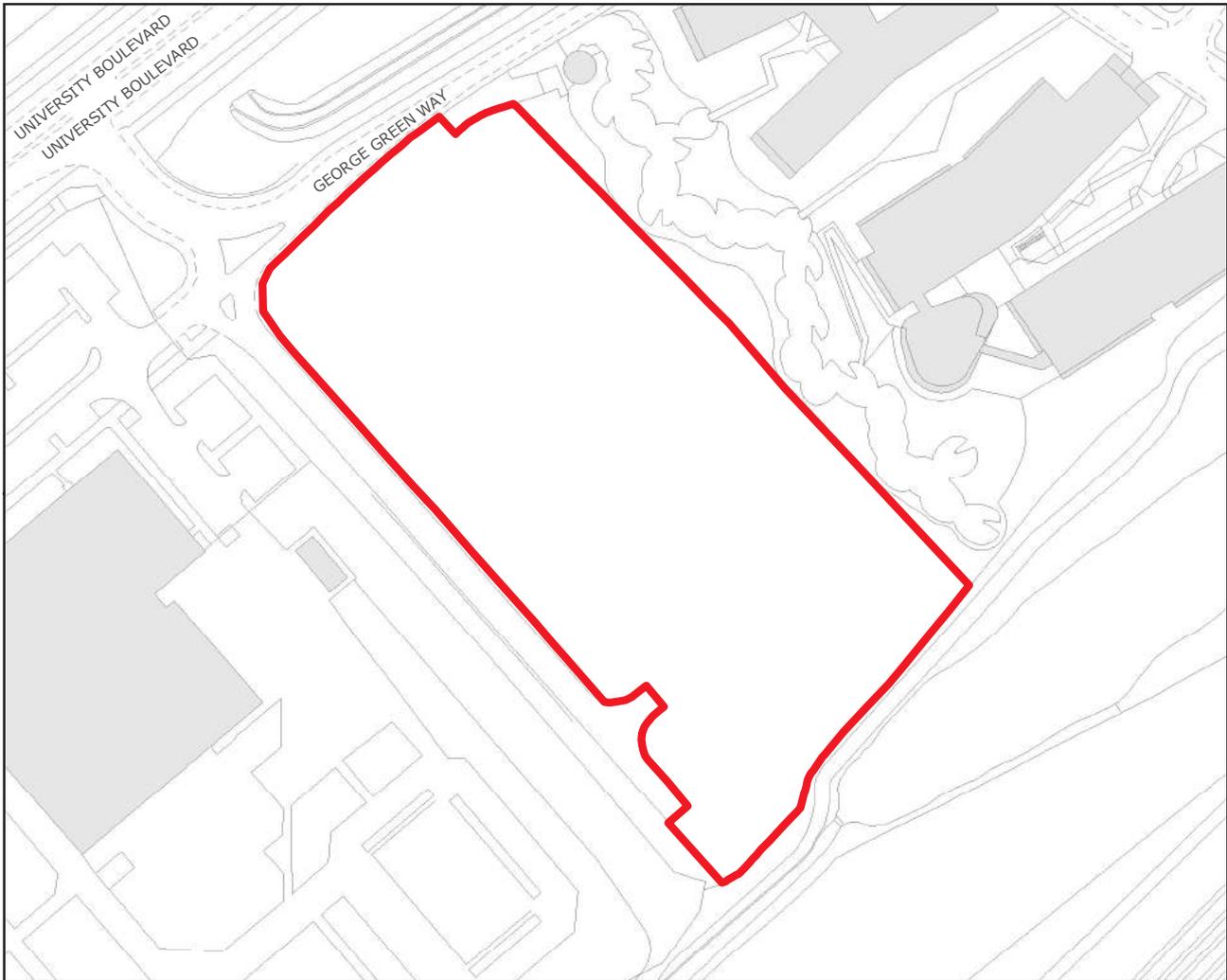
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## PA51 Riverside Way



<p><b>Site Area (ha):</b> 2.2</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Robin Hood Way</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Residential (C3), offices/research &amp; development/light industry (B1).</p> <p><b>Development principles:</b> The residential element(s) of the site should be developed at riverside location(s). The biodiversity value of the River Trent green corridor should be protected/enhanced through development. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should consider overtopping and breach of existing defences. The assessment should consider the impacts of the River Trent, as well as the River Leen which runs in a culvert through the site, in addition to safe access/egress to and from the site. Route of the culvert should be established and opportunities explored to open up the water course. NET Phase Two travels along the eastern boundary. Development should therefore ensure that access arrangements do not conflict with this. 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 - requires prior notification but not considered a barrier to delivery. Highway improvements are planned close to the site as part of the Southern Growth Corridor (TR2.2).</p>
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## PA52 University Boulevard - Nottingham Science and Technology Park



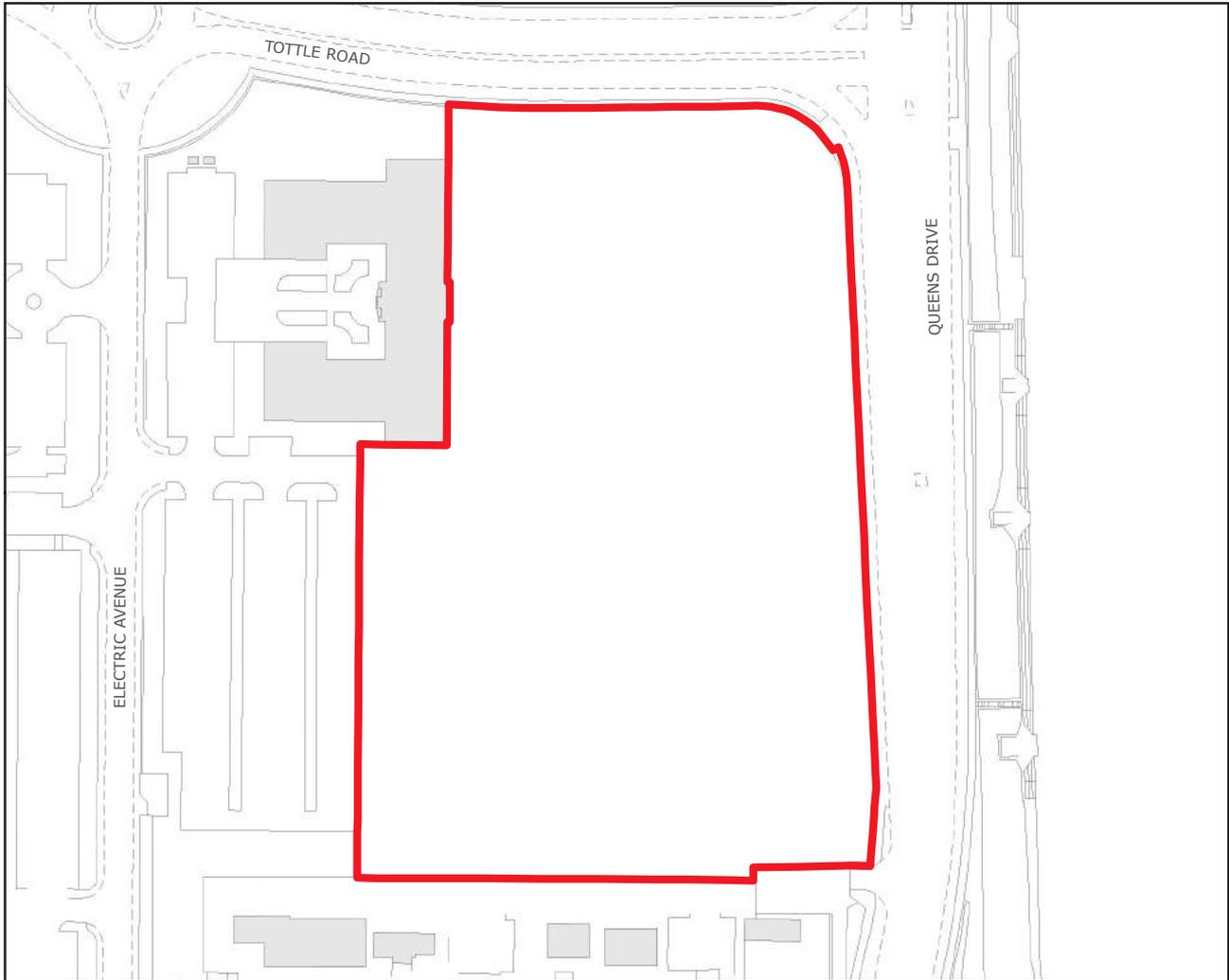
<p><b>Site Area (ha):</b> 1.89</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> George Green way</p> <p><b>Current use:</b> Vacant</p>	<p><b>Proposed use:</b> Office/research and development (B1a/b) and auxiliary/compatible uses.</p> <p><b>Development principles:</b> Site is part of an Enterprise Zone. Scope for bioscience/medical/health related research and development. Innovative design required in line with other recent development on the Science and Technology Park. The new tram line (NET Phase Two) runs adjacent this site and any proposal will need to take this into account. Development should have regard to proximity to the registered historic park and gardens of Highfields Park. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Development should also give consideration to the adjacent Tottle Brook and Beeston Sidings LNR and their protection and enhancement. There are contamination issues from former industrial uses on the site and the impact of these should be considered. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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## PA53 Electric Avenue



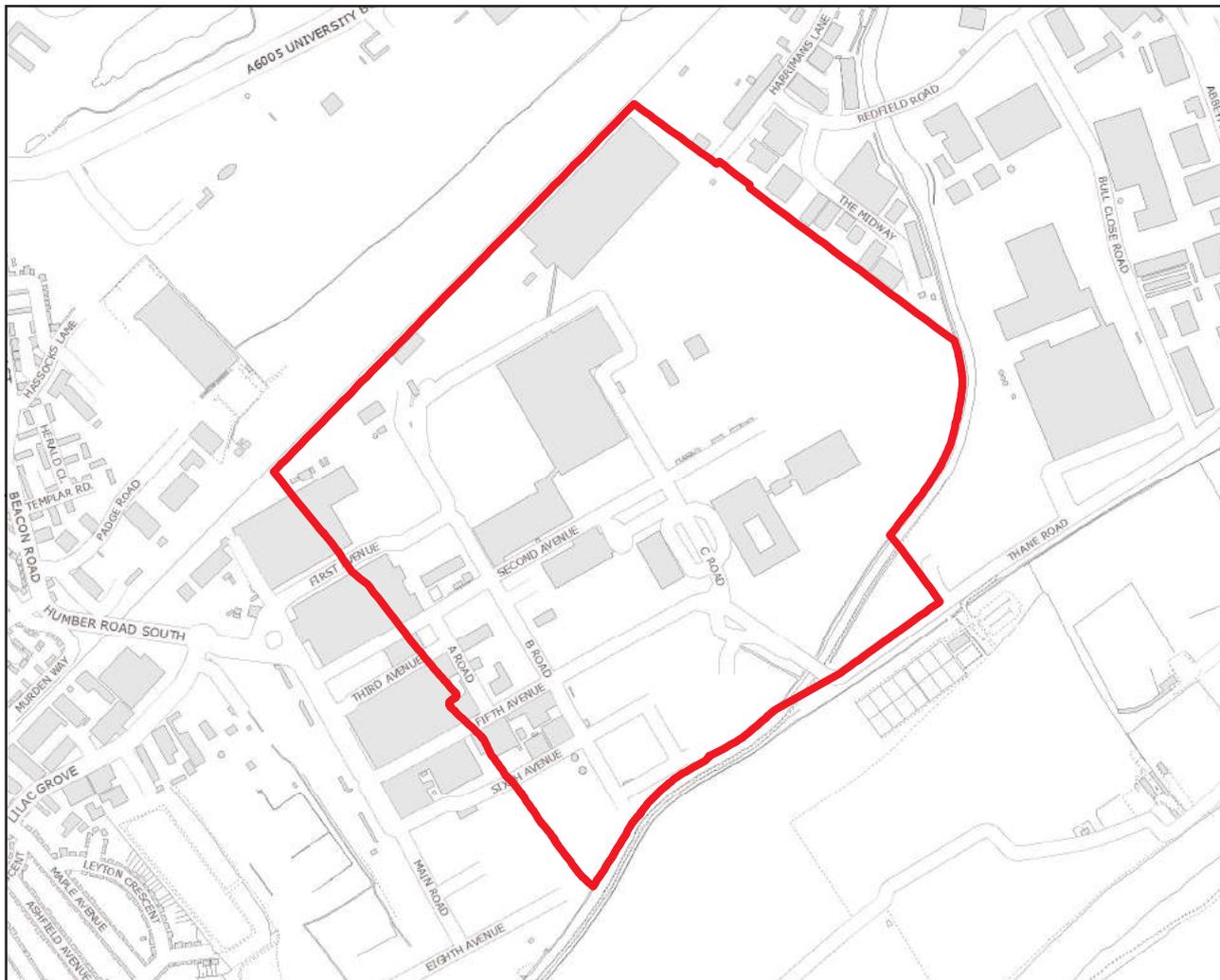
<p><b>Site Area (ha):</b> 2.3</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Queens Drive</p> <p><b>Current use:</b> Cleared Site</p>	<p><b>Proposed use:</b> Office/research &amp; development /light industrial (B1).</p> <p><b>Development principles:</b> The surrounding area consists of modern employment development and new proposals should be commensurate with this. An element of green space should be provided and integrated into the layout of the development. Proposals should have regard to the presence of heritage assets located on the east bank of the River Trent. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment, having regard to the impact of the adjacent Tottle Brook which runs in a culvert below the roundabout. Within Minerals Safeguarding Area but not considered a barrier to development. Highway improvements are planned to the road network close to the site as part of the Southern Growth Corridor (TR2.2).</p>
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## PA54 Boots



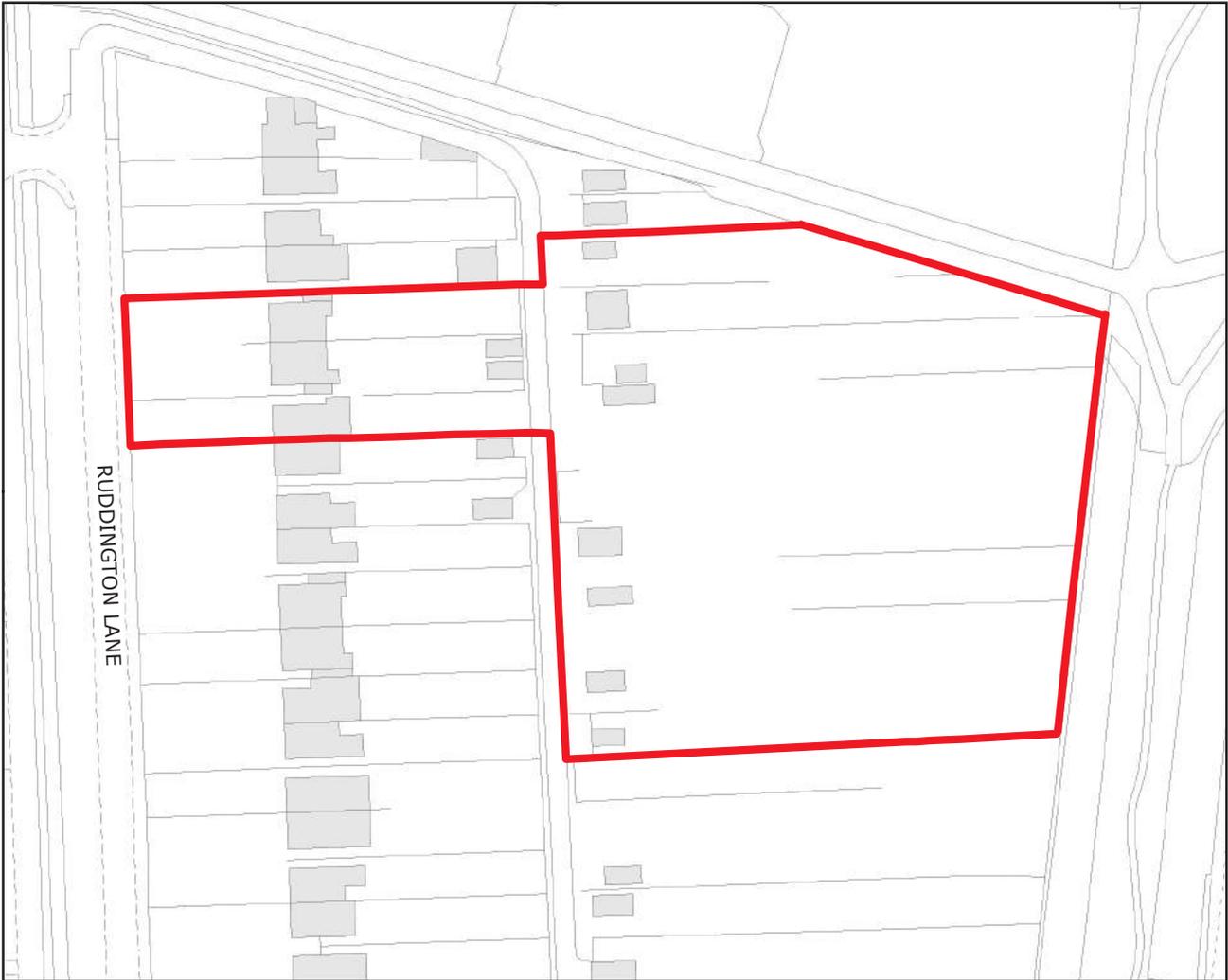
<p><b>Site Area (ha):</b> 84.5</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Thane Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Employment (B1, B2 and B8) and residential (C3). Potential for an element of student accommodation (Sui Generis) subject to improved linkages to the University.</p> <p><b>Development principles:</b> Site has Enterprise Zone status. Proposals should be carefully designed to complement the existing attractive buildings, the 'campus style' layout and to ensure there are no adverse impacts on the historic environment. The significance and setting of the Grade 1 and 11* listed buildings on site should be preserved. Proposals and layout should have regard to the site's wider context as part of a larger site extending into Broxtowe Borough Council. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. There are opportunities for enhanced cycling and walking routes to and through the site. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.12) as shown on the Policies Map. Site is within areas of medium and high flood risk, any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences. A transport assessment is required in line with Appendix B of the Core Strategy. Underlain by a secondary aquifer, development should not result in pollution of the groundwater resource. Combined heat and power plant on site, careful consideration of air quality is required. Opportunities for sustainable energy generation should be explored. Within Hazardous Installation Consultation Zone and Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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## PA55 Ruddington Lane - Rear of 107-127



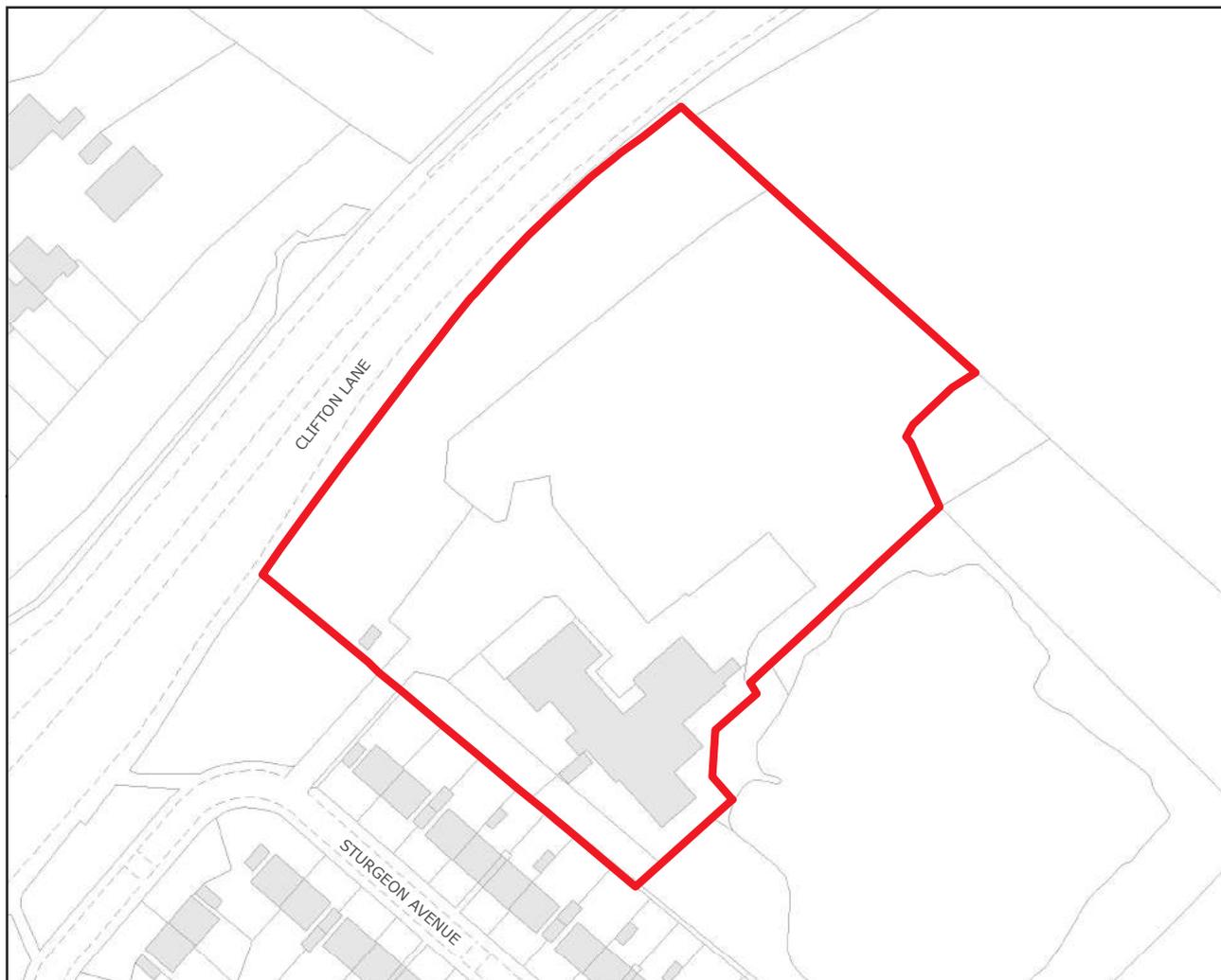
<p><b>Site Area (ha):</b> 0.62</p> <p><b>Ward:</b> Clifton North</p> <p><b>Address:</b> Rear of 107-127 Ruddington Lane</p> <p><b>Current use:</b> Garden land</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> Proposals should not adversely affect the Local Wildlife Site to the east of the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with proposals located in areas of lowest flood risk. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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## PA56 Sturgeon Avenue - The Spinney



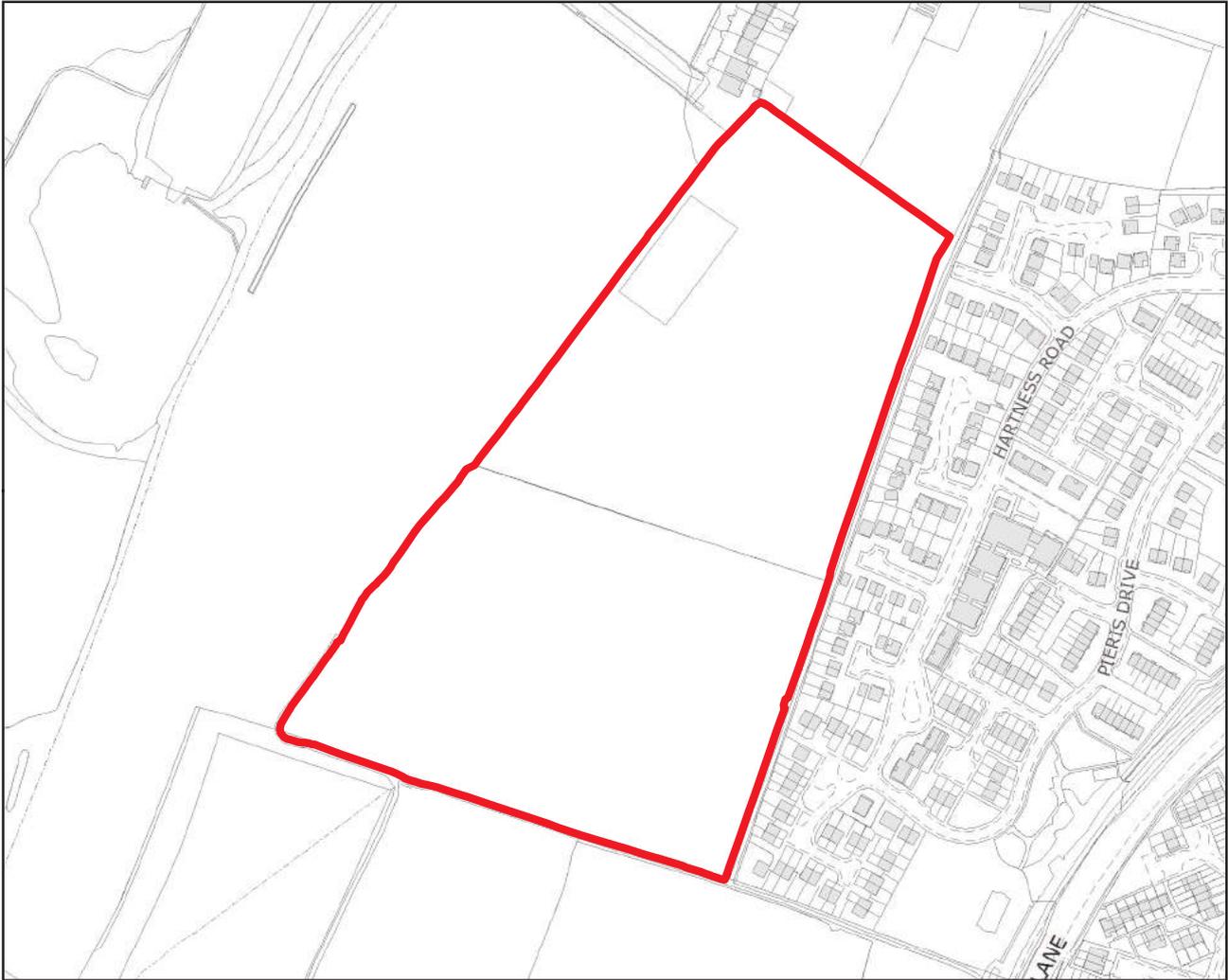
<p><b>Site Area (ha):</b> 1.04</p> <p><b>Ward:</b> Clifton North</p> <p><b>Address:</b> off Sturgeon Avenue, Clifton</p> <p><b>Current use:</b> Part cleared and Residential Home</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing and/or specialist elderly housing).</p> <p><b>Development principles:</b> Proposals should relate well to the existing residential home to the south east of the site which is to be retained. Proposals should not adversely affect the Local Wildlife Site adjacent to the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with proposals located in areas of lowest flood risk. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered to be a barrier to development.</p>
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## PA57 Clifton West



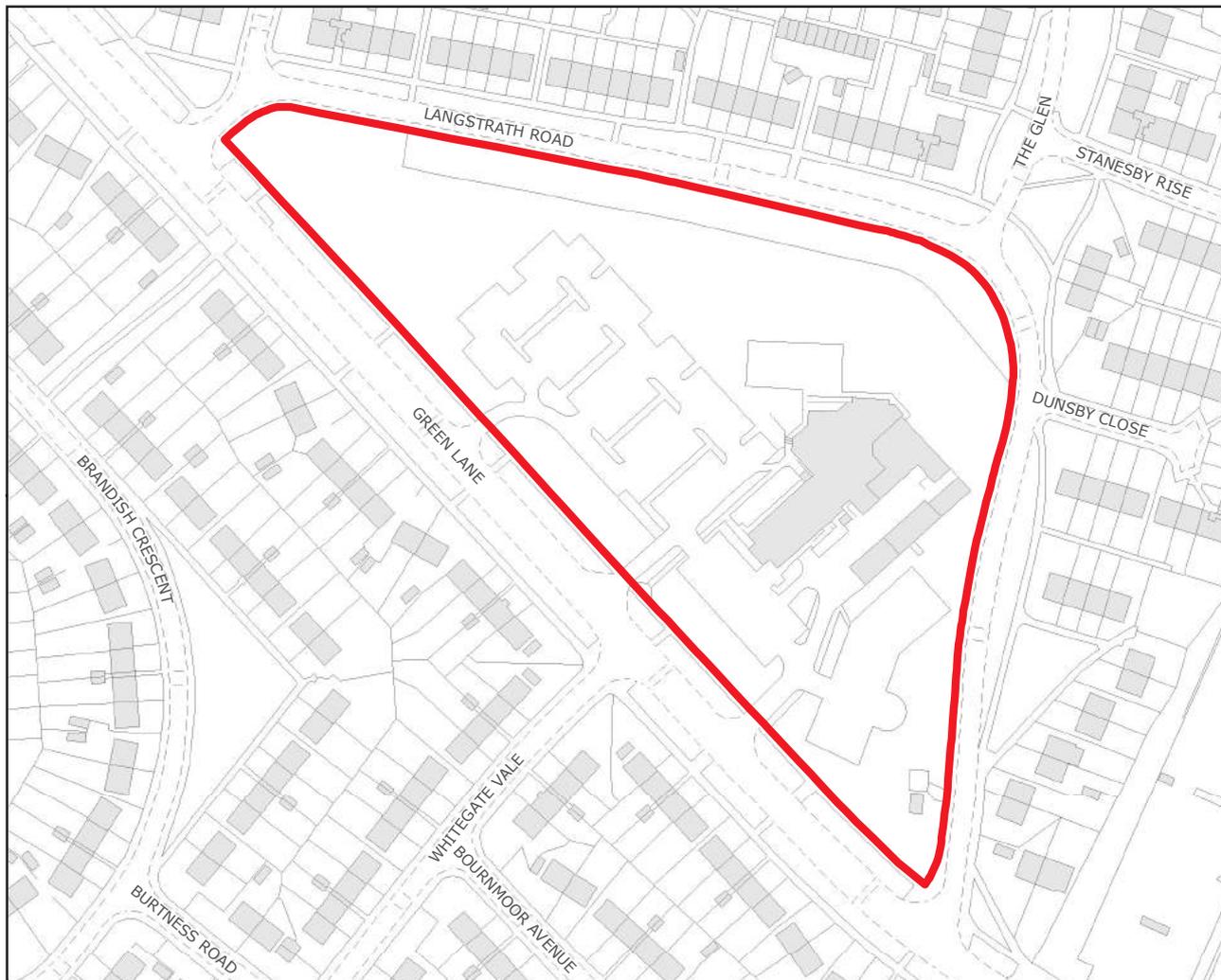
<p><b>Site Area (ha):</b> 9.58</p> <p><b>Ward:</b> Clifton South</p> <p><b>Address:</b> adj Hawksley Gardens</p> <p><b>Current use:</b> Open space / agricultural</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing).</p> <p><b>Development principles:</b> The density of development should be similar to the existing residential development close by. The site is adjacent to a Conservation Area, Registered Historic Park and Garden and Listed Buildings. Development should be sensitive to the neighbouring historic environment and setting of heritage assets. The site is adjacent to both the Green Belt and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. The careful layout of open/greenspace/allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS's, Clifton Woods Local Nature Reserve and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential for this development to help address open space deficiencies in the area, including for allotment provision. Part of the site falls within an archaeological constraints area which will require early consultation and consideration. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Access to the site is safeguarded from Hawksley Gardens and Finchley Close under TR2.18.</p>
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## PA58 Green Lane - Fairham House



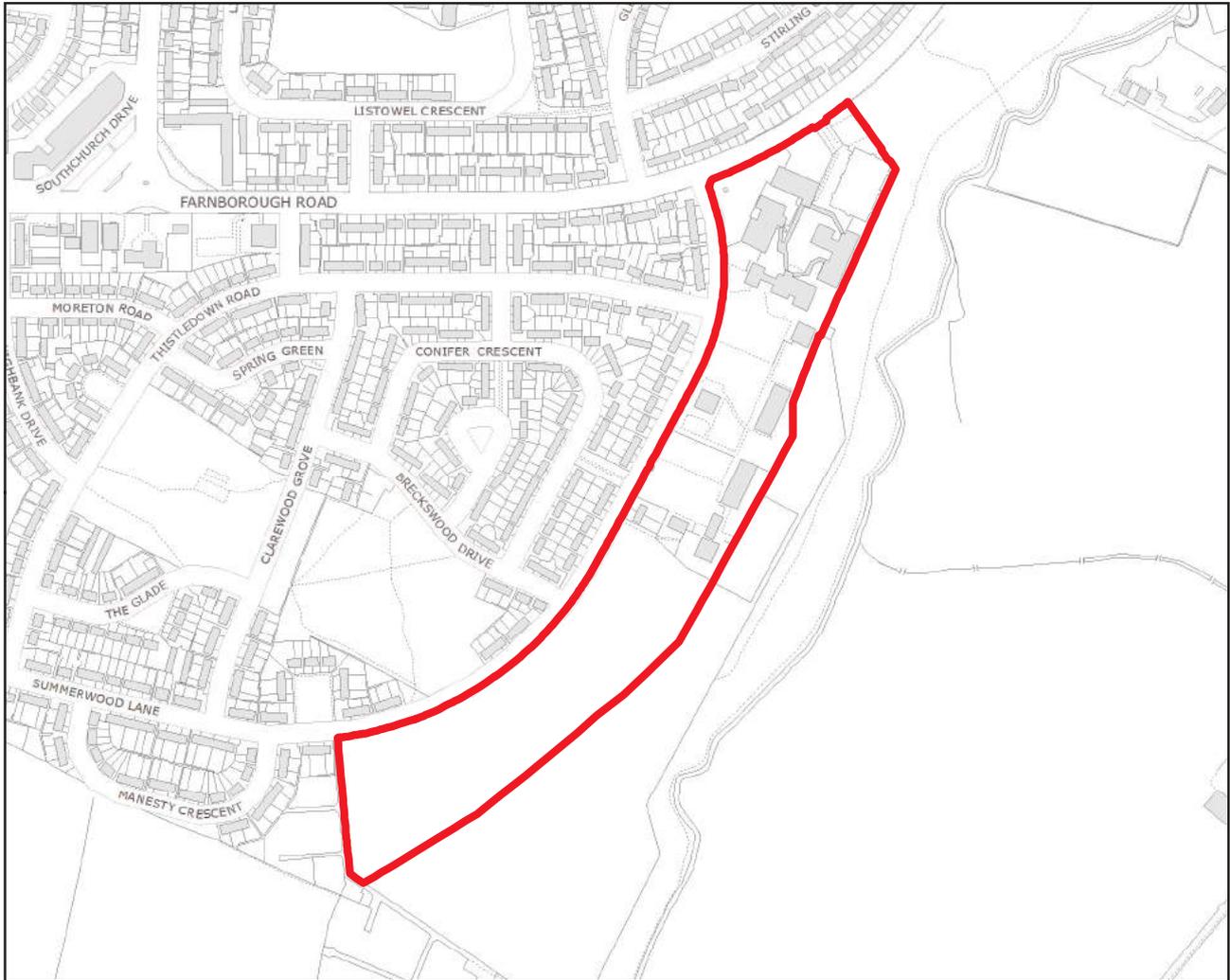
<p><b>Site Area (ha):</b> 2.17</p> <p><b>Ward:</b> Clifton South</p> <p><b>Address:</b> Green Lane</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) and retail (A1) to support the role of the existing District Centre, potential for employment uses (B1) close to the District Centre.</p> <p><b>Development principles:</b> Residential densities should have regard to existing housing. Retail proposals will only be acceptable where they demonstrably support the role of Clifton District Centre and should be located on that part of the site closest to the District Centre. Where possible the layout should seek to retain and integrate existing trees into the development. There is potential for this development to help address identified open space deficiencies in the area, including allotment provision. Within Minerals Safeguarding Area - requires prior consultation.</p>
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## PA59 Farnborough Road - Former Fairham Comprehensive School



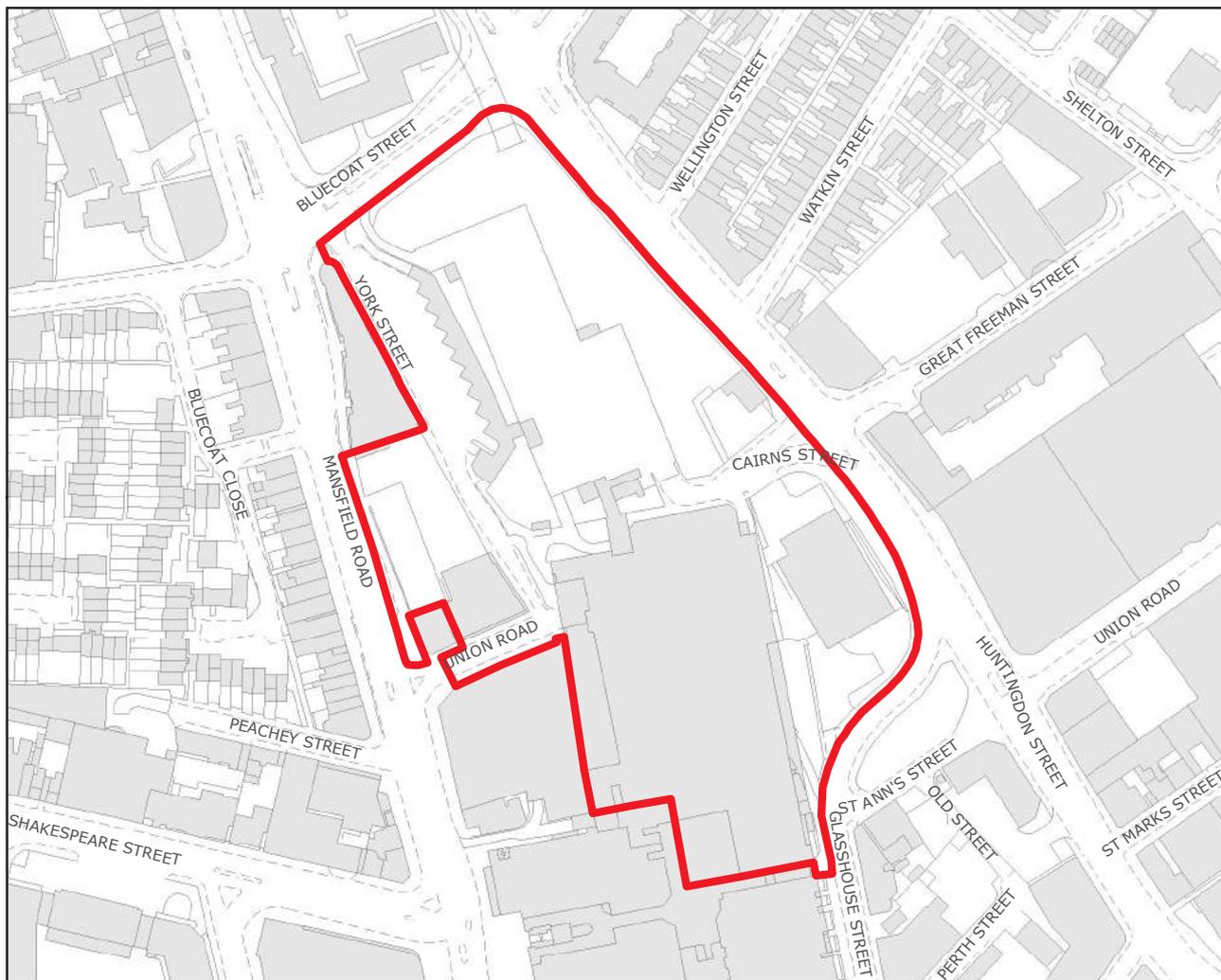
<p><b>Site Area (ha):</b> 7.49</p> <p><b>Ward:</b> Clifton South</p> <p><b>Address:</b> Summerwood Lane</p> <p><b>Current use:</b> Former school &amp; Open Space</p>	<p><b>Proposed use:</b> Residential development (C3, predominantly family housing) and community uses (D1).</p> <p><b>Development principles:</b> The site is adjacent to both the Green Belt (as amended) and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. There are opportunities to the south of the site for provision of improved publicly accessible green space and biodiversity with careful consideration to the character of the existing landscape. A green corridor of semi-natural habitat should be established to connect the adjacent Fairham Brook Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane. Opportunities for local vehicular connectivity and improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe Borough Council area) should be explored. The presence of pylons at the eastern boundary of the site provides opportunities for green corridors/habitat creation. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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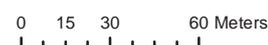
## PA60 Victoria Centre



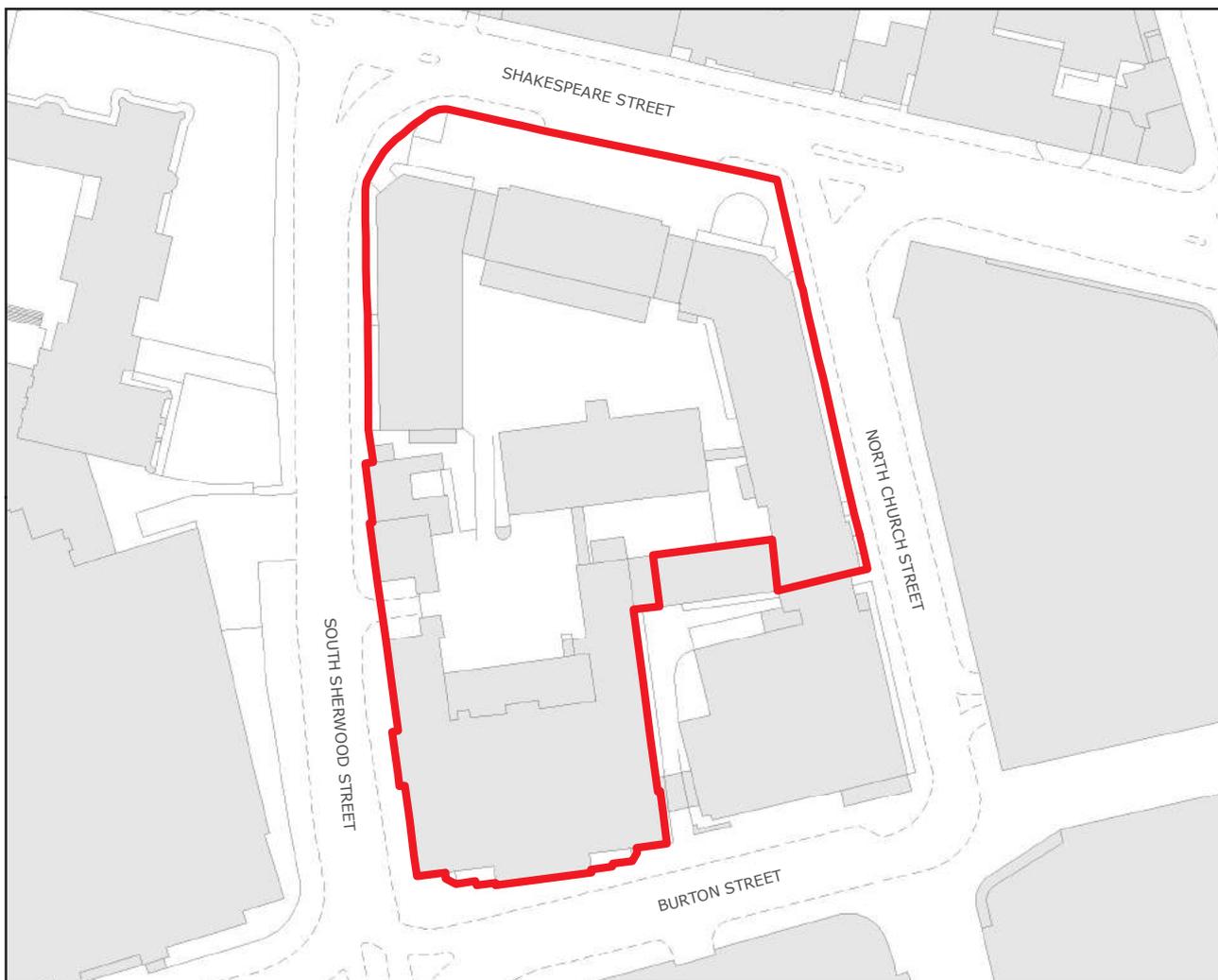
<p><b>Site Area (ha):</b> 3.23</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Huntingdon Street</p> <p><b>Current use:</b> Shopping Centre, Car Park</p>	<p><b>Proposed use:</b> Retail (A1), leisure (D2), office (B1a), financial &amp; professional services (A2), food &amp; drink (A3, A4, A5), public transport facility (Sui Generis).</p> <p><b>Development principles:</b> This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road. Proposals should have regard to the heritage assets within and close to the site including the Listed public house on Milton Street and the Arboretum Conservation Area to the west of the site. Within an archaeological constraints area, development proposals should consider the potential for archaeology and also the presence of caves and opportunities for their preservation enhancement. The potential for low carbon energy via 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. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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## PA61 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station



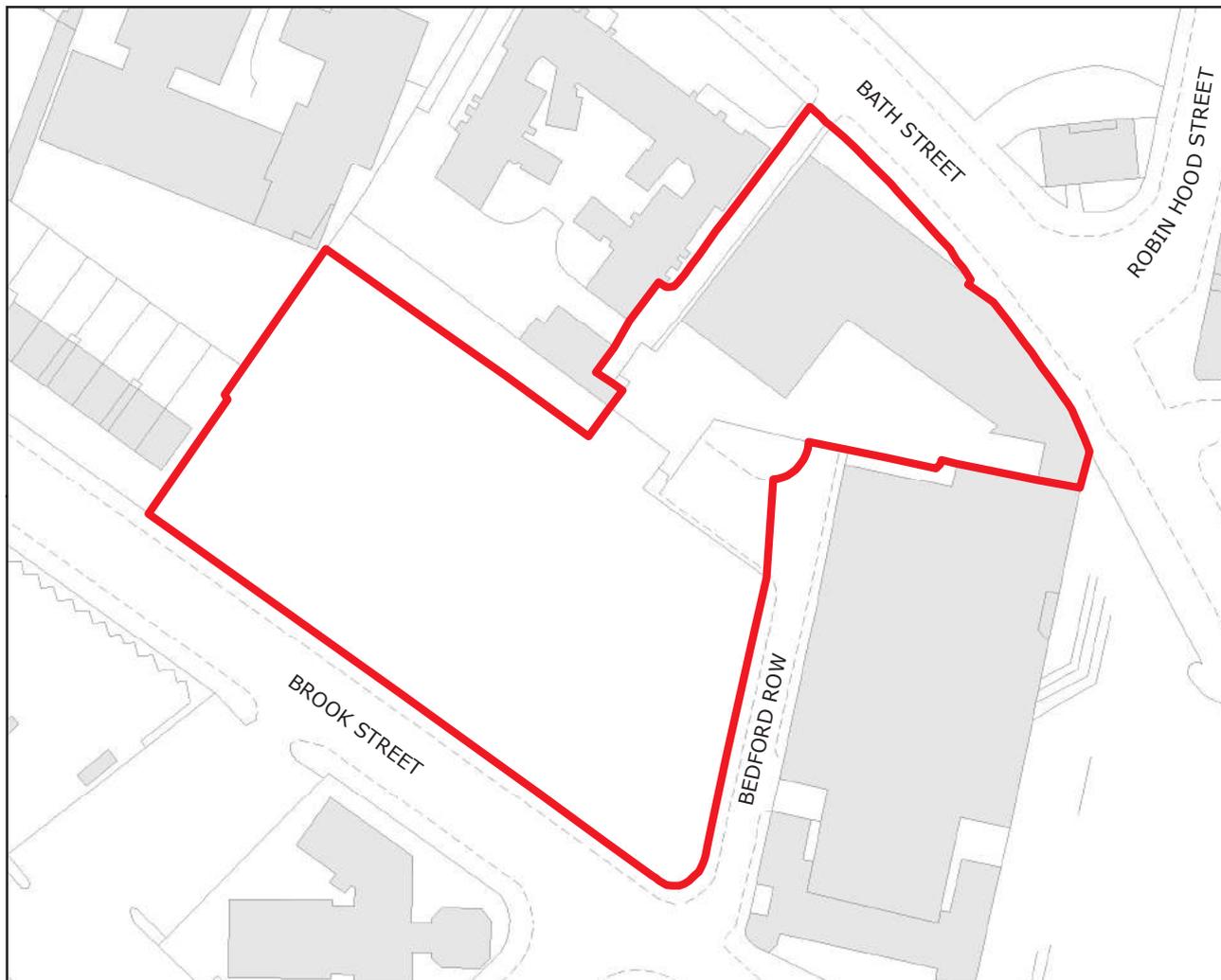
<p><b>Site Area (ha):</b> 0.89</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Burton Street</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (predominantly C3, potential for minor element of student accommodation). Auxiliary uses retail (A1), financial &amp; professional services (A2), food &amp; drink (A3/A4) delivered as integral part of a mixed use scheme).</p> <p><b>Development principles:</b> This is an important and prominent site and development should incorporate high quality building design, public realm and environmental improvements. Development should preserve or enhance the significance of heritage assets including the Guildhall (a Grade II listed building to be retained), other nearby Listed Buildings and the adjacent Arboretum Conservation Area. The suitability of new uses will need careful consideration to ensure that the sensitive reuse of heritage assets can be achieved. Within an archaeological constraints area and an area where caves are known to be present. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. There is immediate potential for low carbon energy via 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. Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required.</p>
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## PA62 Creative Quarter - Brook Street East



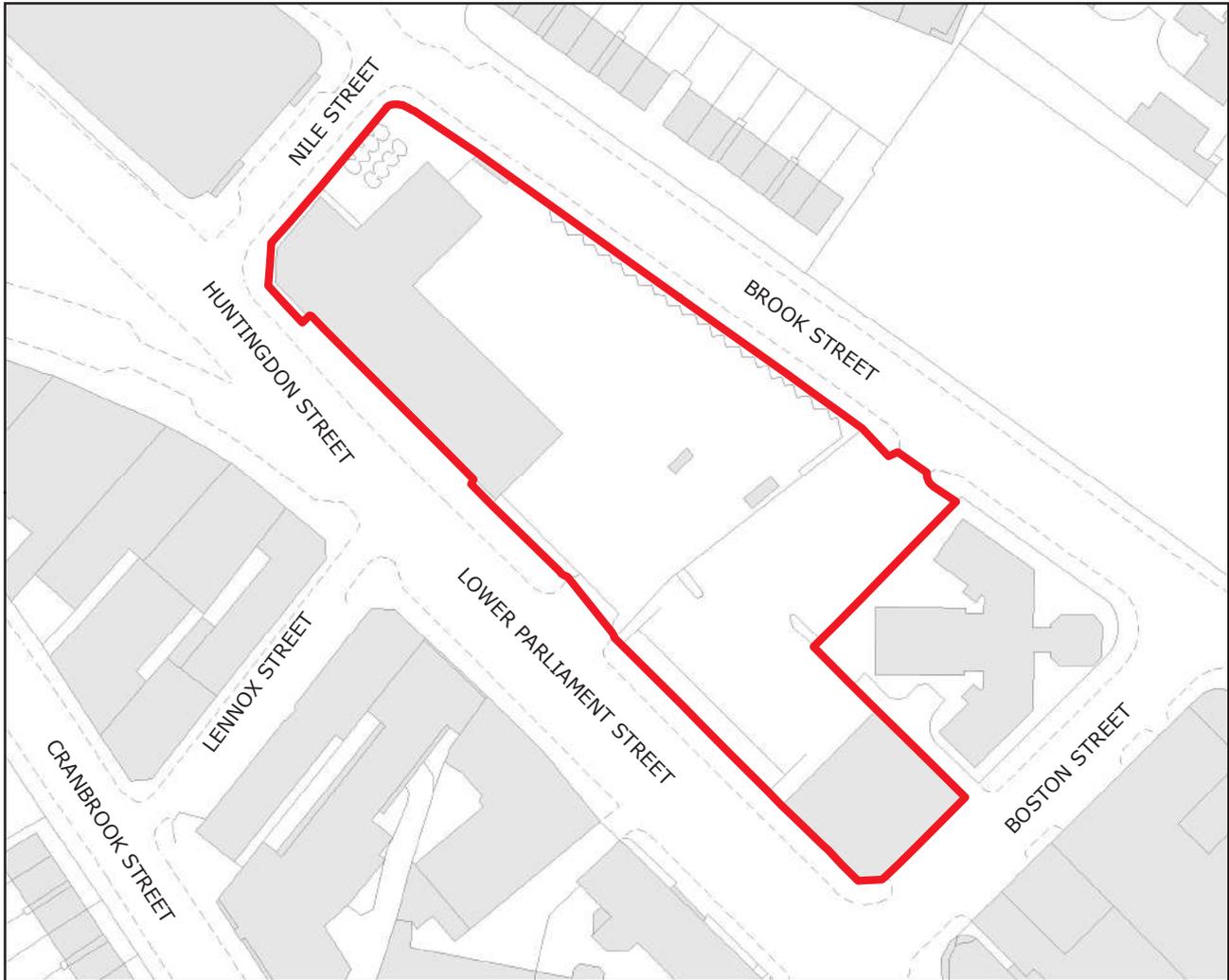
<p><b>Site Area (ha):</b> 0.65</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Brook Street</p> <p><b>Current use:</b> Cleared site</p>	<p><b>Proposed use:</b> Offices/Studio/Workshop/Research &amp; Development (B1), Hotel (C1), Residential (C3), student accommodation (sui generis), Assembly &amp; Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial &amp; Professional Services (A2), Food &amp; Drink (A3).</p> <p><b>Development principles:</b> 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. Within AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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## PA63 Creative Quarter - Brook Street West



<p><b>Site Area (ha):</b> 0.61</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Brook Street</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Offices/studio/workshop/research &amp; development (B1), hotel (C1), residential (C3), student accommodation (Sui Generis), assembly &amp; leisure (D2), non-residential Institutions (D1). Potential auxiliary uses to ground floor financial &amp; professional services (A2), food &amp; drink (A3).</p> <p><b>Development principles:</b> Development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which is close by). Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. 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. Within AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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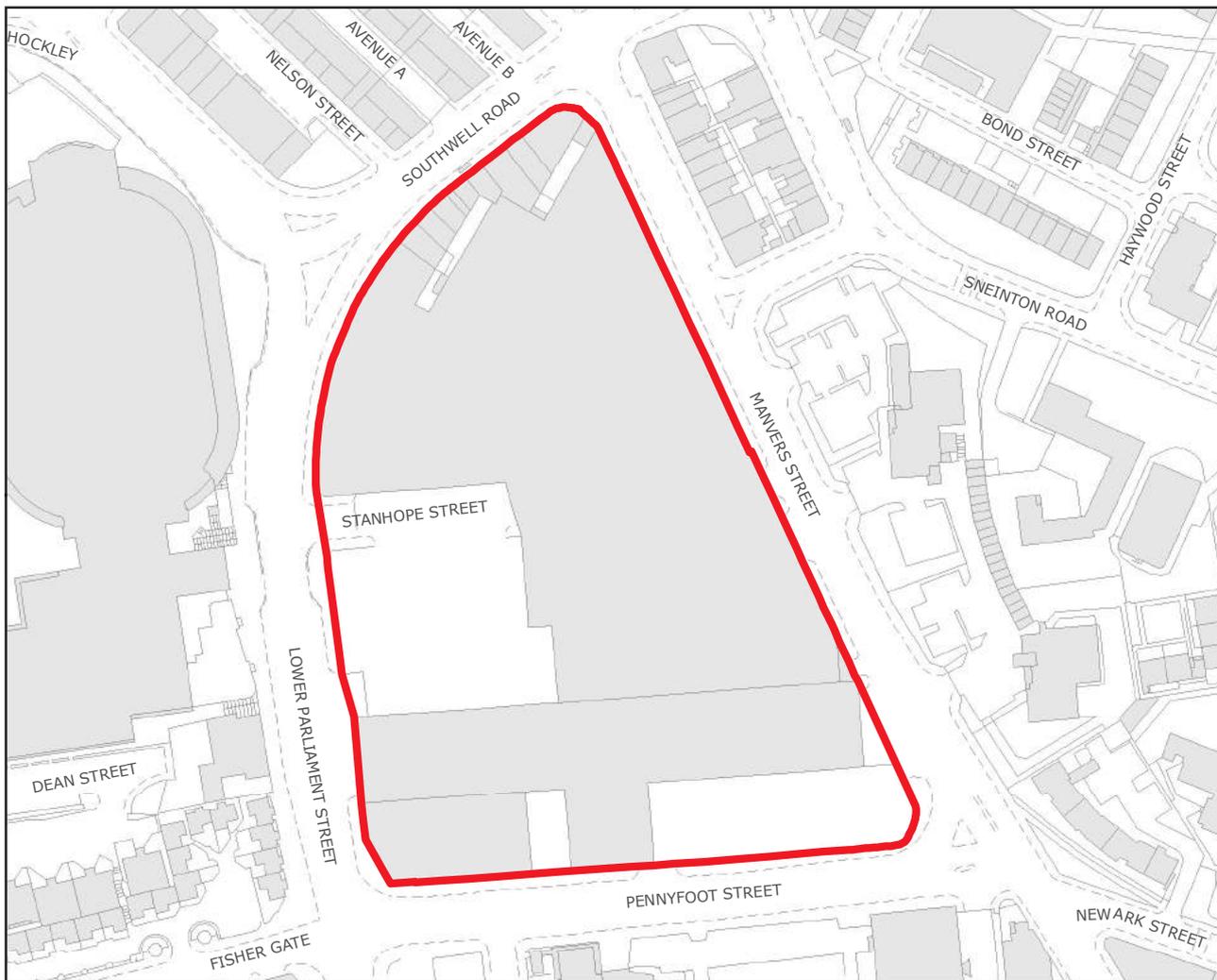
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## PA64 Creative Quarter - Sneinton Market



<p><b>Site Area (ha):</b> 1.24</p> <p><b>Ward:</b> St Ann's</p> <p><b>Address:</b> Southwell Road</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Office / workshop / research &amp; development (B1), residential (C3), with ancillary retail (A1) leisure and community uses (D1) as part of a mixed use scheme.</p> <p><b>Development principles:</b> The site is an important part of the Sneinton Market Conservation Area and proposals should be sensitively designed to preserve and enhance heritage assets. 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. Within AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required.</p>
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## PA65 Creative Quarter - Bus Depot



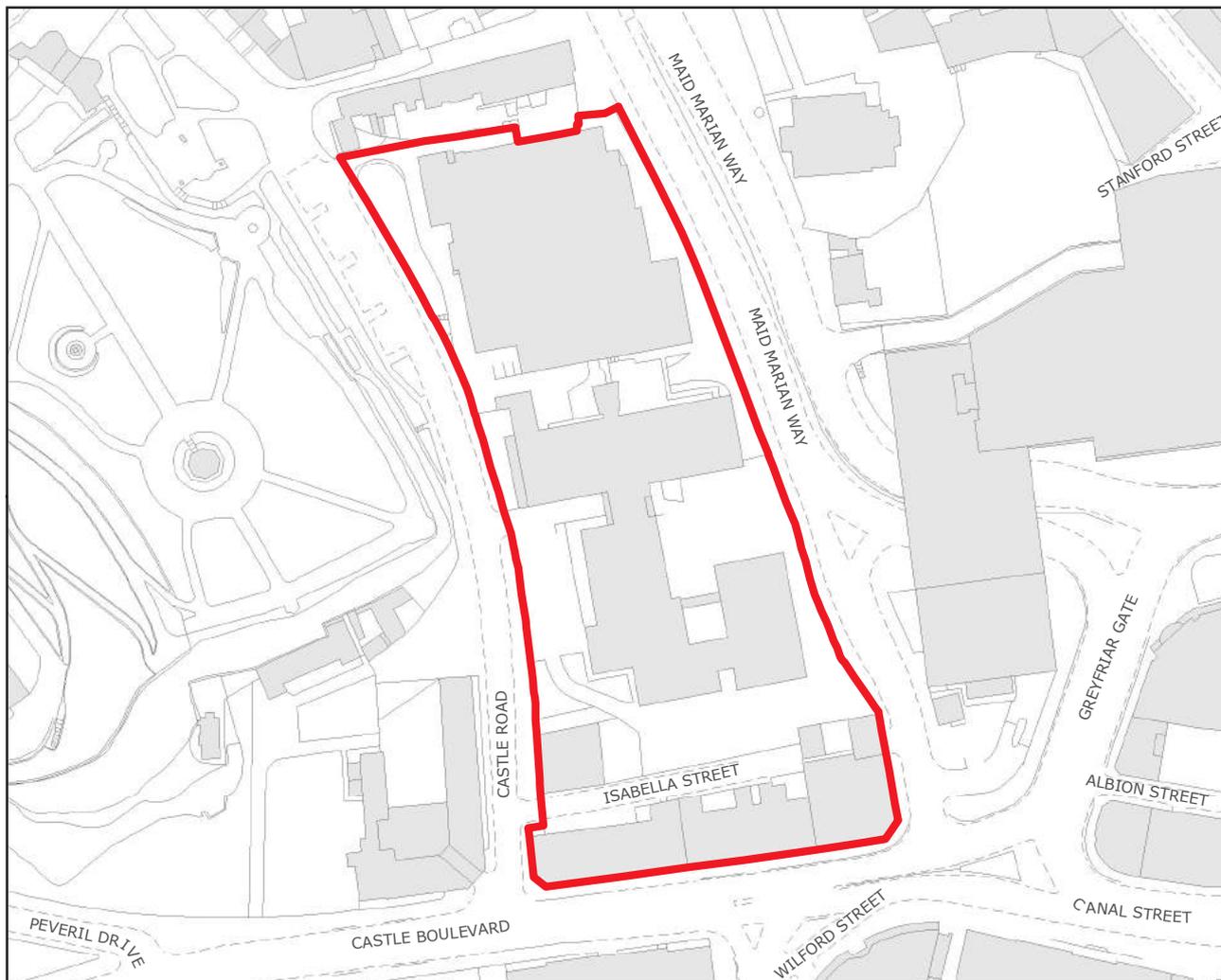
<p><b>Site Area (ha):</b> 2.55</p> <p><b>Ward:</b> Dales</p> <p><b>Address:</b> Lower Parliament Street</p> <p><b>Current use:</b> Bus depot / retail</p>	<p><b>Proposed use:</b> Residential (C3), hotel (C1), employment (B1), conference/convention centre (D1), leisure (D2). Auxiliary retail (A1, A2, A3) delivered as integral part of a mixed use scheme.</p> <p><b>Development principles:</b> Proposals should be sensitive to the Sneinton Market Conservation Area which covers the northern edge of the site. Schemes which retain and integrate the existing buildings on Manvers Street and Stanhope Street will be encouraged. 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 an archaeological constraints area, development proposals should consider the potential for archaeology early in the development process. Immediate potential for connection to the District Heating System. The site is close to an AQMA and the Eastcroft Energy from Waste plant. Proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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## PA66 Castle Quarter, Maid Marian Way - College Site



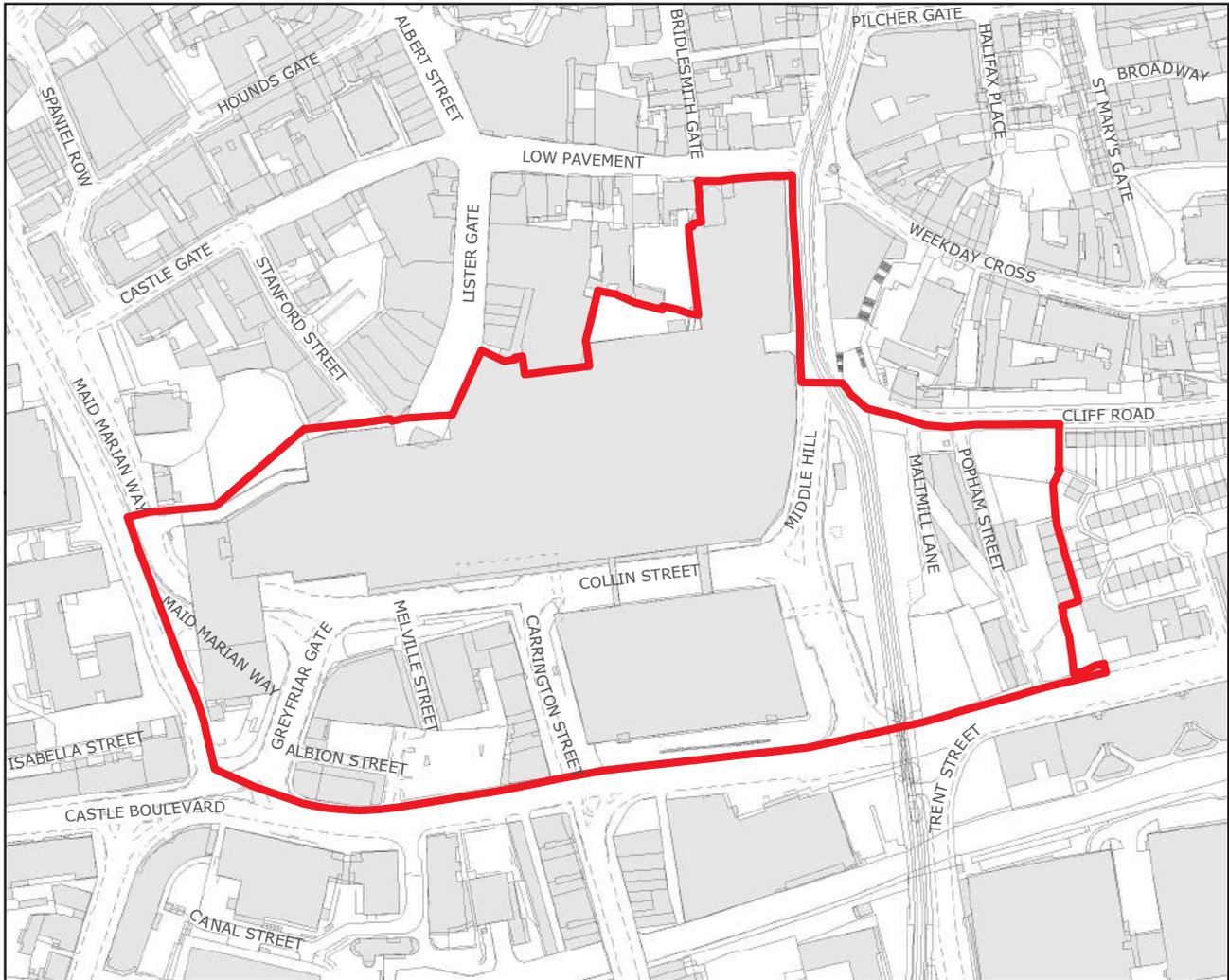
<p><b>Site Area (ha):</b> 1.44</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Maid Marian Way</p> <p><b>Current use:</b> Education &amp; offices</p>	<p><b>Proposed use:</b> Tourism (D2), offices (B1a), residential (C3), small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme.</p> <p><b>Development principles:</b> This is an important, prominent gateway site close to the Castle which is expected to contribute to the positive transformation of the area. Development should be sensitive to, and maximise opportunities provided by the historic environment and incorporate high quality open space that preserves or enhances the significance and setting of heritage assets. Within an archaeological constraints area and caves area. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. Sensitive redevelopment of the site provides opportunities to improve north/south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market and indicative routes are shown on the Policies Map. Connection to the District Heating System may be possible depending on nature of use and scale of development. 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. The site is close to an AQMA and proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required.</p>
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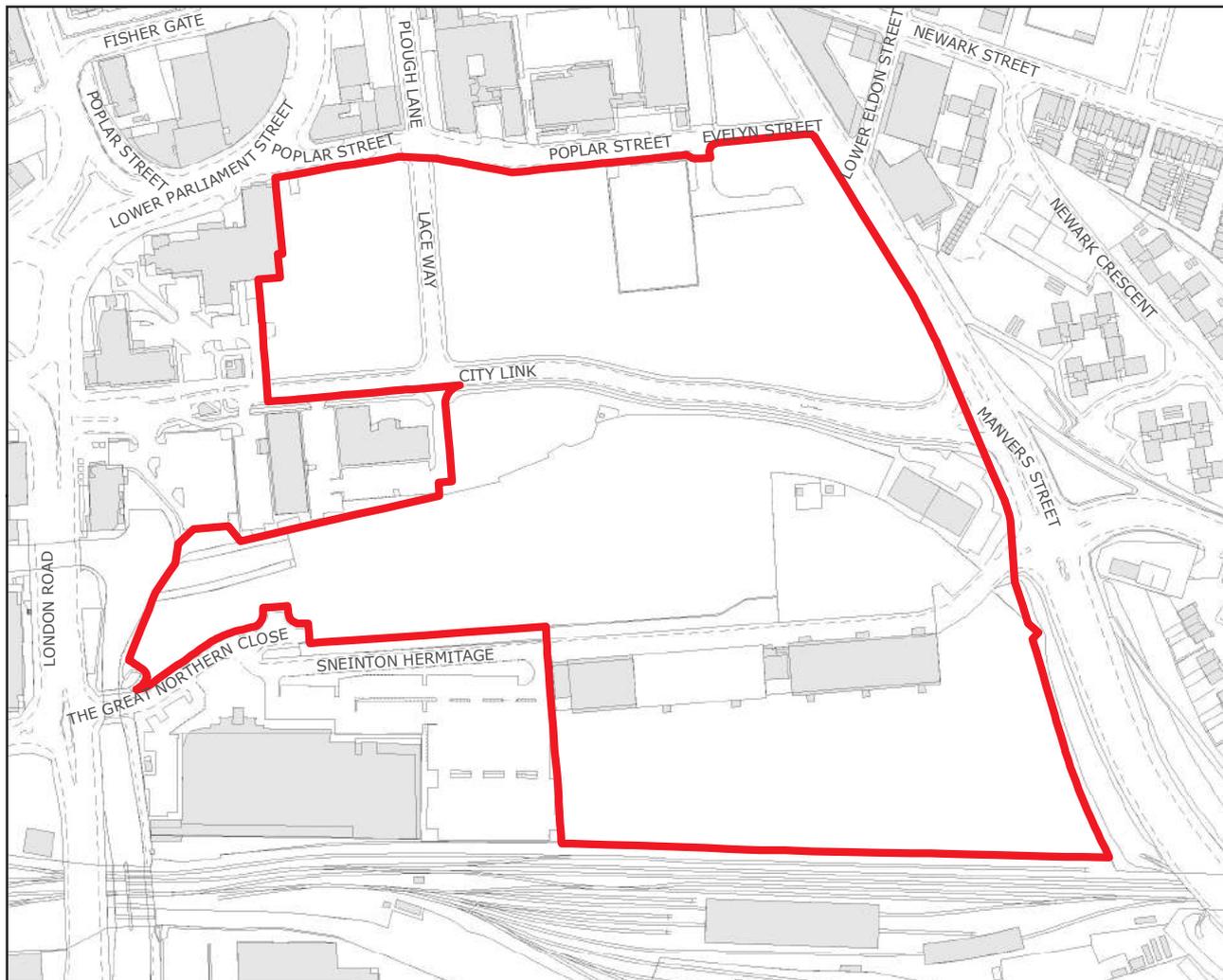
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## PA67 Broadmarsh Centre



<p><b>Site Area (ha):</b> 8.12</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Collin Street</p> <p><b>Current use:</b> Retail, Car Park, other Town Centre Uses</p>	<p><b>Proposed use:</b> Primarily retail (A1), leisure (D2), food &amp; drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Auxiliary uses could include food &amp; drink (A4, A5) delivered as integral element of mixed use scheme.</p> <p><b>Development principles:</b> This is a major development site and proposals will be expected to radically improve the physical appearance, connectivity and retail offer of this part of the city. Proposals should introduce more traditional street patterns with active frontages - improving north/south and east/west pedestrian linkages and high quality connections to the Canal, Creative and Castle Quarters and retail core with opportunities for new external routes. Proposals should incorporate new high quality public realm. Heritage assets should be preserved and enhanced with careful consideration to views of the Castle and Lace Market Cliff. Development should improve prominence and access to the existing visitor attraction focussed on caves. Flood risk, transport, archaeology, caves and contamination assessment required. Within Minerals Safeguarding Area but not considered a barrier to development. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required. To facilitate development major changes to the highway network are planned and proposals should have regard to Highway Planning Lines and Highway Route Improvements Safeguarding TR2.4 and TR2.16 as shown on the Policies Map.</p>
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## PA68 Canal Quarter - Island Site



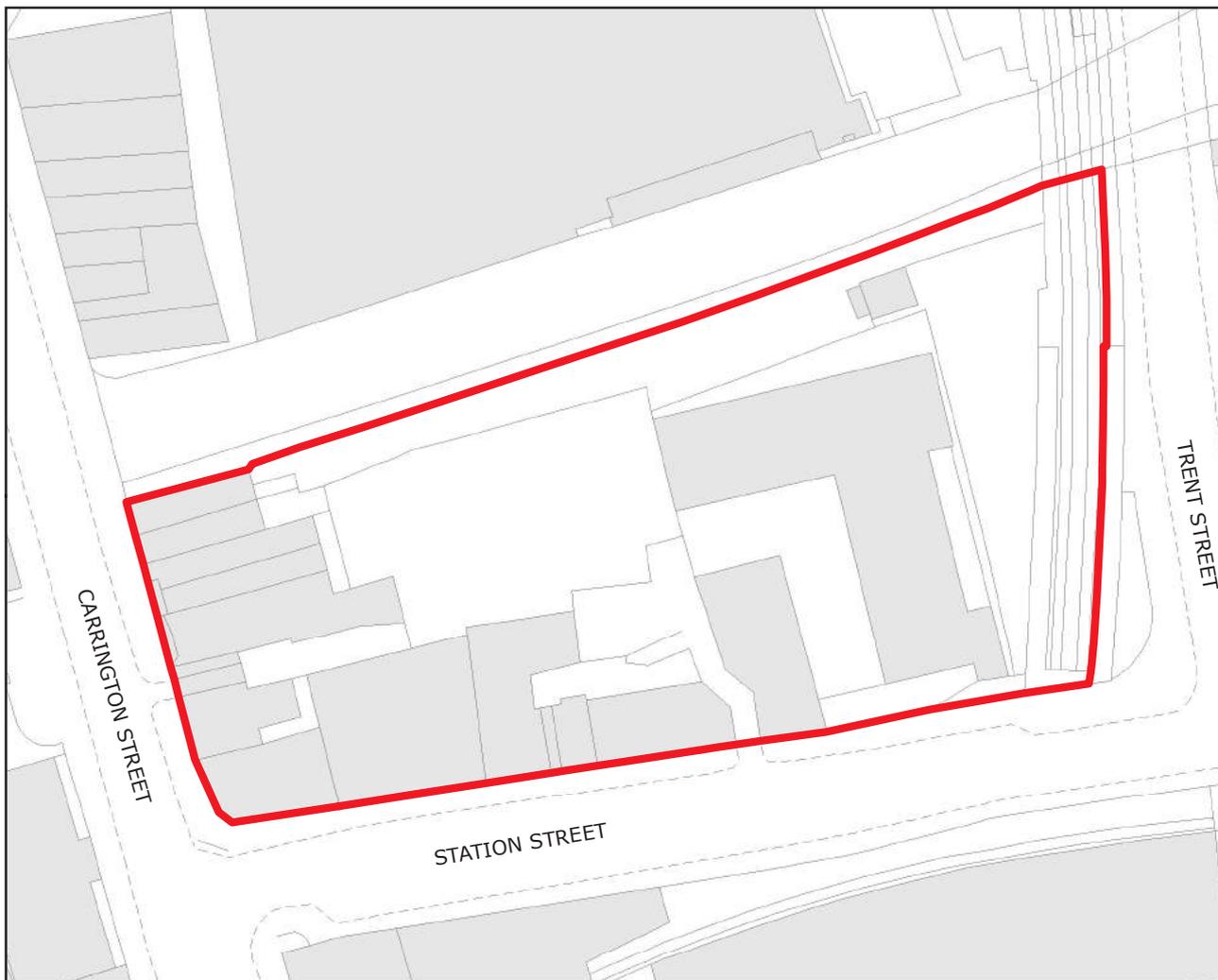
<p><b>Site Area (ha):</b> 9.76</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Manvers Street</p> <p><b>Current use:</b> Cleared site, offices, vacant warehouses</p>	<p><b>Proposed use:</b> Offices/high tech, light industry/research &amp; development, warehouse (B1, B8), residential (C3) and retail (A1, A2, A3), leisure (D2), hotel (C1), conference use (D1) delivered as integral part of mixed use scheme.</p> <p><b>Development principles:</b> A comprehensive masterplan, agreed with the City Council, should be prepared for this priority regeneration site enabling accelerated delivery of an attractive mixed use community. Office uses should capitalise on the site's proximity to BioCity. Residential uses should be located away from rail lines and the busy Manvers Street junction to the south east where less sensitive uses such as light industry, storage and distribution should be located. An element of supporting retail use may be acceptable subject to scale and impact on the vitality/vibrancy of the City Centre. New open space and cycling and walking routes, linking to the surrounding area and the Canal towpath, should be provided. Proposals should have regard to the presence of heritage assets both on site and nearby and the site's location within an archaeological constraints area. There is potential for low carbon energy via connection to the District Heating System. Known contamination on site should be mitigated appropriately through development. The site is close to the Eastcroft Energy from Waste Facility and London Road Heat Station - further air dispersion modelling may be required, depending on the scale/height of proposals. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality and an air quality assessment may be required. The site is within areas of medium and high flood risk and planning applications should be accompanied by site specific Flood Risk Assessments. Within Minerals Safeguarding Area - prior notification required. Proposals should have regard to Highway Safeguarding and Highway Planning Lines shown on the Policies Map - TR2.1, TR2.2 and TR2.10.</p>
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## PA69 Canal Quarter - Station Street/Carrington Street



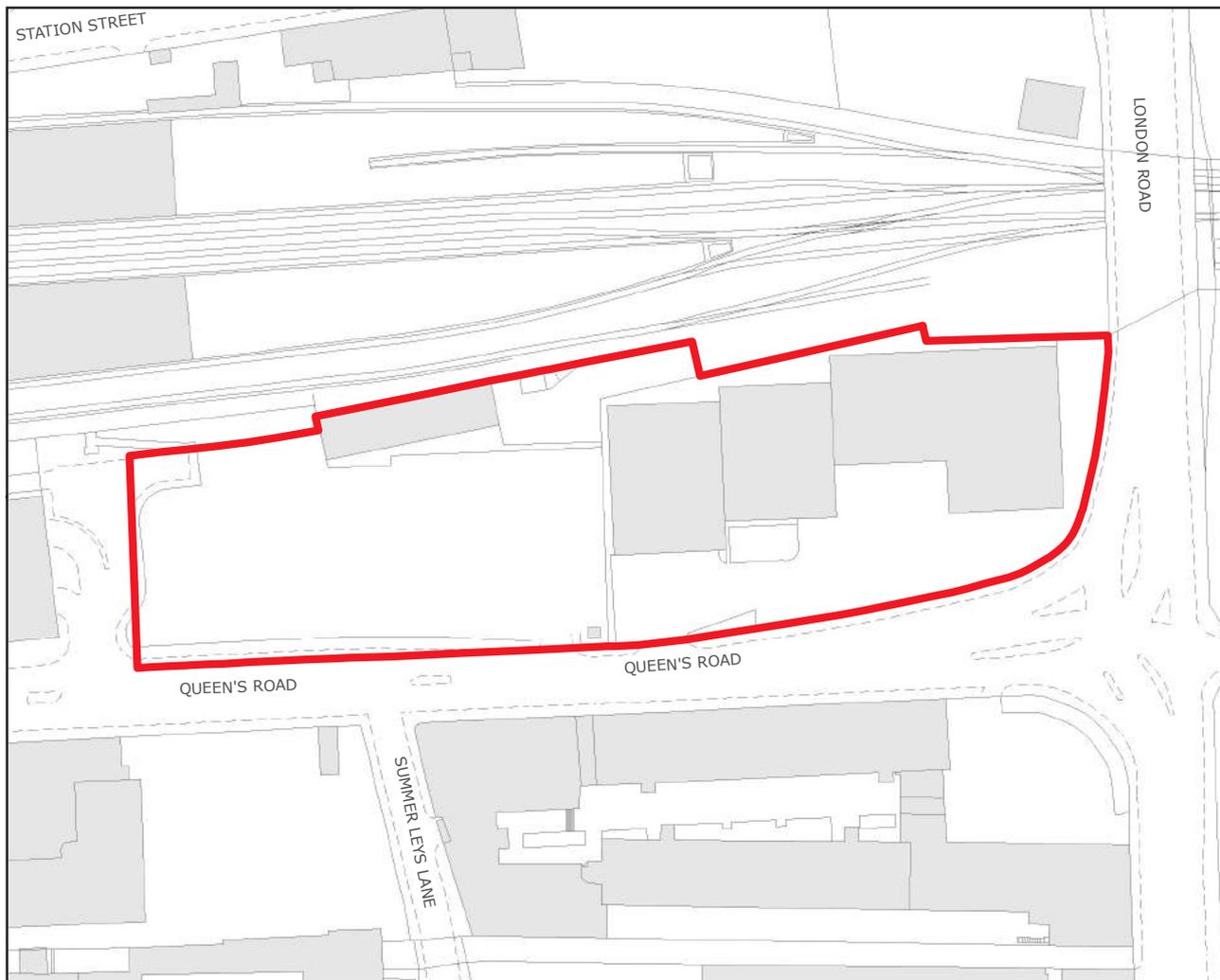
<p><b>Site Area (ha):</b> 0.76</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Station Street</p> <p><b>Current use:</b> Retail and Offices</p>	<p><b>Proposed use:</b> Offices (B1a), residential (C3), student accommodation (Sui Generis), hotel (C1), leisure (D2), non-residential institution (D1). Auxiliary retail (A1), financial &amp; professional services (A2), food &amp; drink (A3) focussed at ground floor level.</p> <p><b>Development principles:</b> This site provides scope for both refurbishment and new build. Proposals should retain existing buildings along Carrington Street and buildings at 3 to 9 and 21 Station Street which are of particular townscape value. Proposals which seek to retain, improve and refurbish buildings at 11 to 19 Station Street and the Trent Street arches will be encouraged. The 1960's Government offices are considered appropriate for redevelopment. New development must be of high quality design and make a positive contribution to character of the Conservation Areas (Station Street and Canal Conservation Areas) and the setting of Listed Buildings. Redevelopment should carefully consider the relationship between the site and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. Any on-site car parking to serve the development should be located below ground floor frontage level, where flood risk limits scope for other uses. Servicing / car parking access should be gained via existing Station Street access (to east of 21 Station Street). Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site's location within an archaeological constraints area. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment which considers overtopping/breach of existing defences. Within Minerals Safeguarding Area but not considered a barrier to development. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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## PA70 Canal Quarter - Queens Road, East of Nottingham Station



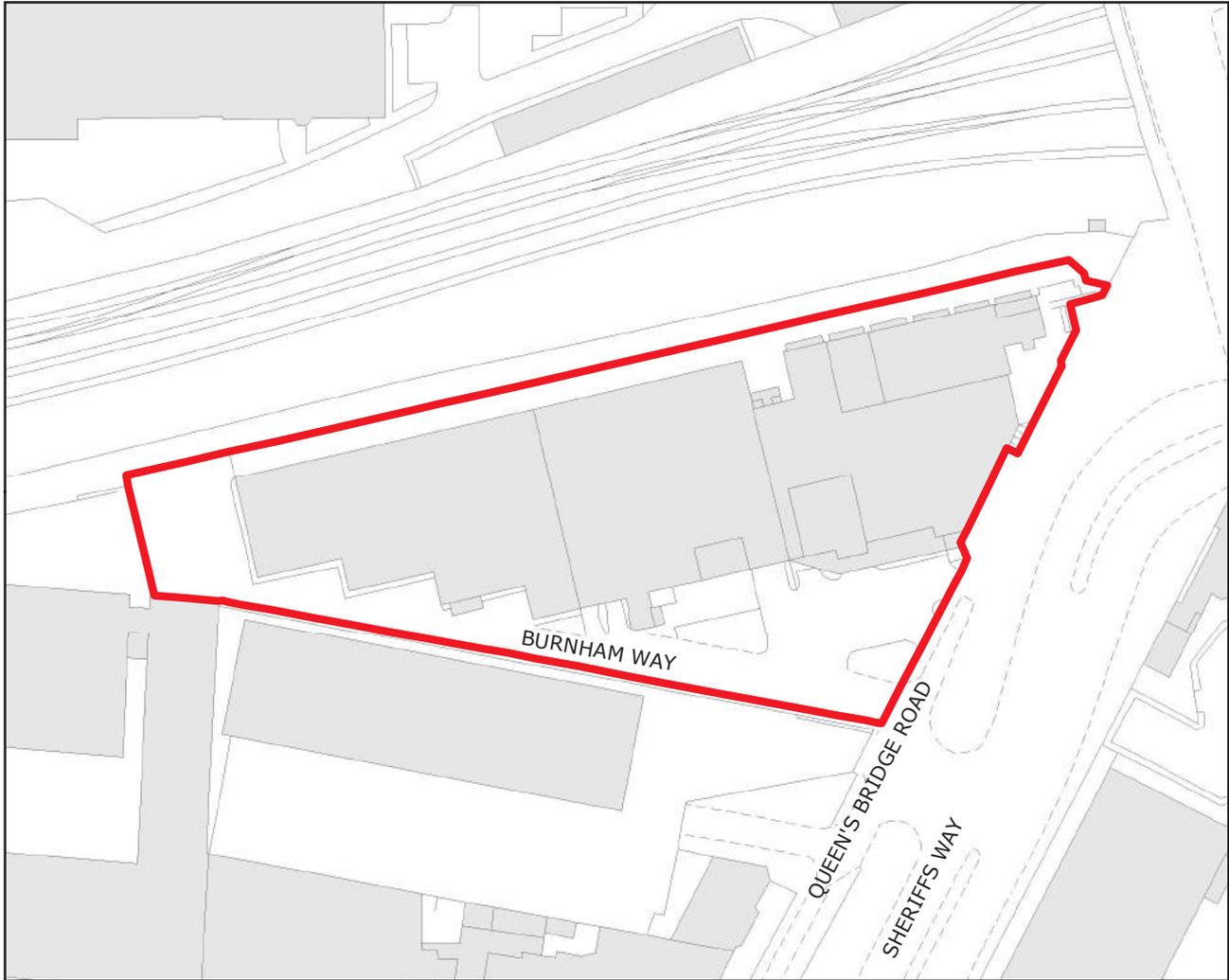
<p><b>Site Area (ha):</b> 1.24</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Queen's Road</p> <p><b>Current use:</b> Warehousing and Car Park</p>	<p><b>Proposed use:</b> Offices/light industry/research &amp; development (B1), residential (C3), hotel (C1), non residential institution (D1), leisure (D2). Potential auxiliary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of mixed use scheme.</p> <p><b>Development principles:</b> This site has the potential to deliver significant improvements to the physical environment. Development should be of high quality design that positively addresses the prominent corner at the junction of London Road/ Queen's Road, responds to the scale of surrounding buildings and resolves level differences between London Road and the site. Single storey warehouse style development is not considered appropriate in this location. Development should preserve or enhance the significance and setting of Nottingham Station, the Station Conservation Area and other heritage assets. Immediate potential for low carbon energy via connection to the District Heating System. Early consideration should be given to the site's location within an archaeological constraints area. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required. Proposals should have regard to Highway Route Improvement Safeguarding TR2.2 and TR2.4 to the east and south of the site.</p>
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## PA71 Canal Quarter - Sheriffs Way, Sovereign House



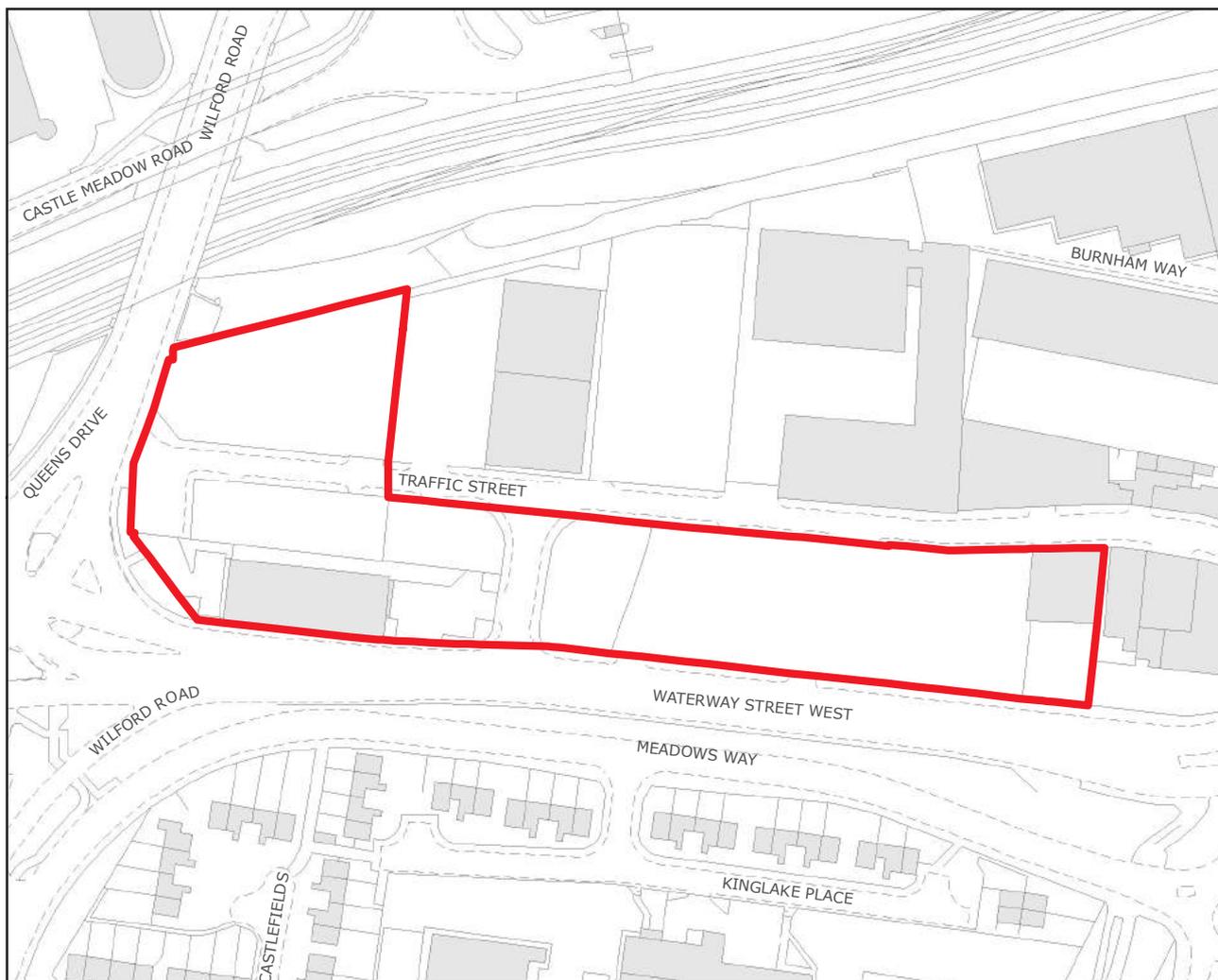
<p><b>Site Area (ha):</b> 0.87</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Sheriffs Way</p> <p><b>Current use:</b> Offices and Car Park</p>	<p><b>Proposed use:</b> Primarily Offices (B1a). Additional uses could include residential (C3), hotel (C1), assembly &amp; leisure (D2), non-residential institution (D1). Auxiliary uses could include car parking, small scale retail (A1) financial services (A2), food &amp; drink (A3, A4, A5) to ground floor (delivered as an integral part of a mixed use scheme).</p> <p><b>Development principles:</b> This site forms part of an emerging business quarter focussed around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Design should be of a high standard, incorporate high quality public realm and should positively address Nottingham Station and preserve and enhance the significance of heritage assets. Potential for improvements to green corridors and biodiversity enhancements to Tinkers Leen to northern boundary. Immediate potential for low carbon energy via connection to the District Heating System. Within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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## PA72 Canal Quarter - Waterway Street



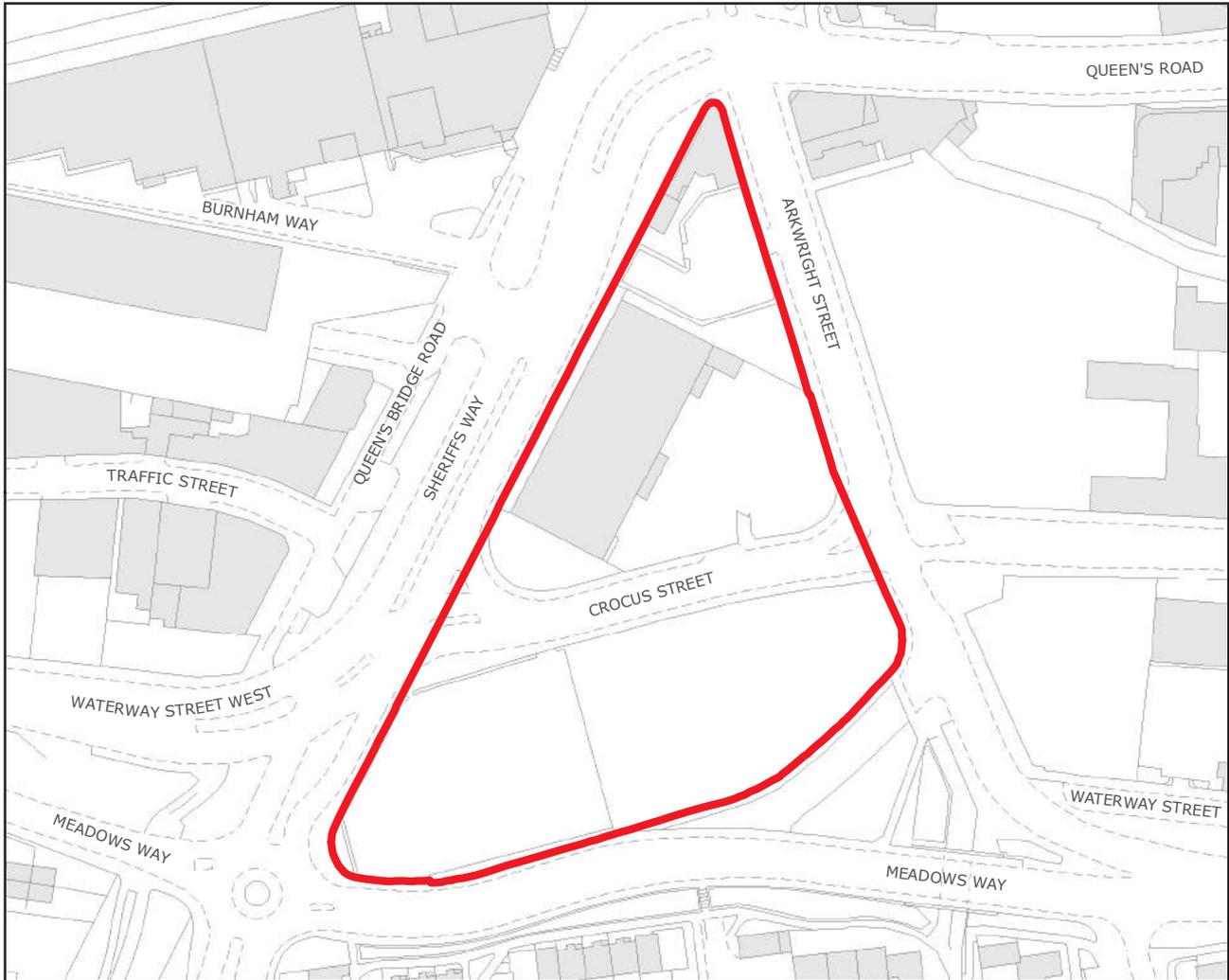
<p><b>Site Area (ha):</b> 1.07</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Waterway Street West</p> <p><b>Current use:</b> Cleared Site and Retail</p>	<p><b>Proposed use:</b> Offices/light industry/research &amp; development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly &amp; leisure (D2). Auxiliary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).</p> <p><b>Development principles:</b> This site has the potential to deliver significant improvements to the physical environment and to help transform the area into a vibrant extension to the City Centre. Single storey warehouse style development is not considered appropriate in this location. Development should be of a high quality design that positively addresses prominent frontages, takes account of nearby housing south of Waterway Street and complements neighbouring business operations which add to the distinctiveness of the area (such as the brewery facility on Queens Bridge Road). Proposals should establish the location of the Tinkers Leen culvert to the north of the site and explore opportunities to open up the water course to provide a green corridor/improve biodiversity. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station and within an AQMA - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding TR2.4 to the south of the site.</p>
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## PA73 Canal Quarter - Sheriffs Way/Arkwright Street



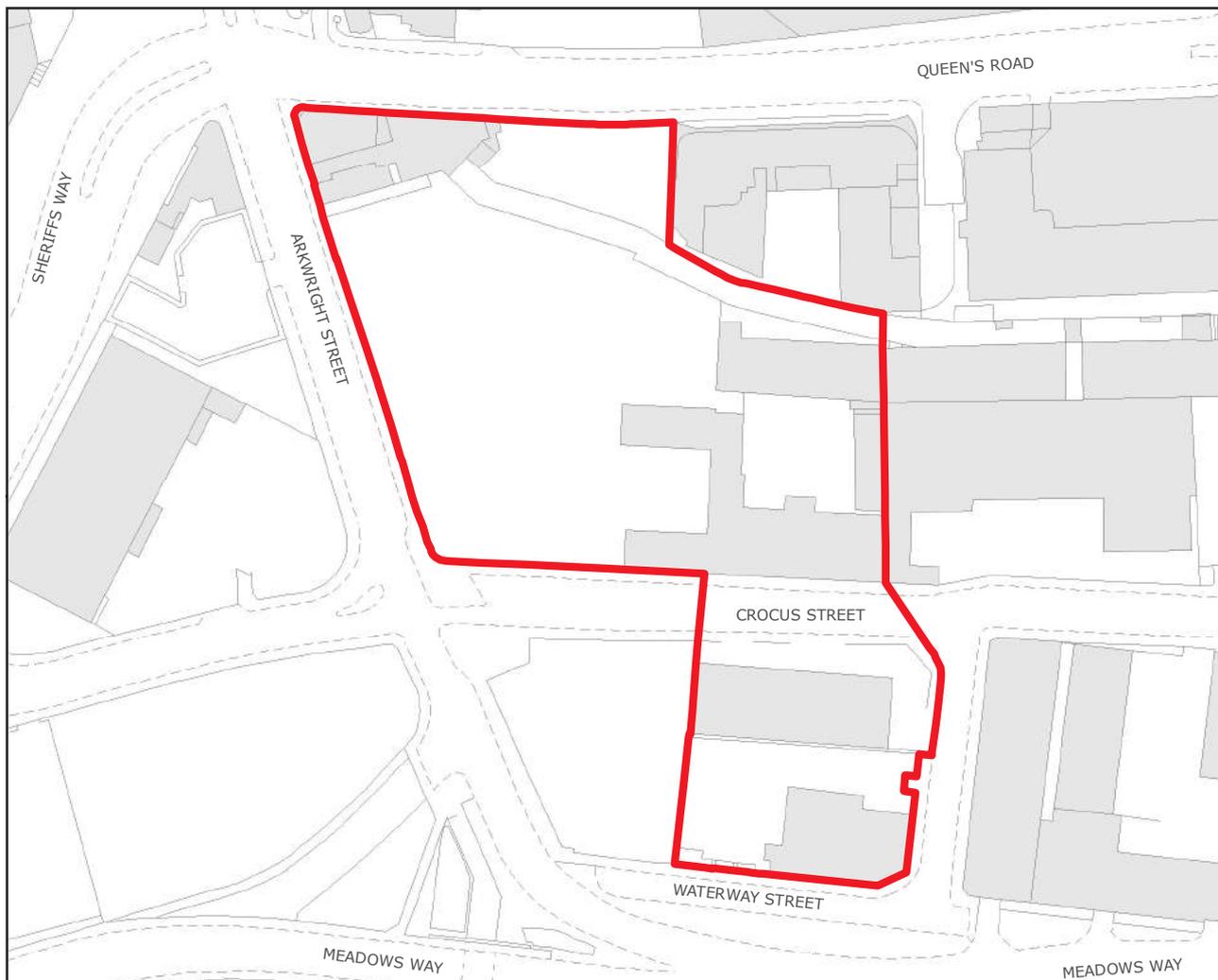
<p><b>Site Area (ha):</b> 1.21</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Meadows Way</p> <p><b>Current use:</b> Retail / Vacant</p>	<p><b>Proposed use:</b> Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research &amp; development (B1) to south. Potential secondary uses - residential (C3), hotel (C1). Auxiliary uses: small scale retail (A1), financial services (A2), food &amp; drink (A3) (delivered as an integral part of a mixed use scheme).</p> <p><b>Development principles:</b> This site forms part of an emerging business quarter focussed around the Station Hub and proposals will be expected to deliver primarily employment/business uses. Development should be of a high quality design that positively addresses Nottingham Station and preserves or enhances the significance and setting of the Station Conservation Area and other heritage assets. Design and layout should address the transition from City Centre scale/densities to the lower density of the Meadows. Warehouse style development is not appropriate on this site. Development proposals should consider opportunities for retention of the former Queens Hotel as part of comprehensive development proposals. Areas of well supervised high quality public realm should also be incorporated. Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site and housing to the south of Meadows Way. Immediate potential for low carbon energy via connection to the District Heating System. Site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station - dispersion modelling may be necessary, depending on the scale of the proposal. Site is in an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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## PA74 Canal Quarter - Arkwright Street East



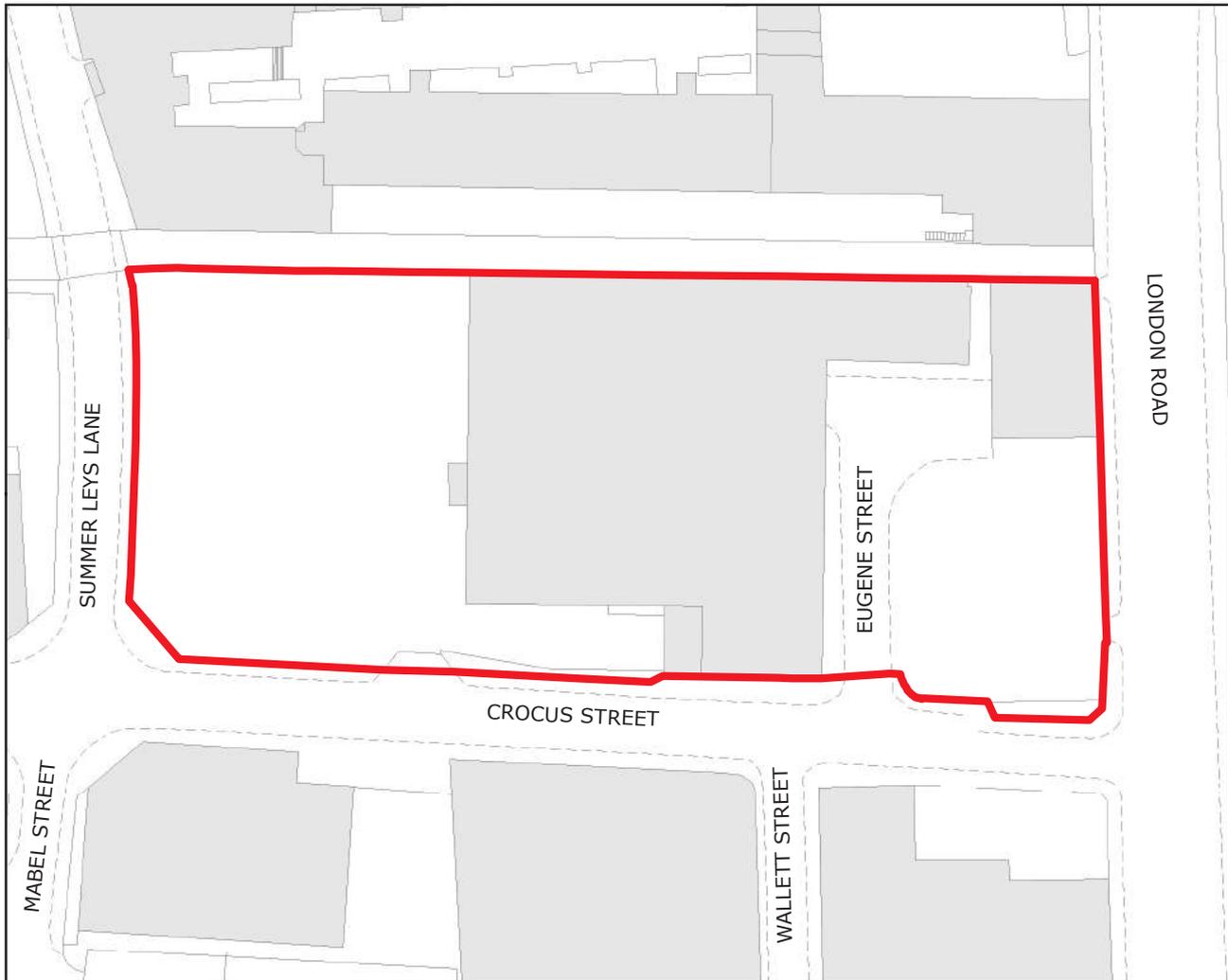
<p><b>Site Area (ha):</b> 1.22</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Arkwright Street</p> <p><b>Current use:</b> Retail, Office, Employment</p>	<p><b>Proposed use:</b> Primarily Offices (B1a), light industry/research &amp; development (B1). Potential secondary uses could include residential (C3), non-residential institution (D1). Auxiliary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of a mixed use scheme.</p> <p><b>Development principles:</b> This site forms part of an emerging business quarter focussed around the Station Hub and proposals will be expected to deliver primarily employment/business uses. High quality design is required that positively addresses Nottingham Station and preserves/enhances the significance and setting of the Station Conservation Area and other heritage assets. Proposals should retain the existing building at 1 Arkwright Street. Proposals which retain the Meadows and Crocus Mill buildings off Crocus Street will be encouraged. Development should incorporate high quality public realm and have regard to relationship with tram route, new areas of public realm and nearby housing. Positive linkages to be created with The Meadows. Site is close to AQMA and waste and heat station facilities, and dispersion modelling may be required dependent on scale of development. The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Tinkers Leen culvert crosses the northern part of site over which development should not take place. Opportunities exist to open up the water course to create a green corridor. The site is underlain by a principal aquifer - development should not result in pollution of the groundwater resource. Within Mineral Safeguarding Area but not considered a barrier to development. Proposals should have regard to Highway Route Improvement Safeguarding close to the site on Queens Road (TR2.4).</p>
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## PA75 Canal Quarter - Crocus Street, Southpoint



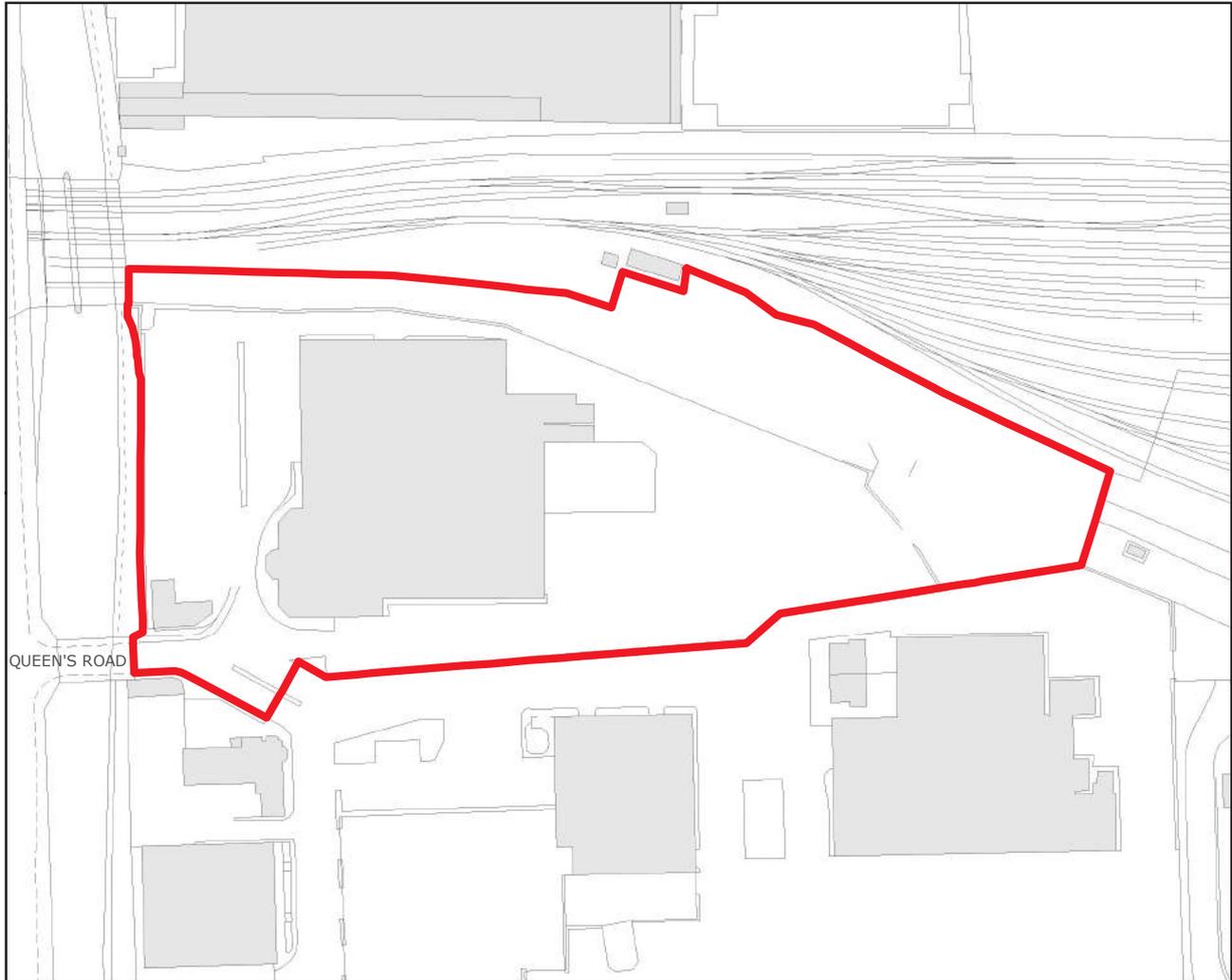
<p><b>Site Area (ha):</b> 0.94</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Crocus Street</p> <p><b>Current use:</b> Largely cleared site</p>	<p><b>Proposed use:</b> Residential (C3), student accommodation (Sui Generis). Auxiliary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme.</p> <p><b>Development principles:</b> High quality design required that addresses the prominent corner at the junction of London Road and Crocus Street. Development is required to preserve / enhance the character and significance of the Station Conservation Area. Warehouse style development is not appropriate on this site. Potential for connection to low carbon energy via the District Heating System. Design to take account of flood risk issues and boundary with the Tinkers Leen, and have regard to neighbouring residential uses. Part of site is in an area of medium flood risk and a site specific Flood Risk Assessment should accompany any planning application. Part of the eastern edge of the site falls within an archaeological constraints area - requires early consideration in the development process. Site is close to AQMA and waste and heat station facilities, and dispersion modelling may be required dependent on scale of development. Within Mineral Safeguarding Area but not considered a barrier to development.</p>
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## PA76 Waterside - London Road, Former Hartwells



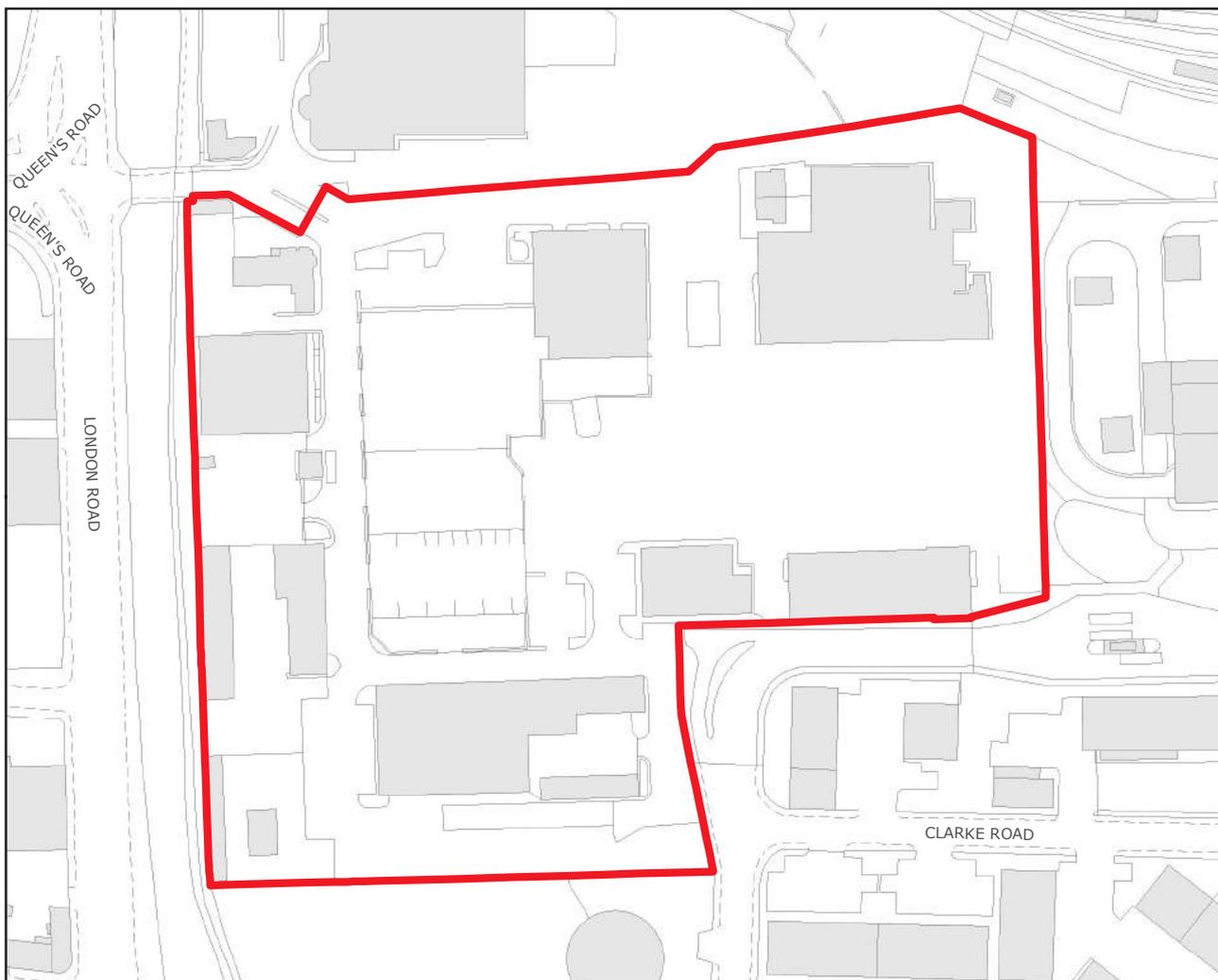
<p><b>Site Area (ha):</b> 1.64</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> London Road</p> <p><b>Current use:</b> Education</p>	<p><b>Proposed use:</b> Offices/high tech, light industry/research &amp; development/warehouse (B1, B8), non-residential institution (D1), sports facility, assembly &amp; leisure (D2). Whilst these are the primary uses there may be scope for elements of residential use subject to detailed layout/design.</p> <p><b>Development principles:</b> Design should respond to and exploit opportunities provided by the canal frontage and address the location of the site adjacent to the Eastcroft Energy from Waste (EfW) plant. A mix of uses are acceptable here and there may be potential for energy related uses which are complementary to the existing EfW plant but which provide a buffer to help manage the transition from the industrial character of the EFW plant to the more active commercial character of the City Centre. Where possible new walking and cycling routes should be provided through the site. Opportunities for low carbon energy via the District Heating System should be explored. The site is within an archaeological constraints area which will require early consideration in the development process. Site specific Flood Risk Assessment required as the site abuts an area of flood risk. Site is within an AQMA and is in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development and proposals should aim to improve or ensure no further deterioration in air quality. 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 a Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to planned highway improvements near the site as part of the Southern Growth Corridor (TR2.2).</p>
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## PA77 Waterside - London Road, Eastcroft Depot



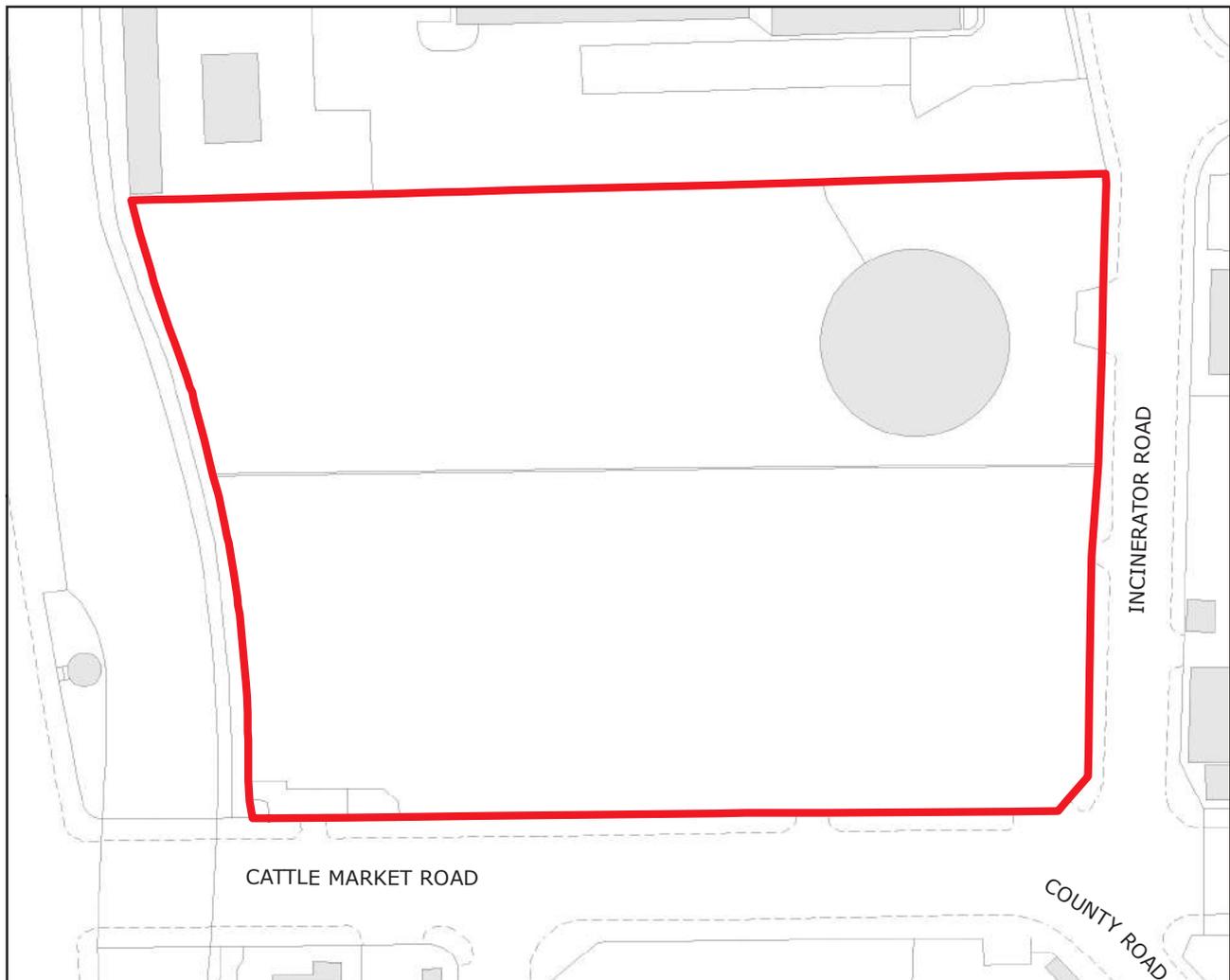
<p><b>Site Area (ha):</b> 4.15</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> London Road</p> <p><b>Current use:</b> Depot</p>	<p><b>Proposed use:</b> Offices/high tech, light industry/research &amp; development, warehouse (B1, B8), transport/depot uses, non-residential institution (D1), sports facility, assembly &amp; leisure (D2). Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design.</p> <p><b>Development principles:</b> Layout and design should exploit the canal side location, opening up access to the tow path. Grade II Listed Buildings on site should be preserved or enhanced. Early consideration of archaeological interest along canal route required. A mix of uses are acceptable and there may be potential for energy related uses or transport/depot/fleet services which are complementary to the existing uses and EfW plant but which provide a buffer and help to manage the transition from the industrial character of the EfW plant to the more active commercial character of the City Centre. As the site is in close proximity to the EfW facility, dispersion modelling may be needed dependent on scale of development / proximity to the chimney. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality. The Tinkers Leen runs in a culvert through the site, upon which no development should take place. If possible this should be opened up to improve its ecological value. There is potential for improved cycling and walking connections from the canal through to the Waterside area. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which should include consideration of the Nottingham Canal. 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 - requires prior notification but not considered a barrier to development. Opportunities for low carbon energy via the District Heating System should be explored. Development should have regard to planned highway improvements near the site as part of Turning Point South (TR2.4).</p>
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## PA78 Waterside - London Road, South of Eastcroft Depot



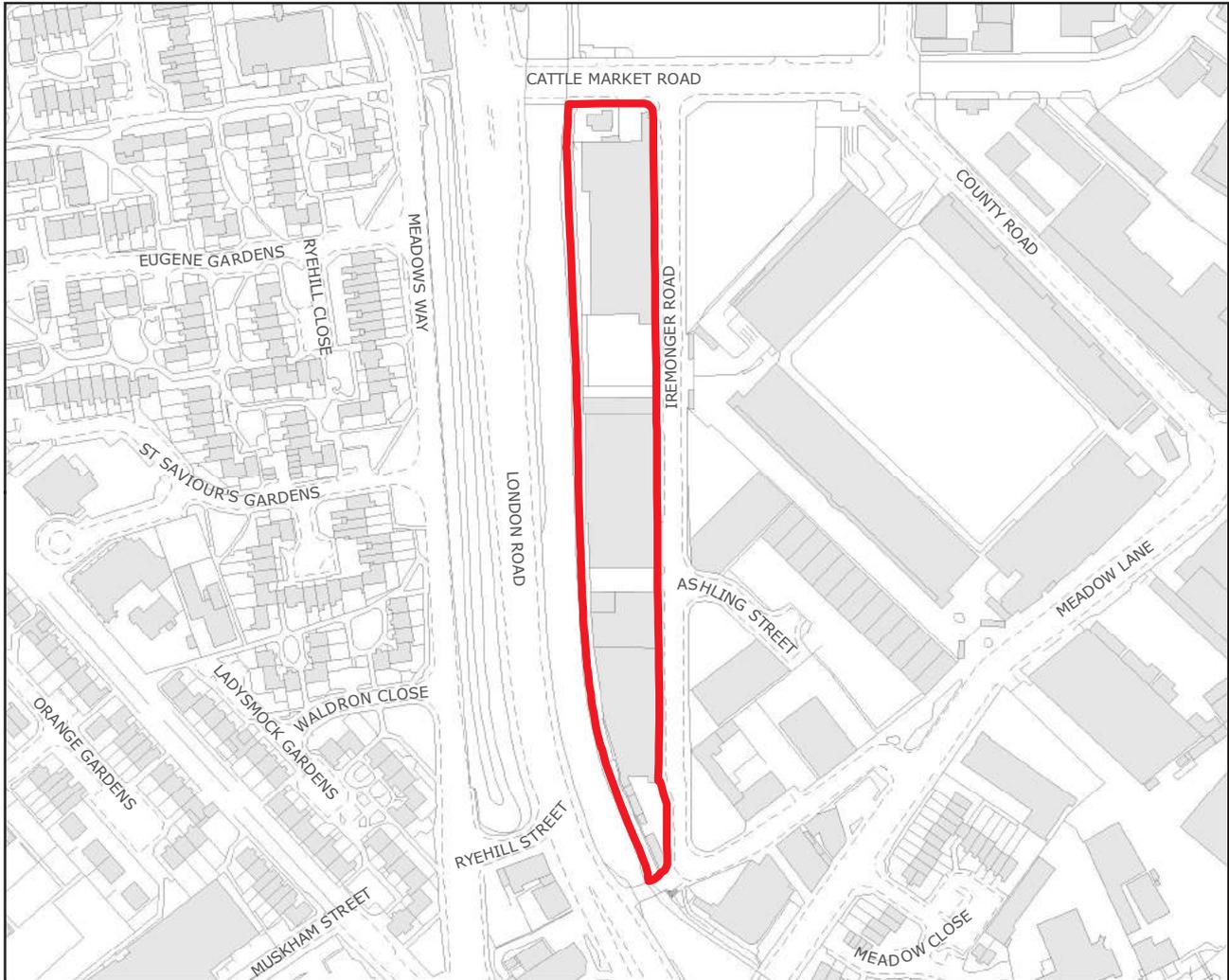
<p><b>Site Area (ha):</b> 1.2</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> London Road</p> <p><b>Current use:</b> Depot</p>	<p><b>Proposed use:</b> Offices/high tech, light industry/research &amp; development, warehouse (B1, B8), non-residential institution (D1), sports facility, assembly &amp; leisure (D2). Whilst these are the primary uses, there may be scope for elements of residential subject to detailed layout/design.</p> <p><b>Development principles:</b> Design should respond to and exploit opportunities provided by the canal frontage and address the location of the site close to the Eastcroft Energy from Waste (EfW) plant. A mix of uses are acceptable here and there may be potential for energy related uses which are complementary to the existing EfW plant but which provide a buffer to industrial uses. Where possible new walking and cycling routes should be provided through the site. The Tinkers Leen culvert runs through the north east corner of the site, the alignment of this should be established and if possible opened up to provide a green corridor. Opportunities for low carbon energy via the District Heating System should be explored. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Site specific Flood Risk Assessment required. Site is within an AQMA and in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development and proposals should aim to improve or ensure no further deterioration in air quality. 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 a Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to proposals for planned highway improvements near to the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site.</p>
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0 5 10 20 Meters

## PA79 Waterside - Iremonger Road



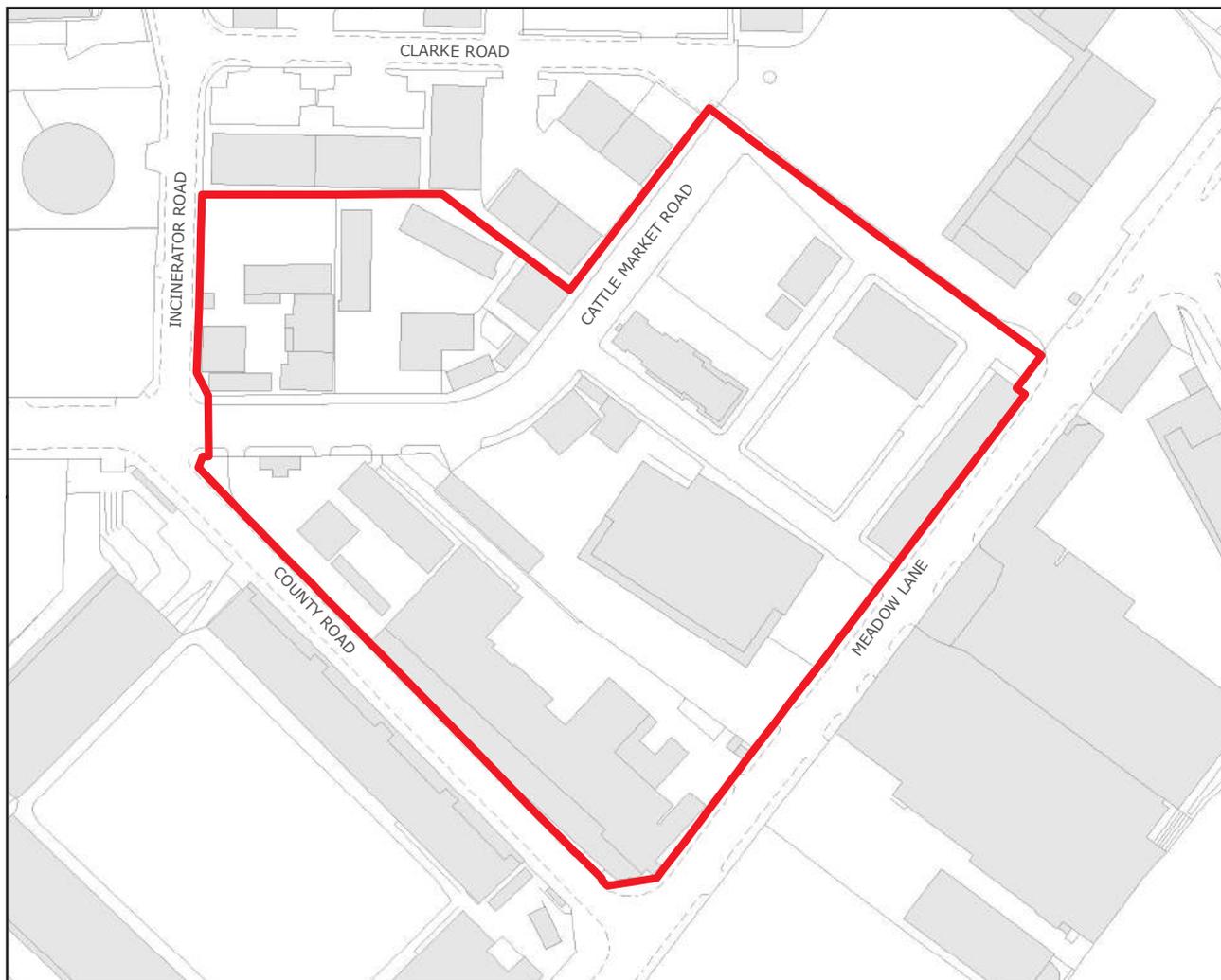
<p><b>Site Area (ha):</b> 0.94</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Iremonger Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Offices/high technology, light industry/research &amp; development (B1), residential (C3), student accommodation (Sui Generis).</p> <p><b>Development principles:</b> Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. Opportunities for low carbon energy via the District Heating System should be explored. Site is close to an AQMA and in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development and proposals should aim to improve or ensure no further deterioration in air quality. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment which also considers the Nottingham Canal. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The western most part of the site is within an archaeological constraints area which will require early consideration in the development process. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to the Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the northern boundary of the site.</p>
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## PA80 Waterside - Cattle Market



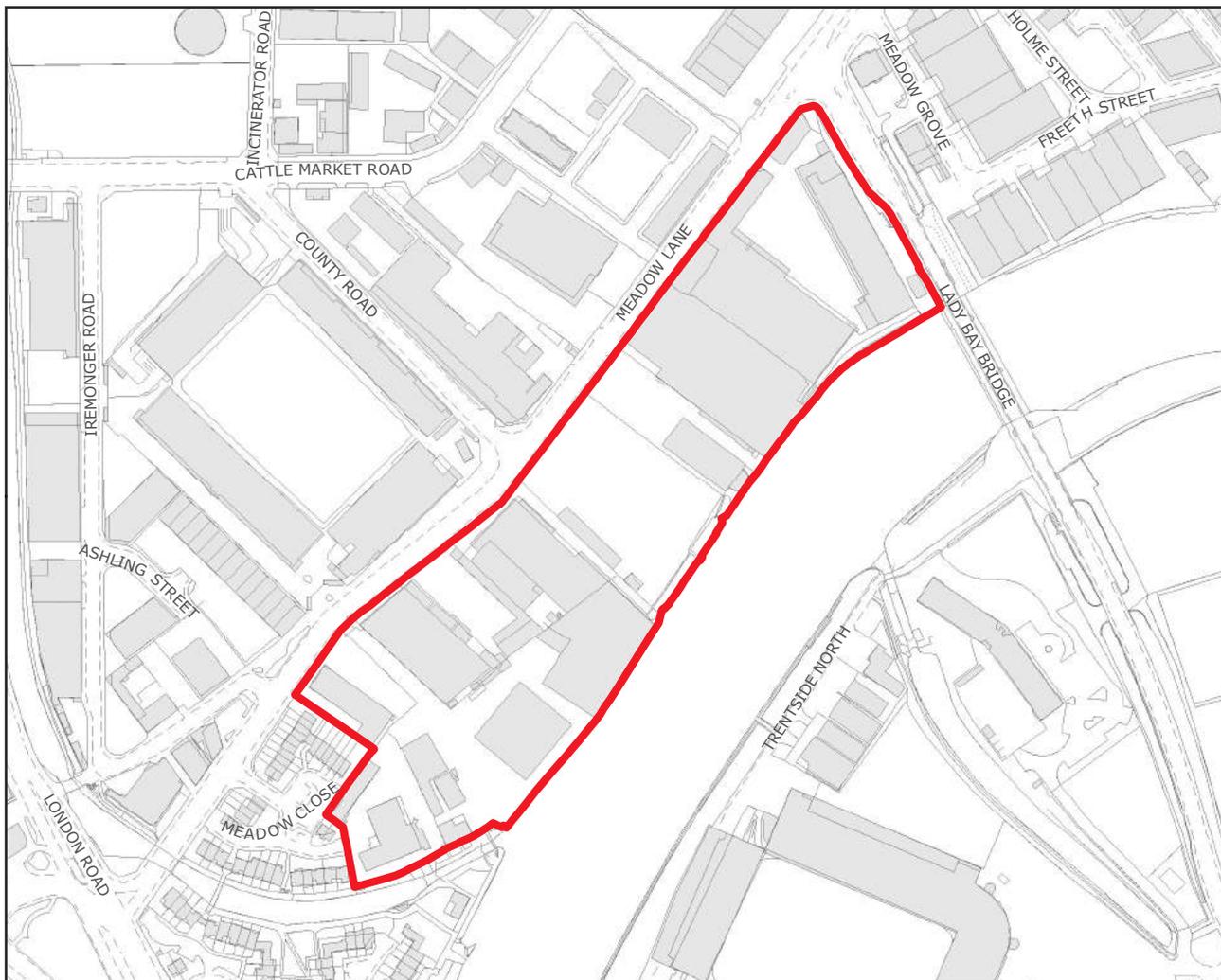
<p><b>Site Area (ha):</b> 3.43</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Meadow Lane</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Offices/light industry/research &amp; development (B1), residential (C3), hotel (C1), non-residential institution (D1), assembly &amp; leisure (D2).</p> <p><b>Development principles:</b> High quality design required that takes account of the need to preserve the significance of Listed Buildings and structures. Development should support the delivery of enhanced east west linkages across the Waterside Area. Highway access into and through the site requires careful consideration and discussion with the City Council. There is potential for delivery of highway rationalisation and proposals should have regard to Cattle Market Road Highway Planning Line (TR2.17) running through the centre of the site and to the south on County Road. An indicative route for a future NET line is safeguarded to the south east of the site. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk which should consider the River Trent and culverted Tinkers Leen and overtopping/breach of current defences. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Opportunities for low carbon energy via the District Heating System should be explored. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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0 15 30 60 Meters

## PA81 Waterside - Meadow Lane



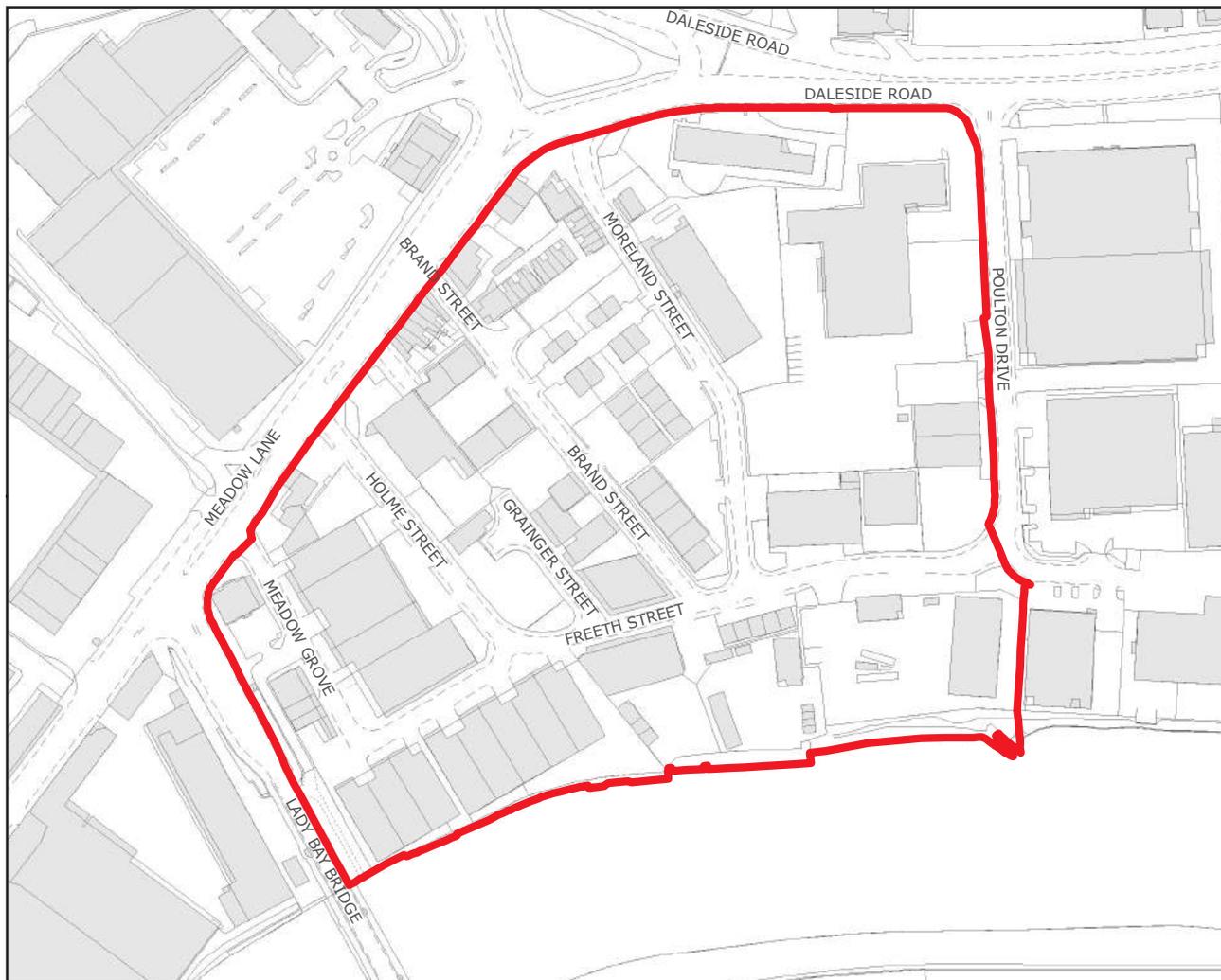
<p><b>Site Area (ha):</b> 4.99</p> <p><b>Ward:</b> Bridge</p> <p><b>Address:</b> Meadow Lane</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b> Primarily residential (C3) with other uses - offices/high technology, light industry/research &amp; development (B1), hotel (C1), non-residential institution (D1), assembly &amp; leisure (D2). Auxiliary uses could include small scale retail (A1), financial services (A2), food &amp; drink (A3) delivered as an integral part of a mixed use scheme.</p> <p><b>Development principles:</b> Potential for transformational development to create a new riverside community. Development should be primarily residential to maximise the waterfront location. Design should exploit riverside position and provide a continuous cycle and pedestrian path along the River Trent. Existing bank-side habitats to be retained and accessible riverside green corridor created providing wildlife and community value. Site is close to an AQMA and in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height of development and proposals should aim to improve or ensure no further deterioration in air quality. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. No development to take place above culverted Tinkers Leen that runs through the site. 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 - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Cattle Market Road Highway Planning Line (TR2.17) to the northern boundary of the site.</p>
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0 25 50 100 Meters

## PA82 Waterside - Freeth Street



<p><b>Site Area (ha):</b> 8.45</p> <p><b>Ward:</b> Dales</p> <p><b>Address:</b> Meadow Lane</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3), office (B1) and small scale convenience retail (A1), restaurant/café (A3) and non-residential institution (D1).</p> <p><b>Development principles:</b> Potential for transformational development to create a new riverside mixed use community. The residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses towards Daleside Road. Design and layout to exploit riverside frontage with continuous cycle and pedestrian path along the River Trent - an 8m easement may be required adjacent to the Trent and this may provide opportunities for creation of the path. Existing bank-side habitats to be retained and an accessible riverside green corridor created that provides wildlife and community value. Due to proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Within Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored. Development should have regard to NET safeguarding, Southern Growth Corridor Highway Route Improvement Safeguarding (TR2.2) and Cattle Market Road Highway Planning Line (TR2.17) to the north and north eastern boundary of the site.</p>
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0 20 40 80 Meters

## PA83 Waterside - Daleside Road, Trent Lane Basin



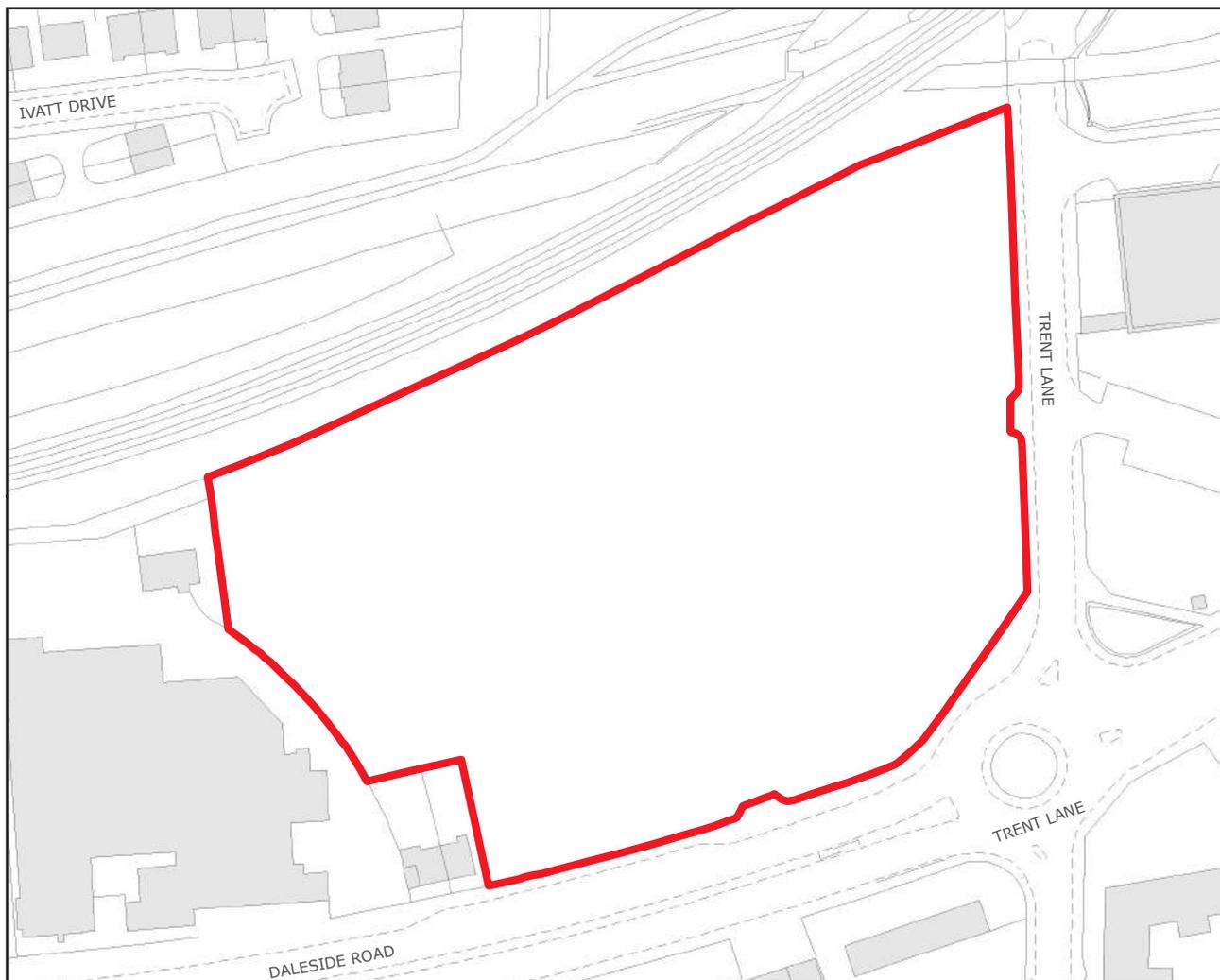
<p><b>Site Area (ha):</b> 9.01</p> <p><b>Ward:</b> Dales</p> <p><b>Address:</b> Daleside Road</p> <p><b>Current use:</b> Employment</p>	<p><b>Proposed use:</b> Residential (C3) and employment (B1).</p> <p><b>Development principles:</b> Potential for transformational development to create a new riverside community. Potential for custom build plots on site. Design and layout to exploit riverside frontage with continuous cycle and pedestrian path along the River Trent - an 8m easement may be required adjacent to the Trent and this may provide opportunities for creation of the path. Existing bank-side habitats to be retained and an accessible riverside green corridor created to provide wildlife and community value. Due to proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station air dispersion modelling may be required depending on development scale. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within a Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Development should have regard to NET safeguarding and Southern Growth Corridor Highway Improvement Route safeguarding (TR2.2) to the north of the site.</p>
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0 25 50 100 Meters

## PA84 Waterside - Daleside Road, Eastpoint



<p><b>Site Area (ha):</b> 1.79</p> <p><b>Ward:</b> Dales</p> <p><b>Address:</b> Daleside Road</p> <p><b>Current use:</b> Cleared land</p>	<p><b>Proposed use:</b> Retail (A1) and restaurant/café uses (A3).</p> <p><b>Development principles:</b> Development should make provision for improved crossing facilities on Daleside Road. Active frontages should be provided to Daleside Road. Opportunities for improvements to Sneinton Railway Lands LWS to the north of the site through additional landscaping - this should be protected from any adverse impacts of development. Due to proximity to the Eastcroft Energy from Waste Facility dispersion modelling may be required depending on scale of development. 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 Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Site close to Southern Growth Corridor (T2.2) Highway Route Improvement Safeguarding and NET Safeguarding to south of site boundary.</p>
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0 10 20 40 Meters

## PA85 Waterside - Trent Lane, Park Yacht Club



<p><b>Site Area (ha):</b> 2.47</p> <p><b>Ward:</b> Dales</p> <p><b>Address:</b> Trent Lane</p> <p><b>Current use:</b> Yacht club, employment</p>	<p><b>Proposed use:</b> Residential (C3) and employment (B1/B2).</p> <p><b>Development principles:</b> The residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses towards Little Tennis Street. A continuous riverside cycle and walking path should be provided with opportunities to improve Riverside as a green corridor. An 8m easement may be required adjacent to the River Trent and this provides an opportunity for creation of the Riverside path. Due to site's proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/height of development. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. 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 Mineral Safeguarding Area - prior notification required but not considered a barrier to development. Potential for low carbon energy via the District Heating System should be explored.</p>
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0 12.5 25 50 Meters

# **glossary**

## Glossary

**Adoption** – The formal approval by a Council of the final version of a Development Plan Document once the Inspector has found it sound.

**Affordable Housing** – Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the Local Authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as ‘low cost market’ housing, may not be considered as affordable housing for planning purposes.

**Archaeological Constraints Area** – Areas within which development could potentially detrimentally harm archaeological remains.

**Assets of Community Value** – land or property of importance to a local community which is subject to additional protection from development including change of use. Voluntary and community organisations can nominate an asset to be included on the Local Authority’s register of assets of community value.

**Article 4 direction** – A direction which withdraws automatic planning permission granted by the General Permitted Development Order.

**Authority Monitoring Report (AMR)** – Part of the Local Plan. A report assessing progress with, and the effectiveness of, the Local Plan.

**Biodiversity** – The range of life forms which constitute the living world, from microscopic organisms to the largest tree or animal, and the habitat and ecosystem in which they live.

**Biodiversity Offsetting** – Biodiversity Offsetting is a process by which conservation activities designated to deliver biodiversity benefits in compensation for losses are delivered. Using the Biodiversity Offsetting approach means that a developer employs a standardised formula to calculate the number of ‘biodiversity units’ to be lost as a result of development, based on the habitat(s) affected, the condition and the extent. The developer then provides an offset (whether themselves or through payment to a third party offset provider) to deliver an equivalent number of biodiversity units on land elsewhere.

**BREEAM (Building Research Establishment Environmental Assessment Method)** - An Environmental Assessment Method used to assess the environmental performance of both new and existing buildings. It is regarded by the UK’s construction and property sectors as the measure of best practice in environmental design and management.

**Brownfield Land** – A general term used to describe land which has been previously developed or built upon. (See Previously Developed Land).

**Broxtowe, Gedling, Nottingham and Rushcliffe Retail Study (2015)** - A Local Authority commissioned study undertaken by Carter Jonas to advise on the need for new retail development in the area.

**Building Regulations** – Building Regulations ensure the health and safety of all people in and around buildings by providing functional requirements for building design and construction, as well as promoting energy efficiency in buildings.

**Business Improvement District (BID)** – A defined area within which businesses pay an additional tax or fee in order to fund improvements within the district’s boundaries.

**Call for Sites** – An opportunity provided for individuals and organisations to suggest land or buildings for development or change to alternative uses.

**Carbon Compliance** – the overall onsite contribution to zero carbon.

**Category 1 Dwellings** – Dwellings built to meet the basic technical requirements for visitable dwellings as set out in the Building Regulations (as amended 2015).

**Category 2 Dwellings** – Dwellings which are built to be accessible and adaptable and which meet the technical requirements set out in the Building Regulations (as amended 2015).

**Category 3 Dwellings** – dwellings which are built to be wheelchair accessible and which meet the technical requirement’s set out in the Building Regulations (as amended 2015).

**Clear Zones** – A zone designed to limit access by traffic, to improve pedestrian access, and the quality of the environment.

**Centres** - Area defined on the policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to City Centres, Town Centres, District Centres and Local Centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres on the policies map, existing out-of-centre developments, comprising or including main town centre uses, do not constitute centres.

**Centres of Neighbourhood Importance (CONI)** – These typically consist of a parade of shops which serve a local community, and may include a small supermarket.

**City Centre** – This is the highest level of centre identified in development plans. In terms of hierarchies, it will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions. For Nottingham this equates to Nottingham City Centre as on the Policies Map.

**Climate Change** – Long term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. It is often regarded as a result of human activity and fossil fuel consumption.

**Code for Sustainable Homes** – Former National standard for the sustainable design and construction of new homes. The Code has now been replaced by the National Housing Standards.

**Community Facilities** – These facilities include schools and nurseries, post offices, local shops in rural areas, public houses (especially in rural areas), places of worship, religious instruction and church halls, health centres, GP practices, community pharmacies, dentists, community centres or halls, libraries, leisure centres and emergency services.

**Community Infrastructure Levy (CIL)** – A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

**Compulsory Purchase Order (CPO)** – Compulsory purchase powers enable acquiring authorities to compulsorily purchase land to carry out a function which is in the public interest. Anyone who has land acquired is generally entitled to compensation

**Conservation Area** – Areas designated by Local Planning Authorities under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act, 1990. The areas are regarded as being an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance.

**Core City** – Eight Core Cities (including Nottingham) defined by Government as the key regional Cities, driving the economic growth of their regions.

**Core Strategy** – The key Development Plan Document, setting out the long term spatial vision for the area, the spatial objectives and strategic policies to deliver that vision. As such, it implements the spatial aspects of the Sustainable Community Strategy.

**Custom Build Housing** - Custom build housing, including self build, is housing commissioned and built by individuals or groups of individuals for their own use, either by building the home on their own or working with builders.

**D2N2** – see Local Enterprise Partnership.

**Demand Management** – Encouraging people to travel less and use sustainable means of travel where possible when they do need to make journeys, sometimes known as ‘Smarter Choices’. Uses techniques for influencing people’s travel behaviour towards more sustainable options such as encouraging school, workplace and individualised or personal travel planning. Also aims to improve public transport and marketing services such as travel awareness campaigns, setting up websites for car share schemes, supporting car clubs and encouraging teleworking.

**Department for Communities and Local Government (DCLG)** – The Government Department responsible for planning and local government.

**Department for Transport (DfT)** – The Government department responsible for the English transport network and a limited number of transport matters in Scotland, Wales and Northern Ireland which are not devolved.

**Development Management** – Development Management describes the range of activities and interactions that together transform the ‘control of development and the use of land’ into a more positive and proactive process.

**Development Plan** – This includes adopted Local Plans and Neighbourhood Plans, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Development Plan Document (DPD)** – A spatial planning document which is part of the Local Plan, subject to extensive consultation and independent examination.

**District Centres** – These will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.

**District Heating** – a system for distributing heat generated in a central location for residential and commercial heating requirements, such as space heating and water heating.

**Edge of Centre** – As defined within the NPPF - For retail purposes, a location that is well connected and up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

**Employer Hub** – Created to provide a recruitment and skills service, it responds to employer workforce needs by combining the resources and expertise of local and regional agencies to deliver a job ready workforce.

**Employment Land / Use / Development** – Encompasses B1, B2 and B8 Use classes, (B1 Business, B2 General industrial Use, B8 Storage or distribution), together with ‘sui generis’ uses of a similar nature which are suitably located on employment sites. Examples of sui generis uses which may be appropriate include sorting offices, waste management development etc. The nature of the site, whether office or industrial and warehouse orientated, will determine the appropriateness of the particular sui generis use.

**Enterprise Zone** – Areas of high growth potential where simpler planning and discounted business rates can be used to boost the local economy. Within Nottingham, the Boots Campus, Abbey Street/Leen Gate, and Nottingham Science Park have been designated as an Enterprise Zone.

**Equality Duty** – A single public sector Equality Duty requiring public bodies to consider equality when making decisions and delivering services. The Duty came into force on 5 April 2011, replacing the former Disability Equality Duty.

**Equality Impact Assessment (EqIA)** – An EqIA is an analysis mechanism of a policy, service or function. It is a useful tool to enable the assessment of the implications of decisions on the whole community.

**ExtraCare Housing Schemes** – Housing and care homes for older people, managed or developed by The ExtraCare Charitable Trust in the UK.

**Family housing** – For the purposes of this document, family housing is defined as being of no more than three storeys, with three or more bedrooms (two at least of which are capable of double occupancy) and have private enclosed gardens. Larger family housing will have four or more bedrooms in addition to the characteristics previously described.

**Flood Plains** – Generally low lying areas adjacent to a watercourse, where water flows in times of flood or would flow but for the presence of flood defences.

**Full Time Equivalent (FTE)** – the principle unit for calculating the number of employment opportunities based on an individual working 40 hours per week for 44 weeks per year.

**Greater Nottingham Aligned Core Strategy** – The key Development Plan Document for Greater Nottingham, setting out the long term spatial vision for the area.

**Greater Nottingham Retail Study (2008)** – A Local Authority commissioned study undertaken by DTZ Planning to advise on the need for new retail development in the Greater Nottingham sub-region.

**Green Belt** – An area of land around a City having five distinct purposes:

- i. to check the unrestricted sprawl of large built up areas;
- ii. to prevent neighbouring towns merging into one another;
- iii. to assist in safeguarding the countryside from encroachment;
- iv. to preserve the setting and special character of historic towns; and
- v. to assist in urban regeneration by encouraging the recycling of derelict and other urban land.

(As set out in the National Planning Policy Framework.)

**Green Infrastructure** – A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Gross Value Added** – A measure in economics of the value of goods and services produced in an area.

**Houses in Multiple Occupation** – Use Class C4 and larger ‘sui generis’ residential units with 7 or more occupiers sharing basic amenities where no care is provided.

**Housing Market Area (HMA)** – The area covered by the Aligned Core Strategy. The area includes the whole council areas of Broxtowe, Erewash, Gedling, Nottingham City and Rushcliffe, together with the Hucknall part of Ashfield.

**Integrated Employer Engagement Service** – one point of contact for employers to encourage and support employers to take on apprentices and offer ongoing support to the employer for a period of three months. This service also undertakes market analysis of the local labour market to advertise services to local employers and develop a coherent package of support focusing on their recruitment needs.

**Heritage Asset** – A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic Parks and Gardens** – Designated Parks and gardens considered to have features and qualities worthy of legal safeguarding under the 1983 National heritage Act.

**Home Builders federation (HBF)** – A federation representing the national and regional member interests of house builders in England and Wales.

**House in Multiple Occupation (HMO)** – Use Class C4 and larger ‘sui generis’ residential units with 7 or more occupiers sharing basic amenities.

**Impact Assessment** – an assessment required as part of planning applications for main town centre uses for development that is not in accordance with the development plan.

**Infrastructure** – Term describing the basic structure of systems and services such as utilities (gas, electricity, water) drainage, flood defences, transportation, roads, healthcare, education and other community facilities.

**Infrastructure Delivery Plan** – As part of the work on the emerging Local Plan an Infrastructure Delivery Plan is being produced.

**Issues and Options** – An informal early stage of Development Plan Document preparation, aimed at engaging the public and stakeholders in formulating the main issues that the DPD should address, and the options available to deal with those issues.

**Land Classification Survey** – Undertaken in accordance with the Agricultural Land Classification (England and Wales) guidelines and criteria for grading the quality of agricultural land by experienced soil survey consultants.

**Lifetime Homes** – Former national standard related to flexible, adaptable and accessible homes now replaced by the National Housing Standard.

**Listed Building** – A building of special architectural or historic interest. Listed buildings are graded I, II\* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). English Heritage is responsible for designating buildings for listing in England.

**Local Green Space** - Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities.

**Low Carbon** - see Renewable and Local Carbon Energy.

**Local Carbon Framework** – Nine pilot programmes across the country, (including within Nottingham), aimed at exploring ways to reduce carbon emissions. The programmes look at different approaches to tackling climate change by reducing carbon emissions from homes, businesses and transport.

**Local Centres** – These include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy.

**Local Development Document (LDD)** – A Document that forms part of the Local Plan and can be either a Development Plan Document or a Supplementary Planning Document. LDDs collectively deliver the spatial planning strategy for the local planning authority’s area.

**Local Development Scheme (LDS)** – The project plan, which sets out time scales for the preparation of planning documents to be prepared by local planning authorities.

**Local Enterprise Partnership (LEP)** – A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving conditions for economic growth in the area. D2N2 has been formed which covers the administrative geographical areas of Derby City, Derbyshire County Council, Nottingham City and Nottinghamshire County Council.

**Local Geological Site** – A site with a non-statutory designation that is of local importance for its geological interest. Sites showing special geological features and/ or representing the variation in the rock types within the County. Formerly known as Regionally Important Geological Sites (RIGS).

**Local Nature Reserve** – Sites with a statutory designation under Section 21 of the National Parks and Access to the Countryside Act 1949. Principal local authorities have the power to declare these sites with support from Natural England.

**Local Plan** – The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act. The Nottingham Local Plan (adopted November 2005) is the current Statutory Local Plan for the City of Nottingham and provides the basis for decisions related to land use planning.

**Local Transport Plan (LTP)** – A plan setting out the development of local, integrated transport and is supported by a programme of transport improvements. Used to bid for Government funding towards transport improvements.

**Local Wildlife Site** – A site with a non-statutory designation that is of local importance and value for nature conservation. The specific feature of interest for which the site is designated falls within certain threshold criteria agreed between a panel of local experts. Formerly known as Site of Importance for Nature Conservation (SINC).

**Localism Act (2011)** – An act of parliament seeking to shift power from the centralised state to local communities.

**Main town centre uses** – Defined in the NPPF as retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Manual for Streets** – Design guidance produced by the DfT for the development of residential and other lightly trafficked streets.

**Minerals of local and national importance** - Minerals which are necessary to meet society's needs, including aggregates, brickclay (especially Etruria Marl and fireclay), silica sand (including high grade silica sands), cement raw materials, gypsum, salt, fluorspar, shallow and deep-mined coal, oil and gas (including hydrocarbons), tungsten, kaolin, ball clay, potash and local minerals of importance to heritage assets and local distinctiveness.

**Minerals Safeguarding Area** - A designated area covering known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.

**Mixed Use** – Provision of a mix of complementary uses such as residential, community and leisure uses on a single site or within a particular area.

**National Housing Standards** – A range of mandatory and optional technical standards for house building which came into force on 1<sup>st</sup> October 2015 relating to space, energy performance, accessibility, water consumption and security. The standard replaces all other local standards (such as the Code for Sustainable Homes).

**National Planning Policy Framework (2012)** – The NPPF replaces all other national planning policy documents (PPG/PPS) and many circulars, streamlining them all into one document. It sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local and Neighbourhood Plans can be produced reflecting the needs and priorities of the local area.

**Nature Improvement Areas** - Inter-connected networks of wildlife habitats intended to re-establish thriving wildlife populations and help species respond to the challenges of climate change.

**Neighbourhood Development Orders** – An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which Parish Councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.

**Neighbourhoods Plans** – A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Nottingham and Nottinghamshire Waste Development Framework** – The joint strategy of Nottingham City and Nottinghamshire County Councils setting out the overall vision for future waste development and that will form the basis for planning decisions in relation to waste issues in the area.

**Nottingham Express Transit (NET)** – The light rail tram system for Greater Nottingham.

**Nottingham Regeneration Limited** – A public/private sector partnership established in 1998 to promote physical and economic regeneration in Nottingham.

**Nursing Homes** – homes providing for people who need nursing care, provided by qualified nurses that cannot be provided in the community and for people who do not need a hospital.

**Open Space Network** – The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, community gardens, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares, public spaces, public realm and other incidental spaces. Buildings that are an inherent part of the open space such as a pavilion are included. This ‘network’ of open spaces makes a major contribution to the visual character and image of Nottingham, provides for a range of recreation needs and is important for its landscape value and nature conservation interest. Some open spaces within the network, such as private sports grounds, institutional grounds and allotments do not have public access but still fulfil an important role in terms of providing resilience to flooding and climate change, enhancing biodiversity and contributing to the visual character of the City and therefore have been included in the network. Whilst private gardens make an important contribution to the network of green links across the City, these areas are not normally designated as part of the Open Space Network unless of particular importance, in which instance are included on the Policies Map. Likewise, smaller incidental spaces of less than 0.5 hectares are not shown on the accompanying Policies Map, unless of particular importance.

**Out of Centre** – A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**PEDL** - Petroleum Exploration and Development Licence.

**Placemaking** – Place making is both a concept and process which seeks to integrate good design, planning and management to secure high quality buildings and spaces which strengthen local identity and community wellbeing.

**Planning condition** – A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation** – A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Plan for Growth** – Document published by HM Treasury and the Department for Business, Innovation and Skills in March 2011 setting out the Government’s economic policy objective to achieve strong, sustainable and balanced growth that is more evenly shared across the country and between industries.

**Policies Map** – a document within the Local Plan which shows the spatial definition of the site allocations and includes policy areas designated by the Core Strategy and Development Control policies document (previously referred to as Proposal Map).

**Previously Developed Land (PDL)** – Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary Frontages** - Primary Frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods.

**Primary Shopping Area** - defined area where retail development is concentrated (generally comprising the Primary and those Secondary Frontages which are adjoining and closely related to the primary shopping frontage).

**Priority habitats and species** - Species and Habitats of Principle Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

**Regeneration Zone** – Area designated in the Land and Planning Policies Document characterised by an under use of land, generally poor environment and poor linkages. The City Centre Time and Place Plan and Part 2 Local Plan replaces City Centre regeneration zones with City Centre ‘quarters’.

**Registered Social Landlords (RSLs)** – Government funded not-for-profit organisations that provide affordable housing.

**Regional Spatial Strategies (RSS)** – Plans providing regional level planning frameworks for the regions of England outside London. The revocation of RSS’s was announced by the Government on 6 July 2010.

**Renewable and low carbon energy** - Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Residential Care Homes** – provides care for people who have been assessed as no longer being able to live independently as they are unable to be supported in the community.

**Retail Impact Assessments** – An assessment of the likely impacts of additional retail floor space upon the vitality and viability of existing town centres and designated shopping areas. These must also demonstrate the need for additional floorspace.

**Saved policies** – Policies that are retained as adopted policy until they are replaced by the adoption of new Development Plan Documents.

**Science City (Nottingham)** – A designation given by the Government in 2005 aimed at promoting Nottingham as a centre of scientific innovation and promoting the knowledge economy.

**Scheduled Monument** – Nationally important monuments, usually archaeological remains, which enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

**Secondary Frontages** - Secondary Frontages within the Primary Shopping Area that are not designated as Primary Frontages. These frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Section 106 (s106)** – of the Town and Country Planning Act 1990 allows a Local Planning Authority to enter into a legally binding agreement or planning obligation with a landowner in association with the grant of planning permission. This agreement is a way of addressing matters that are necessary to make a development acceptable in planning terms and are used to support the provision of services and infrastructure, such as highways, recreational facilities, education, health and affordable housing. Use of S106 agreements would be substantially replaced by the use of a Community Infrastructure Levy, if implemented (see definition above).

**Secured by Design** – A crime prevention scheme focussing on crime prevention at the design, layout and construction stages of homes and commercial premises, promoting the use of security standards for a wide range of applications and products.

**Sequential Approach** – A method for identifying suitable sites for town centre development, based upon their location.

**Sheltered Housing** – provides accommodation and support to older people whining a supportive and neighbourhood community.

**Site Waste Management Plans (SWMPs)** – SWMPs deal with site waste management and the needs to report the types of waste expected to be created by a construction project.

**Sites of Special Scientific Interest (SSSI's)** – Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**Small scale retail provision** - Retail development of no greater than 280 square metres of net retail floorspace.

**Smarter Choices – See 'Demand Management'**

**Southern Gateway Area** - The ‘Southern Gateway’ concept brings together a range of development opportunities within the Castle, Canal and Creative Quarters and part of the City’s retail core. It includes Broadmarsh, the Castle, Nottingham Station transport interchange, a number of established high quality office buildings and several allocated development sites that provide substantial investment opportunities.

**Spatial Planning** - Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.

**Standard Specification for Retail Assessment (SSRA)** – An assessment specification provided by Nottingham City to provide further guidance on how retail assessments are to be undertaken in Nottingham.

**Statutory Development Plan** – The Development Plan for an area which has been taken to statutory adoption.

**Strategic Economic Plan** - Document prepared by Local Enterprise Partnerships and submitted to the Government to secure investment in strategic priorities for economic growth.

**Strategic Environmental Assessment** - A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Strategic Flood Risk Assessment (SFRA)** – Used to determine the variation in flood risk within a given area at a strategic level.

**Strategic Housing Land Availability Assessment (SHLAA)** – Document with the role of identifying sites with potential for housing, assessing their housing potential and assessing when they are likely to be developed.

**Students** – Persons enrolled on a full time course of education for at least one academic year at an educational establishment providing further or higher education.

**Student Households** – Households which can claim student council tax exemption including those within halls of residence / purpose built accommodation.

**Supplementary Planning Document (SPD)** – Documents providing supplementary information in respect of the policies in the Development Plan Documents. They do not form part of the Development Plan.

**Sustainability Appraisal (SA)** – A mechanism for appraising policies to ensure they reflect sustainable development objectives. An SA considers environmental, social and economic effects of a plan and appraises them in relation to the aims of sustainable development.

**Sustainable Community Strategy (SCS)** – A joint plan agreed by the Local Strategic Partnerships covering a Local Authority area. The current SCS is the Nottingham Plan to 2020. The SCS co-ordinates the actions of local public, private, voluntary and community sectors with the aim of enhancing the economic, social and environmental wellbeing.

**Sustainable Development** – Development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.

**Sustainable Drainage Systems (SuDS)** – The system of control of surface water run off, designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

**Town Centre** (within retail hierarchy) – Area defined on the Local Authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to City Centres, Town Centres, District Centres and Local Centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres. For the plan, the term is applicable to the second level of centres within the retail hierarchy after Nottingham City Centre.

**Transport Statement** – A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.

**Travel Plan** – A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.

**Use Classes Order** – The national system of land use classification. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

**Viability (of a retail centre)** – A measure of a centre's commercial wellbeing.

**Vitality (of a retail centre)** – A measure of a centres activity and attractiveness.

**Workplace Parking Levy** – A council levy on parking spaces at places of work aimed at raising resources to fund more sustainable transport and behavioural change measures, notably the Nottingham Express Transit (tram). The levy was introduced within Nottingham City Council area in October 2011 with eligible employers being required to pay WPL charges from April 2012.

**Zero Carbon** - High standards of energy efficiency for the fabric of new buildings to reduce regulated emissions so when coupled with other carbon reduction measures, including the provision of renewable energy generation ideally on site (or off site) to reduce carbon emissions to zero. The definition excludes a requirement to mitigate emissions from energy-using equipment inside the home, such as televisions and washing machines collectively known as unregulated emissions.

# appendix one

## Parking Guidance

In accordance with the National Planning Policy Framework (NPPF) a flexible approach to providing parking will be achieved by assessing the parking requirements of development proposals against the parking guidance below, alongside Policy TR1 of the Local Plan, and Policy 14 of the Core Strategy.

These parking guidelines are part of an integrated approach to transport which aims to promote a high quality integrated transport network in which public transport users, pedestrians and cyclists will receive priority. This approach will be balanced against the need to maintain and enhance the economic wellbeing of the City as a competitive and attractive place to work and invest in, and the City Council's regeneration agenda.

Approved programmes of infrastructure investment and revenue support will be implemented, funded from a range of sources. In the City area, this will include the Workplace Parking Levy (<http://www.nottinghamcity.gov.uk/wpl>) with revenues invested in sustainable transport alternatives to the car. Separate funding sources will be used to deliver highway maintenance schemes, and pedestrian and cycle networks with associated improvements for community safety.

Applicants for development will be expected to demonstrate the adequacy of parking provision in schemes within Design & Access Statements or Transport Assessments/Statements, as appropriate. Throughout the Plan area, developers will be expected to contribute to off-site integrated transport measures that address the impact of traffic generated by their developments.

The parking levels set out below relate to specific uses in the Town and Country Planning Use Classes Order 1987 (as amended). Any development proposals within uses not listed below will be considered on their individual merits and against the criteria set out in Policy TR1. It is not proposed to cover all eventualities in relation to permitted development rights within the terms of the Use Classes and General Development Orders.

### Cycle Parking

These guidelines set out minimum parking provision for cycles and are in accordance with the Council's sustainable travel aims detailed in the Local Transport Plan 2011 – 2026. A higher level of cycle parking provision is encouraged wherever possible and appropriate.

In making provision for cycle parking, developers will be expected to provide covered, secure, and well lit facilities with convenient access to street level in close proximity to main entrances. Requirements for short stay (typically less than 2 hours) and long stay cycle parking may differ and this should be reflected within the overall provision and design. Typically, short stay parking may be accommodated using 'Sheffield' loop style stands. For long stay cycle parking such as residential or employee cycle parking requirements, and at park and ride facilities, consideration should be given to providing cycle parking within buildings, secure cycle compounds or lockers. Developers should consult with Nottingham City Council over the type and design of secure cycle parking as support may be available to incorporate new cycle parking into the Council's existing Citycard cycle hub scheme.

The location and design of cycle parking should avoid conflict with pedestrians, particularly the visually impaired, and should be protected from any nearby motor vehicle movements. Appropriate and clearly visible signage is required to direct cyclists to cycle parking facilities.

The Department for Transport (DfT) provides guidance on making provision for cyclists 'Cycle Infrastructure Design' Local Transport Note 2/08, which can be viewed on the DfT website: <https://www.gov.uk/government/publications/local-transport-notes>

## Car Parking

The following table provides guidance on the number of car parking spaces for new development ranging from a maximum level down to no spaces. Wherever appropriate, notwithstanding the particular needs of people with disabilities who may need to use vehicles, the City Council will minimise the number of spaces provided on site for new development within this range, particularly in locations like the City Centre and the Town Centres, which are highly accessible by public transport, cycling and walking.

Consideration will also be given to the potential impact of displaced parking caused by the development and impact on the local area. Additional off site measures may be required to reduce the potential negative impacts of displaced parking.

All major development proposals above the size thresholds set out in the table below, will be considered in the context of an integrated Transport Assessment which examines:

- a) the location of the proposal
- b) the likely modal split of journeys to and from the site; and
- c) measures to be undertaken to improve access to the site by public transport, walking and cycling measures to be undertaken to reduce the number and impacts of motorised journeys associated with the proposal.

## City Centre Car Parking

Within the City Centre (as defined on the accompanying Policies Map) innovative and flexible approaches to parking provision which contribute to the comprehensive regeneration of the area and fit within the Council's overall Transport Strategy will be encouraged.

## City Centre Pedestrian Streets

No car parking spaces will be permitted on pedestrianised streets in the City Centre.

## Parking Guidance

Use Class	Specific Land Use	Cycle Parking  Minimum spaces	Car Parking (Maximum spaces)		
			City Centre  (N.B. No car parking spaces on pedestrianised streets)	Outside City Centre  Major single use or Major mixed use development (thresholds specified)	Outside City Centre  Minor single/mixed use
A1	Food Retail	1 space per 125m <sup>2</sup> gross floorspace.	1 space per 25m <sup>2</sup> gross floorspace.	1 space per 14 m <sup>2</sup>  Applies above 1,000m <sup>2</sup> gross floorspace.	Discuss with Planning/ Highway Authority
	Non-Food Retail	1 space per 125m <sup>2</sup> gross floorspace.	1 space per 25m <sup>2</sup> of gross floorspace	1 space per 20 m <sup>2</sup>  Applies above 1,000m <sup>2</sup> gross floorspace.	Discuss with Planning/ Highway Authority
A2	Financial and Professional Services	1 space per 125m <sup>2</sup> gross floorspace.	1 space per 25m <sup>2</sup> of gross floorspace	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
A3	Restaurants and Cafés	1 space per 10 staff, 1 space per 20 seats for customers	1 space per 25m <sup>2</sup> of gross floorspace	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
A4	Drinking Establishments	1 space per 100m <sup>2</sup> gross floorspace.	1 space per 25m <sup>2</sup> of gross floorspace	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
A5	Hot Food Takeaways	1 space per 50m <sup>2</sup> gross floorspace.	1 space per 25m <sup>2</sup> of gross floorspace	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority

Use	Specific Land Use	Cycle Parking  Minimum spaces	Car Parking (Maximum spaces)		
			City Centre  (N.B. No car parking spaces on pedestrianised streets)	Outside City Centre  Major single use or Major mixed use development (thresholds specified)	Outside City Centre  Minor single/mixed use
B1	Office	1 space per 120m <sup>2</sup> gross floorspace.	1 space per 100m <sup>2</sup> of gross floorspace	1 space per 40m <sup>2</sup>  Applies above 2,500m <sup>2</sup> gross floorspace.	1 space per 40m <sup>2</sup> gross floorspace
	Light Industrial	1 space per 120m <sup>2</sup> gross floorspace.	1 space per 215m <sup>2</sup> of gross floorspace	1 space per 85m <sup>2</sup>  Applies above 2,500m <sup>2</sup> gross floorspace.	1 space per 85m <sup>2</sup> gross floorspace
B2	General Industrial	1 space per 250m <sup>2</sup> gross floorspace.	1 space per 215m <sup>2</sup> of gross floorspace	Applies above 2,500m <sup>2</sup> gross floorspace.  1 space per 85m <sup>2</sup>	1 space per 85m <sup>2</sup> gross floorspace
B8	Storage and Distribution, Transport Depots, Cash and Carry direct sales to traders	1 space per 250m <sup>2</sup> gross floorspace.	1 space per 450m <sup>2</sup> of gross floorspace	Discuss with Planning/ Highway Authority	1 space per 215m <sup>2</sup> gross floorspace
C1	Hotels	1 space per 10 bedrooms	1 space per bedroom (if a hotel provides conference facilities, the number of car parking spaces required must be assessed separately)	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority

Use	Specific Land Use	Cycle Parking Minimum spaces	Car Parking (Maximum Spaces)		
			City Centre  (N.B. No car parking spaces on pedestrianised streets)	Outside City Centre  Major single use or Major mixed use development (thresholds specified)	Outside City Centre  Minor Single/mixed use
C2	Residential Institutions - Residential Care Homes/Nursing Homes	1 space per 20 beds	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
	Purpose built student accommodation	1 space for every 4 beds  1 space per 5 beds for visitors	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
C3	Dwelling Houses/ Apartments	1 storage or parking space per dwelling	1 space per dwelling	Discuss with Planning/ Highway Authority	1.5 spaces per dwelling over whole development
C4	Houses in Multiple Occupation	1 space per bedroom and 1 space per 5 bedrooms for visitors	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority

Use	Specific Land Use	Cycle Parking Minimum spaces	Car Parking (Maximum Spaces)		
			City Centre  (N.B. No car parking spaces on pedestrianised streets)	Outside City Centre  Major single use or Major mixed use development (thresholds specified)	Outside City Centre  Minor Single/mixed use
D1	Crèches and Day Nurseries	1 space per 10 staff	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	1 space per 8 children.
	Museums/ Libraries/ Art Galleries	1 space per 10 staff 1 space per 5 staff for visitors	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
	Doctors surgeries, Health centres, Opticians, Detists, walk-in centres	1 space per consulting room for visitors 1 space per 10 staff	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
	Places of worship	1 space per 10 visitors	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
	Primary Schools	1 space per 10 staff	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
	Secondary schools	1 space per 5 students. 1 space for every 10 members of staff	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority

Use	Specific Land Use	Cycle Parking Minimum spaces	Car Parking (Maximum Spaces)		
			City Centre  (N.B. No car parking spaces on pedestrianised streets)	Outside City Centre  Major single use or Major mixed use development (thresholds specified)	Outside City Centre  Minor Single/mixed use
D1	Higher and Further Education	1 space per 5 students. 1 space for every 10 members of staff	Discuss with Planning/ Highway Authority	1 space per 2 staff + 1 space per 15 students  Applies above 2,500m <sup>2</sup> gross floorspace	Discuss with Planning/ Highway Authority
D2	Cinemas, Theatres, Bingo Halls	1 space per 10 staff 1 space per 30 seats for customers	Discuss with Planning/ Highway Authority	1 space per 5 seats  Applies above 1,000m <sup>2</sup>	Discuss with Planning/ Highway Authority
	Leisure Centres/Sports Facilities/ Dance Halls/Skating Rinks	1 space per 10 staff 1 space per 20 peak period customers	Discuss with Planning/ Highway Authority	1 space per 22m <sup>2</sup>  Applies above 1,000m <sup>2</sup> gross floorspace	Discuss with Planning/ Highway Authority
	Stadia	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	1 space per 15 seats  Applies above 1,500 seats	Discuss with Planning/ Highway Authority
Suis Gen.	Nightclubs	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority	1 space per 22 m <sup>2</sup>  Applies above 1,000m <sup>2</sup> gross floorspace	Discuss with Planning/ Highway Authority

Local Authority Contacts:

Highways: [Traffic.management@nottinghamcity.gov.uk](mailto:Traffic.management@nottinghamcity.gov.uk)

Planning: [development.management@nottinghamcity.gov.uk](mailto:development.management@nottinghamcity.gov.uk)

**Parking facilities for people with disabilities**

The Council will require, wherever possible, that developments will be fully accessible to cater for all sections of the community. An appropriate level of parking facilities for people with disabilities should be provided in addition to maximum car parking guidelines and should be designed and provided in accordance with the appropriate Government guidance. As a starting point the following minimum standards will apply:-

<b>Employment generating development</b>	
Up to 200 space car park	Individual spaces for each disabled employee plus 2 spaces or 5% of total capacity, whichever is greater
More than 200 space car park	6 spaces plus 2% of total capacity
<b>Shops/premises to which the public have access/recreation</b>	
Up to 200 space car park	3 spaces or 6% of total capacity, whichever is greater
More than 200 space car park	4 spaces plus 4% of total capacity

Parking spaces for people with disabilities should be located within easy reach of the main and most accessible entrances and be suitably designed in accordance with the latest British Standards and best practice guides.

Developers should consider the need to provide parking facilities for disability motor scooters where appropriate e.g. healthcare facilities, community centres.

**Operational Parking / Servicing**

In addition to these maximum car parking levels, provision will also need to be made on site for lorries or other large vehicles to load / unload and manoeuvre (except in the case of pedestrian streets where rear access is not available). At education establishments, provision for coaches to park and manoeuvre will be required, and at hospitals, health centres and other public facilities where elderly and / or disabled people will be dropped off and picked up, parking and manoeuvring facilities for ambulances and minibuses will be necessary.

### Powered Two Wheelers (P2W)

Significant savings in the number of spaces will be possible if separate provision is made for motorcycles as, clearly, single motorcycles waiting in car spaces is not an efficient use of space. Maximum motorcycle parking will be 5% of the maximum car parking level, and below these levels, 5% pro rata.

Parking spaces for motorcycles should be provided on flat surfaces and be overlooked by public or staff. The facilities should provide secure anchorage points or railings, ideally 0.6m from ground level and be undercover and in well lit areas for long stay facilities (more than 2 hours). The location and design of motorcycle parking should avoid conflict with pedestrians, particularly the visually impaired

### Parking Design & Layout

Guidance on parking design and layout can be viewed at the following websites:-

#### **The 6C's Design Guide**

<http://www.leics.gov.uk/6csdg.htm>

#### **Manual for Streets**

<https://www.gov.uk/government/publications/manual-for-streets>

#### **Sustrans Cycle Parking Guidance**

<http://www.sustrans.org.uk/our-services/infrastructure/route-design-resources/features-and-furniture/cycle-parking>

### Car Clubs

The City Council is supportive of Car Clubs that reduce single occupancy vehicle dependency and the need to provide high levels of car parking. Where deemed appropriate by Nottingham City Council, developers and applicants will be encouraged to provide parking space/s for Car Club operators.

#### **Note:-**

Change of use and permitted development: Wherever possible changes of use will be subject to the same maximum levels as for new development. Reduced numbers of spaces will be sought where the proposed use is demonstrably less traffic intensive than the earlier approved use, or where the development relates to the reuse of a building recognised as being of architectural or historic interest. In exceptional circumstances, conditions may be imposed affecting permitted development rights. Restrictions will be considered where an otherwise permitted change of use could cause a material deterioration in local traffic conditions.

# appendix two

**Schedule of Proposed Transport Network Schemes and  
Status forming part of Policy TR2**

## Highway Schemes

### TR2.1 Connecting Eastside Phase 2

This transport infrastructure and associated access and public realm package to serve the Creative Quarter forms part of the wider City Centre transport strategy to help deliver the City's key Economic Growth Plan objectives. The required infrastructure to complete the Connecting Eastside traffic reprioritisation scheme includes the following elements:

- Completion of a two way through-traffic route on Lower Parliament Street between Southwell Rd and London Rd;
- Bellar Gate/Belward Street/Cranbrook Street bus loop and local access improvements;
- Pedestrian priority improvements.

These improvements will greatly improve access to the whole Creative Quarter area and allow a more logical route for through traffic to be introduced separated from local access movements. In particular an extended bus loop will allow services that currently terminate in the north of the City to be re-routed via the Creative Quarter and redeveloped Broadmarsh area.

**Status/Delivery Timescales:** The scheme is included in the Council's Capital Programme (Medium Term Financial Plan 2014/15) for delivery 2015/16 to 2016/17.

### TR2.2 Southern Growth Corridor

The Southern Growth Corridor runs from Daleside Road (east of Nottingham City Centre) through to Beeston (in the west) connecting with Racecourse Park and Ride site, the Creative Quarter (City Centre), the Waterside and Southern Gateway regeneration areas, Queens Drive Park and Ride and the Nottingham Enterprise Zone (Boots site), potentially extending through to Beeston.

The scheme comprises a package of major bus priority and other integrated transport measures running east-west to create a high quality, frequent cross-city bus corridor linking key regeneration areas, areas of housing, employment and commercial development. Proposed improvements include road widening, junction remodelling and Intelligent Transport Systems measures to benefit efficient bus movements.

**Status/Delivery Timescales:** The scheme is included in the D2N2 Local Transport Board Infrastructure Programme for delivery 2016/17 to 2017/18 subject to business case approval.

### TR2.3 Ring Road Major Phase 2

Phase 1 of the Ring Road Major Scheme is programmed for completion late 2015/16. Improvement works proposed through Phase 2 will include Basford Bridge widening, capacity improvements between Western Boulevard Slip Road and Nottingham Road and upgrading of Edwards Lane

roundabout completing the Ring Road accessibility corridor which serves major local employers including the Queens Medical Centre and City Hospital and also provides linkages to the Strategic Route Network.

**Status/Delivery Timescales:** The scheme is included in the D2N2 Local Transport Board Infrastructure Programme for delivery beyond 2018/19 subject to business case approval.

#### **TR2.4 Turning Point South (incorporating the Southern Relief Route Upgrade and Carrington Street)**

A package of transport measures is being identified to complement the Broadmarsh Centre redevelopment proposals and provide a step-change in public realm quality, transforming the Broadmarsh area.

Key elements of the scheme might include:

- Enhanced pedestrian facilities on Collin Street;
- Alterations to the Maid Marian Way alignment around the current car park to provide an improved alternative route between Maid Marian Way and the Southern Relief route for through traffic including an all movements junction with Canal Street;
- Some access restrictions on Canal Street between Maid Marian Way and Middle Hill;
- Carrington Street pedestrianisation initially between Canal Street and Collin Street;
- Canal Street/Carrington Street junction simplification;
- Canal Street/Middle Hill junction remodelling;
- Potential future NET tramstop on Middle Hill, adjacent to the proposed Central College site to serve the Broadmarsh area;
- Southern Relief Route Upgrade – this comprises junction improvements at London Road/Queen's Road and Queen's Drive/Waterway Street West;

**Status/Delivery Timescales:** The scheme is included in the Better Bus Areas funding package and the D2N2 Strategic Economic Plan Infrastructure Programme for delivery 2015/16 to 2017/18.

#### **TR2.5 Abbey Street/Gregory Street**

Junction improvement and Abbey Street widening to improve local highway conditions.

**Status/Delivery Timescales:** Scheme is protected for any future development associated with nearby development sites.

## TR2.6, TR2.7, TR2.8 and TR2.9 Other safeguarded routes

Several other small areas of the road network have been protected in light of future development which may require access or changes to the highway network to facilitate the scheme. These sites are:

- Nottingham Business Park;
- Hallowell Drive;
- Experian Way.

Another section of road, The Crescent, is protected as presently the road is not adopted highway. The road is safeguarded to ensure that the route is maintained as a through route for properties located along this road.

**Status/Delivery Timescales:** Dependent on the scheme and timescales associated with development schemes coming forward for each site.

## TR2.17 Cattle Market Road Realignment

Works to realign Cattle Market Road to create a more direct link onto Trent Lane, close to Lady Bay Bridge. This would allow the County Road beside Meadow Lane Stadium to be enhanced or pedestrainised.

**Status/Delivery Timescales:** The scheme is currently unfunded, but is protected in light of any future redevelopment in the surrounding area.

## TR2.18 Clifton West

Highway safeguarding lines are shown to ensure appropriate access and servicing arrangements can be provided to site allocation PA57 – Clifton West.

**Status/Delivery Timescales:** Dependant on delivery of PA57 – Clifton West. Site owners working to bring forward development towards the end of the first 5 year tranche of plan.

## Other Transport Network Schemes

### Rail Line Upgrading/Electrification (Indicative)

Following the Government's High Level Output Statement announcement in July 2012, the Office for Rail Regulation confirmed in October 2013 that Network Rail's funding for 2014-2019 would include a specific allocation for the upgrade and electrification of the Midland Mainline between Bedford to Nottingham and Sheffield to support the introduction of lighter, low carbon and faster electric trains.

In addition as part of the Growth Fund, funding to support linespeed improvements in the Market Harborough area on the rail line was confirmed in January 2015, subject to business case. These improvements, along with other linespeed enhancements taking place along the Midland Mainline, will allow regular journey times between Nottingham and London to be reduced to 90 minutes.

**Status/Delivery Timescales:** In July 2015, the Government announced that several Network Rail schemes that were to be implemented over 2014-2019 were to be reviewed due to changes in cost and concerns over deliverability of some of the proposed rail schemes. Within this statement, the Government announced Midland Mainline Electrification would be "paused" with a review relating to the scheme to be provided shortly. Originally electrification of the line was due by 2018/19. In September 2015, the Government announced that it would restart the electrification programme on the Midland Mainline and confirmed that timescales would change. Network Rail proposes that the works will now take place in two phases - Bedford to Kettering/Corby would be completed by 2019, and to Nottingham, Derby and Sheffield by 2023.

### Nottingham Enterprise Zone (Boots) - Sustainable Transport Package

The Nottingham Enterprise Zone is a top D2N2 priority development area with potential to deliver significant employment growth. An integrated sustainable transport package is proposed which will assist in making the site accessible. This comprises:

- improved pedestrian routes across the site and linkages to local public transport services and surrounding areas;
- new pedestrian/cycle bridge over the railway line connecting to NET;
- upgraded bridge over the Beeston Canal linking with the Big Track leisure route;
- upgraded cycle links;
- bus infrastructure improvements including priority measures on Thane Road.

**Status/Delivery Timescales:** The scheme is included in the D2N2 Strategic Economic Plan Infrastructure Programme for delivery 2016/17 to 2017/18.

## NET Safeguarding (Indicative)

NET Line One runs between the City Centre and Hucknall, with a branch to Phoenix Park, close to Junction 26 of the M1. The construction of two additional Lines (NET Phase Two) were completed in 2015 and provide additional light rail routes from the City Centre to Beeston and Chilwell, and to Clifton. Options for potential additional light rail routes have been identified and are safeguarded indicatively on the accompanying Policies Map. Associated park and ride sites and public transport interchanges will be promoted along NET routes where appropriate.

**Status/Delivery Timescales:** Future lines are subject to further appraisal work and no definitive timescales have yet been set out.

## City Centre Proposed Pedestrian Environment Improvements/Enhanced Pedestrian Connections (Indicative) (incorporating the Nottingham Inner Ring Road Strategy (City Centre North))

A range of pedestrian connections and environmental improvements are proposed for the City Centre. These are described in more detail in the City Centre Time and Place Plan. In addition, transformational change of the Inner Ring Road and City Centre streetscape to support the ongoing development of the Royal Quarter is envisaged. The measures will build on the Turning Point North scheme, which was completed in 2006 and recast bus services and traffic movements in the area, enabling the delivery of high quality public realm around the Victoria Shopping Centre, Nottingham Trent University City Centre Campus, the Guildhall, Theatre Royal and the Playhouse.

The proposed works will involve the remodelling of key junctions within the area, rationalising of bus services and further pedestrian environment improvements to the public realm including road closures and traffic restrictions.

**Status/Delivery Timescales:** The Nottingham Inner Ring Road scheme is included in the D2N2 Local Transport Board Infrastructure Programme for delivery beyond 2018/19 subject to business case approval.

## Railway Station Safeguarding (Indicative)

Alongside improvements to existing rail services serving Nottingham, the Council has indicative proposals for additional rail stations within the City. The provision of these rail stations would improve access to the rail network and rail services for the local area, and encourage increased use of rail services for commuting purposes.

Two proposed stations have initially been identified at Faraday Road and Beechdale, with options for further stations at Wollaton to be considered subject to business case:

**Faraday Road:** A new station located adjacent to the University of Nottingham Jubilee Campus and Nottingham One (Midland Way). The station would serve access for the campus site and local area of Radford. There would be the potential for Erewash Valley and Robin Hood Line Services to call at this station (subject to service provision).

Beechdale: A new station at this location would help serve the Chalbury Road area and Chalfont Drive area. This station would primarily serve a residential part of the City, but also would also serve the Glaisdale Drive employment area to the west. The station would be served by Erewash Valley services (subject to service provision).

**Status/Delivery Timescales:** At present, both proposals are unfunded schemes and are subject to a detailed business case. No timescales for implementation of these schemes are available. Options for the introduction of tram-train type services are also to be explored.

### High Speed Rail 2 (HS2) Safeguarding (Indicative)

In November 2013, a “Paving Bill” was passed by Central Government regarding phase 1 (London to Birmingham) of HS2. This bill allows for preliminary powers and spending in anticipation of construction along the full route.

Phase 2 comprises two route extensions that run from Birmingham northwards to Manchester and from Birmingham to Leeds including an East Midlands Hub station at Toton. Construction work is anticipated to begin in 2017 on the first phase to Birmingham. The full proposed network is due to be completed by 2032.

In March 2014, Sir David Higgins, Chair of HS2, released the report “HS2 Plus” which proposed accelerating parts of the phase 2 western leg between Birmingham and Crewe, and ensure suitable connections at each of the station hubs be provided to maximise the benefits of the route.

**Status/Delivery Timescales:** In November 2014, a review of the alignment of the HS2 route and station locations was initiated, including consideration of alternative station locations for the East Midlands Hub. The outcome of this review confirming the alignment and station sites is expected to be announced by the end of 2016.



# appendix three

Housing Delivery

The table below shows the maximum, minimum and mid point of expected dwellings on each site. The mid point has been used for calculations. There may be some residential on some other LAPP sites but it is not expected to be more than 10 dwellings per site.

Site Ref	Site Name	Address	Min	Max	Mid point
PA01	Bestwood Road - Former Bestwood Day Centre	Bestwood Road	30	50	40
PA03	Eastglade, Top Valley - Former Eastglade School Site	Birkdale Way	97	97	97
PA04	Linby Street/Filey Street	Main Street	0	26	13
PA05	Ridgeway - Former Padstow School Detached Playing Field	Ridgeway	104	104	104
PA06	Beckhampton Road - Fomer Padstow School Detached Playing Field	Beckhampton Road	25	25	25
PA08	Eastglade Road - Former Padstow School Site	Eastglade Road	240	240	240
PA09	Edwards Lane - Former Haywood School Detached Playing Field	Edwards Lane	121	121	121
PA10	Piccadilly - Former Henry Mellish School Playing Field	Piccadilly	35	46	41
PA11	Stanton Tip - Hemphill Vale	Hemphill Vale	500	500	500
PA12	Highbury Road - Former Henry Mellish School Site	Kersall Drive	20	25	22
PA13	Edwards Lane - Former Haywood School Site	Edwards Lane	63	109	86
PA14	Arnside Road - Former Chronos Richardson	Arnside Road	63	87	75
PA15	Bulwell Lane - Former Coach Depot	Land off Bulwell Lane	32	32	32
PA17	Woodhouse Way - Woodhouse Park	Land Off Woodhouse Way	290	310	300

Site Ref	Site Name	Address	Min	Max	Mid point
PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road	87	87	87
PA19	Lortas Road	Perry Road	30	38	34
PA20	Haydn Road/Hucknall Road - Severn Trent Water Depot	Hucknall Road/Hadyn Road	60	60	60
PA22	Western Boulevard	Western Boulevard	47	63	55
PA23	Radford Road - Former Basford Gasworks	Radford Road	62	62	62
PA24	College Way - Melbury School Playing Field	College Way	56	56	56
PA25	Chingford Road Playing Field	Wigman Road	175	200	188
PA26	Denewood Crescent - Denewood Centre	Denewood Crescent	110	110	110
PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street	150	200	175
PA28	Ransom Road - Hine Hall	Ransom Road	40	40	40
PA29	Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	Bobbers Mill Bridge	17	21	19
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge	80	120	100
PA31	Ascot Road - Speedo	Ascot Road	41	41	41
PA32	Beechdale Road - South of Former Co-op Dairy	Beechdale Road	66	66	66
PA33	Chalfont Drive - Former Government Buildings	Robin's Wood Road	475	475	475
PA34	Beechdale Road - Former Beechdale Baths	Beechdale Road	35	50	42

Site Ref	Site Name	Address	Min	Max	Mid point
PA35	Woodyard Lane - Siemens	Lambourne Drive	100	100	100
PA36	Russel Drive - Radford Bridge Allotments	Russell Drive	110	110	110
PA37	Robin Hood Chase	St Ann's Well Road	11	17	14
PA38	Carlton Road - Castle College	Carlton Road	0	38	19
PA39	Carlton Road - Albany Works Site and Former Co-op	Carlton Road	0	35	18
PA40	Daleside Road - Former Colwick Service Station	Daleside Road	25	25	25
PA41	Alfreton Road - Forest Mill	Denman Street	66	160	113
PA42	Ilkeston Road - Radford Mill	Garden Street/Ilkeston Road	96	96	96
PA43	Salisbury Street	Salisbury Street	20	20	20
PA44	Derby Road - Sandfield Centre	Derby Road	190	225	207
PA45	Prospect Place	Prospect Place	35	50	42
PA46	Derby Road - Former Hillside Club	Leengate	29	29	29
PA47	Abbey Street/Leen Gate	Abbey Street	25	25	25
PA51	Riverside Way	Robin Hood Way	0	100	50
PA54	Boots	Thane Road	200	260	230
PA55	Ruddington Lane - Rear of 107-127	Ruddington Lane	16	16	16
PA56	Sturgeon Avenue - The Spinney	Sturgeon Avenue	77	77	77
PA57	Clifton West	Hawksley Gardens	285	285	285
PA58	Green Lane - Fairham House	Green Lane	25	75	50

Site Ref	Site Name	Address	Min	Max	Mid point
PA59	Farnborough Road - Former Fairham Comprehensive School	Summerwood Lane	183	210	196
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Burton Street	0	45	23
PA62	Creative Quarter - Brook Street East	Brook Street East	0	100	50
PA63	Creative Quarter - Brook Street West	Brook Street West	0	100	50
PA64	Creative Quarter - Sneinton Market	Southwell Road	50	50	50
PA65	Creative Quarter - Bus Depot	Lower Parliament Street	102	170	136
PA66	Castle Quarter, Maid Marian Way - College Site	Maid Marian Way	50	50	50
PA68	Canal Quarter - Island Site	Manvers Street	500	650	575
PA69	Canal Quarter - Station Street/Carrington Street	Station Street/Carrington Street	45	55	50
PA70	Canal Quarter - Queens Road, East of Nottingham Station	Queens Road	200	200	200
PA72	Canal Quarter - Waterway Street	Traffic Street	42	42	42
PA73	Canal Quarter - Sheriffs Way/Arkwright Street	Meadows Way	150	150	150
PA74	Canal Quarter - Arkwright Street East	Arkwright Street East	25	50	37
PA75	Canal Quarter - Crocus Street Southpoint	Crocus Street	350	350	350
PA79	Waterside - Iremonger Road	London Road	67	67	67
PA80	Waterside - Cattle Market		65	65	65

Site Ref	Site Name	Address	Min	Max	Mid point
PA81	Waterside - Meadow Lane	Meadow Lane	400	500	450
PA82	Waterside - Freeth Street	Meadow Lane	210	479	345
PA83	Waterside - Daleside Road, Trent Lane Basin	Daleside Road	360	360	360
PA85	Waterside - Trent Lane, Park Yacht Club	Trent Lane	213	460	337
			7,473	9,357	8,415

The following table shows housing provision in Nottingham 2011-2028

Past Completions 2011-15	2,706
Waterside	1,624
Boots Campus	230
Stanton Tip	500
Other LAPP Sites	6,061
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)	5,354
Windfall Allowance	1,610
Demolitions	-886
Housing provision in Nottingham 2011-2028	17,199

This trajectory has been updated since the adopted Aligned Core Strategy, as a result of changes to predicted housing numbers on sites, windfalls and demolition expectations and should be used in preference to it.

# appendix four

Employment Delivery

There is a requirement for around 253,000 sqm of offices and 25 hectares for industry or warehousing. The evidence to support this figure is the Employment Land Forecasting Study, 2015, together with the Employment Land and the Economy Background Paper, 2015. The office target is Gross External Area (GEA), but the figures in the tables below are expressed as Gross Internal Area (GIA). The target of 253,000 sqm GEA equates to a target of around 246,700 sqm GIA.

In many cases the level of office delivery on sites is uncertain, and will be dependent on the mix of uses and viability considerations. For this reason many of the floorspace figures are expressed as a range, with an expectation that at least the mid-point of the range totals will be delivered over the plan period. The LAPP sites have a mid-point of 208,650 sqm, plus 6,000 sqm on other LAPP sites, plus about 35,000 sqm on non-LAPP sites, totaling 249,650 sqm, with a range of 177,600-321,700 sqm.

The mid-point of office floorspace anticipated on the LAPP site allocations provides a good fit with the office requirement of 246,700 sqm (GIA), but delivery will be subject to ongoing monitoring to ensure sufficient supply is available to meet the requirement over the plan period.

Boots (PA54) and Blenheim Lane (PA2) sites are expected to provide both office and industrial development, industrial development is also an option at Nottingham Business Park North (PA16). Other sites may also provide a small amount of office or industrial space, such as Radford Road - Former Basford Gasworks (PA23) or Wilkinson Street – Former PZ Cussons (PA27), but where there is expected to be no net gain in office development, these sites have been omitted from the table, though they will be monitored.

**The following sites will be for Office or Research & Development use:**

Site Ref	Site Name	Location	Minimum Approx office net gain in sqm	Maximum Approx office net gain in sqm	Mid-point
PA02	Blenheim Lane	Blenheim Lane	0	5,000	2,500
PA16	Woodhouse Way - Nottingham Business Park North	Land Off Woodhouse Way	0	15,000	7,500
PA47	Abbey Street/ Leen Gate	Abbey Street	0	10,000	5,000
PA48	Queens Drive - Land adjacent to the Portal	Queens Drive	1,500	1,500	1,500

Site Ref	Site Name	Location	Minimum Approx office net gain in sqm	Maximum Approx office net gain in sqm	Mid- point
PA49 & PA50	NG2 West - Enterprise Way & NG2 South - Queens Drive	Enterprise Way & Queens Drive	5,600	10,600	8,100
PA52	University Boulevard - Nottingham Science and Technology Park	George Green way	9,000	9,000	9,000
PA53	Electric Avenue	Electric Avenue	4,400	4,400	4,400
PA54	Boots	Thane Road	2,500	6,500	4,500
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Burton Street	10,000	20,000	15,000
PA63	Creative Quarter - Brook Street West	Brook Street West	0	5,000	2,500
PA64	Creative Quarter - Sneinton Market	Southwell Road	0	5,000	2,500
PA65	Creative Quarter - Bus Depot	Lower Parliament Street	0	5,000	2,500
PA66	Castle Quarter, Maid Marian Way - College Site	Maid Marian Way	5,500	10,000	7,750
PA68	Canal Quarter - Island Site	Manvers Street	43,900	64,400	54,150
PA69	Canal Quarter - Station Street/ Carrington Street	Station Street/ Carrington Street	9,000	9,000	9,000

Site Ref	Site Name	Location	Minimum Approx office net gain in sqm	Maximum Approx office net gain in sqm	Mid- point
PA70	Canal Quarter - Queens Road, East of Nottingham Station	Queens Road	5,000	15,000	10,000
PA71	Canal Quarter - Sheriffs Way, Sovereign House	Sheriffs Way	21,000	21,000	21,000
PA72	Canal Quarter - Waterway Street	Traffic Street	0	9,100	4,550
PA73	Canal Quarter - Sheriffs Way/ Arkwright Street	Meadows Way	7,000	7,000	7,000
PA74	Canal Quarter - Arkwright Street East	Arkwright Street	5,000	10,000	7,500
PA76	Waterside - London Road, Former Hartwells	London Road	10,000	19,000	14,500
PA77	Waterside - London Road, Eastcroft Depot	London Road	0	5,000	2,500
PA78	Waterside - London Road, South of Eastcroft Depot	London Road	1,000	1,000	1,000
PA81	Waterside - Meadow Lane	Meadow Lane	0	3,000	1,500
PA82	Waterside - Freeth Street	Meadow Lane	3,200	3,200	3,200
	<b>TOTAL</b>		<b>143,600</b>	<b>273,700</b>	<b>208,650</b>

The sites in the table below include office use as one option in the Development Principles. However, it is anticipated that not all will deliver offices, and the collective contribution will be relatively small scale. For the purposes of this document, it is assumed that a range of 4,000 to 8,000 sqm will be developed over the plan period across all the sites listed.

Site Ref	Site Name	Location
PA04	Linby Street/Filey Street	Main Street
PA07	Hucknall Road/Southglade Road - Southglade Food Park	Gala Way
PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road
PA20	Haydn Road/Hucknall Road - Severn Trent Water Depot	Hucknall Road/ Hadyn Road
PA21	Mansfield Road - Sherwood Library	Mansfield Road
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge
PA38	Carlton Road - Former Castle College	Carlton Road
PA41	Alfreton Road - Forest Mill	Denman Street
PA44	Derby Road - Sandfield Centre	Derby Road
PA58	Green Lane - Fairham House	Green Lane
PA60	Victoria Centre	Huntingdon Street
PA62	Creative Quarter - Brook Street East	Brook Street East
PA67	Broadmarsh	Collin Street
PA79	Waterside - Iremonger Road	London Road
PA83	Waterside - Daleside Road, Trent Lane Basin	Daleside Road
PA85	Waterside - Trent Lane, Park Yacht Club	Trent Lane

In addition to the sites allocated in the LAPP, office development is anticipated on a number of other sites which do not meet the 0.5 ha threshold used for land allocations in the LAPP. These non-allocated sites are anticipated to contribute a range of 30,000-40,000sqm of office floorspace:

- Central Library
- Trivett Square
- Former Petrol station London Road
- Bio-city
- Rufford Hall, Tennis Street
- 56 Hounds Gate
- 9 - 11 Beck Street
- Woolpack Lane
- 371 - 373 Haydn Road

**The following sites will be for Industrial or Warehousing use:**

Site ref	Site Name	Location	Site Area in hectares	MINIMUM Approx for industry and manufacturing net gain in hectares	MAXIMUM Approx for industry and manufacturing net gain in hectares
PA02	Blenheim Lane	Blenheim Lane	7.05	0	7.05
PA07	Hucknall Road/ Southglade Road - Southglade Food Park	Gala Way	0.85	0.85	0.85
PA11	Stanton Tip - Hempshill Vale	Hempshill Vale	42.3	5	10
PA16	Woodhouse Way - Nottingham Business Park North	Land off Woodhouse Way	5.27	0	2
PA23	Radford Road - Former Basford Gasworks	Radford Road	3.06	1.60 inc office development	2
PA54	Boots	Thane Road	83.65	5	15
	TOTAL			12.45	36.9

The sites in the table below include industry and warehousing use as one option in the Development Principles. However, it is anticipated that not all will deliver industry and warehousing, and the collective contribution will be relatively small scale. For the purposes of this document, it is assumed that a range of 0 to 2 hectares will be developed over the plan period across all the sites listed.

The total for industry and warehousing is therefore 12.45-38.9 hectares (midpoint 25.7 hectares)

Site Ref	Site Name	Location
PA18	Vernon Road - Former Johnsons Dyeworks	Vernon Road
PA22	Western Boulevard	Western Boulevard
PA27	Wilkinson Street - Former PZ Cussons	Wilkinson Street
PA30	Bobbers Mill Bridge - Bobbers Mill Industrial Estate	Bobbers Mill Bridge
PA51	Riverside Way	Robin Hood Way
PA80	Waterside - Cattle Market	Meadow Lane
PA85	Waterside - Trent Lane, Park Yacht Club	Trent Lane



# appendix five

Retail Delivery

The table below sets out those site allocations which include retail use either as a stand alone use, a significant element of the overall use of the site or where planning permission has been granted for retail use over 1,000sqm gross. Floorspace figures are derived from existing planning permissions or indicative figures based on the scale of retail appropriate to the site's characteristics and location.

Site Ref	Site Name	Location	Minimum Approx retail net gain in sqm (GIA)	Maximum Approx retail net gain in sqm (GIA)
PA21	Mansfield Road - Sherwood Library	Mansfield Road	750	1,500
PA23	Radford Road - Former Basford Gasworks	Radford Road	1,000	1,300 (contingent upon broader scheme delivery)
PA34	Beechdale Road - Beechdale Baths	Beechdale Road	1,500	3,000
PA39	Carlton Road - Former Albany Works Site and Co-op	Carlton Road	0	2,000
PA4	Linby Street/Filey Street	Main Street	0	1,000
PA48	Queens Drive - Land adjacent to the Portal	Queens Drive	3,995	3,995
PA60	Victoria Centre	Huntingdon Street	37,000	37,000
PA68	Canal Quarter - Island Site	Manvers Street	3,000	4,500 (contingent upon broader scheme delivery)
PA84	Waterside – Daleside Road, Eastpoint	Daleside Road	4,300	4,300

The table below sets out those site allocations which include the potential for retail use to form a minor component of a broader and more comprehensive scheme. Any retail use would be contingent on the delivery of that broader scheme and be ancillary to it. Retail use is not expected to come forward on all of the following sites but where it does, the scale, configuration and nature of retail proposals will be carefully considered in the context of the broader proposal, its location and local retail needs. It should also be the subject of early discussion with the Council. Provision of retail on any of the following sites is not expected to exceed 1,000sqm gross and in most/many cases will be less.

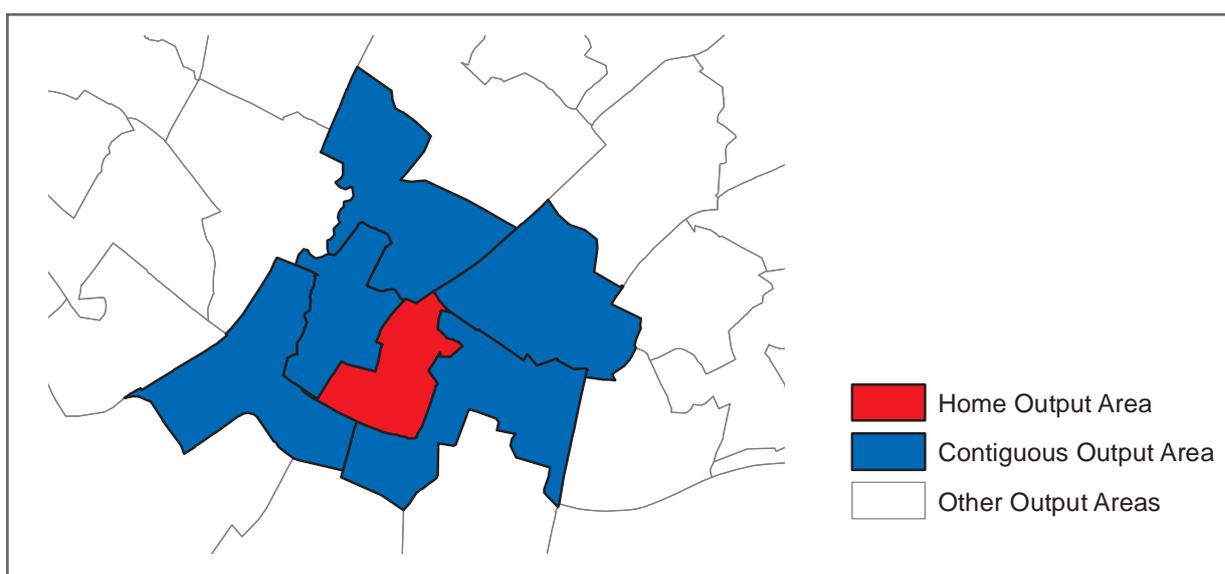
Site Ref	Site Name	Location
PA11	Stanton Tip - Hempshill Vale	Hempshill Vale
PA41	Alfreton Road - Forest Mill	Denman Street
PA43	Salisbury Street	Faraday Road
PA44	Derby Road - Sandfield Centre	Derby Road
PA58	Green Lane - Fairham House	Green Lane
PA61	Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Burton Street
PA64	Creative Quarter - Sneinton Market	Southwell Road
PA65	Creative Quarter - Bus Depot	Lower Parliament Street
PA66	Castle Quarter, Maid Marian Way - College Site	Maid Marian Way
PA69	Canal Quarter - Station Street/Carrington Street	Station Street/ Carrington Street
PA70	Canal Quarter - Queens Road, East of Nottingham Station	Queens Road
PA71	Canal Quarter - Sheriffs Way, Sovereign House	Sheriffs Way
PA72	Canal Quarter - Waterway Street	Traffic Street
PA73	Canal Quarter - Sheriffs Way/Arkwright Street	Sheriffs Way
PA74	Canal Quarter - Arkwright Street East	Arkwright Street
PA75	Canal Quarter - Crocus Street, Southpoint	Crocus Street
PA81	Waterside Meadow Lane	Meadow Lane
PA82	Waterside - Freeth Street	Freeth Street

Notes: Although retail use is specified within the development principles for Broadmarsh Centre (site allocation PA67) it is not included in the above tables as redevelopment is not anticipated to deliver net additional floorspace. However Broadmarsh Centre remains the focus for significant enhancements to this part of the City Centre for both retail and leisure use.

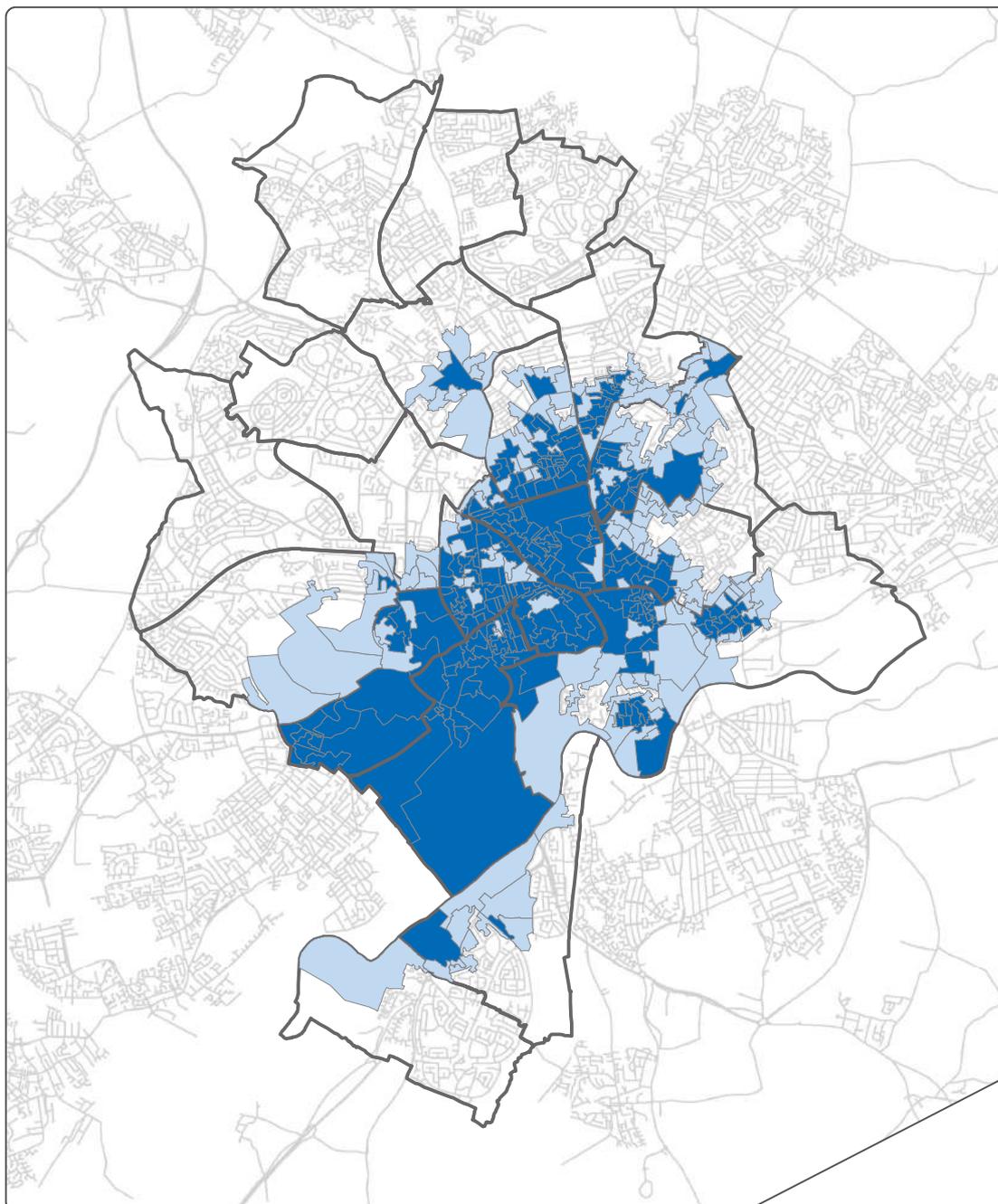
# appendix six

**Methodology For Determining Areas With a ‘Significant Concentration’ of Houses in Multiple Occupation / Student Households**

- Areas with a 'significant concentration' of HMOs / Student Households are identified using Council Tax information to map the properties where student exemptions apply combined with Environmental Health records of properties known to be in use as HMOs.
- The map overleaf shows those Output Areas comprising of 10% or more HMOs / Student Households, along with contiguous Output Areas. (Output Areas are defined by the Office for National Statistics and provide the only independently defined and convenient geographical units for the purposes of this approach. An Output Area comprises relevant data for approximately 125 households).
- The map reflects data at a specific point in time and is for illustrative purposes only. Calculations for individual sites are based on latest available data.
- A weighting factor is applied to Council Tax exemption data in respect of Halls of Residence / Purpose Built Student Accommodation of similar formats, based on the application of an average student household size of 4 persons. Therefore a 100 bed space Hall of Residence would equate to 25 student households.
- The area of measurement for determining whether there is a 'significant concentration' is the Home Output Area within which a development proposal falls and all Contiguous Output Areas (those with a boundary adjoining the Home Output Area), thereby setting the development proposal within its wider context. (This is illustrated in the diagram below).
- Having defined the relevant Output Area cluster, Council Tax data and Environmental Health records are then used to provide a combined total for HMOs / Student Households within the cluster. Essentially the information will show that there are 'x' households within the cluster (taken from Ordnance Survey Address Point data and cross-checked with Council Tax Household data) of which 'y' are HMOs / Student Households (taken from the Council Tax and Environmental Health data). This is expressed as a percentage.
- A percentage of 10% or more will determine that the area concerned has a 'Significant Concentration'.



### Census Output Areas with more than 10% HMOs and/or student households



**Key**

- Wards
- COAs with more than 10% HMOs and/or Student Households
- COAs contiguous to CPAs with more than 10% HMOs and/or Student Households

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Non Student HMOs from Nottingham City Council HMO database, January 2015; plus all student households from Council Tax Records, November 2014; plus estimated purpose built student households, November 2014; as a percentage of all residential properties, including purpose built student households.



Please note that the above map reflects data at a specific point in time and is for illustrative purposes only. Calculations for individual development proposals are based on latest available data and comprise a combined percentage for the Output Area cluster (i.e. the Home Output Area plus Contiguous Output Areas).



# appendix seven

Schedule of Caves forming part of Policy HE2

The schedule below (which accompanies Policy HE2) sets out a list of caves identified where substantial harm to significance shall be regarded as wholly exceptional and the assets treated in the planning process on a par with scheduled monuments.

- Caves under 33 Long Row
- Cellar under 8 Castle Gate
- Caves at Drury Hill
- Caves under 3-7 Middle Pavement
- Caves under Nottingham Castle
- Rock cut houses north of Castle Boulevard
- Rock cut houses south of Nottingham Castle
- Wine cellar under Willoughby House-Paul Smith's
- Rouse's sand mine, Peel Street
- Caves under Salutation Inn
- Caves under The Bell Inn
- Malt kiln complex under Plumptre House, Broadway
- Medieval cave under what was Pearson's, Long Row
- Bridlesmith Gate Caves



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