

Nottingham City

land and planning policies

Development Plan Document
Local Plan Part 2



Preferred Option
September 2013



Nottingham
City Council

Quick guide to the Local Plan:
Land and Planning Policies (LAPP)
Development Plan Document (DPD)
Preferred Option

Purpose of this document:

- Sets out the context of the LAPP DPD
- Sets out the Preferred Option Development Management Policies and the Preferred Option Site Allocations for consultation purposes
- Report should be read in conjunction with the document entitled 'Preferred Option – Policies Map Revisions'

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section one

Introduction

- 1.1 Nottingham City Council is currently producing a new Local Plan. The Land and Planning Policies (LAPP) Development Plan Document (DPD) will form part of the new Local Plan. This document is now at the 'Preferred Option' stage, which is the third stage of informal consultation, following the 'Issues and Options' and the 'Additional Sites' consultations.
- 1.2 The consultation will run from 7 October 2013 until 2 December 2013. Response forms and copies of the LAPP and supporting documents can also be obtained by:
 - Viewing and downloading them online at: www.mynottingham.gov.uk/localplan
 - Contacting the Policy and Research Team at LH Box 52, Loxley House, Station Street, Nottingham, NG2 3NG or by emailing localplan@nottinghamcity.gov.uk or by telephoning: 0115 876 3969.
 - Visiting any Nottingham City Council Library, where paper reference copies are available.

Changes to the Planning System

- 1.3 The Localism Act (2011) and the subsequent National Planning Policy Framework (NPPF) (2012) and Town and Country Planning (Local Planning) (England) Regulations (2012) have brought about the requirement to produce a Local Plan, rather than a 'Local Development Framework'. The provision to produce Neighbourhood Plans was also introduced.

Figure 1: The Development Plan and Associated Documents



1.4 Within Nottingham, the Local Plan will comprise two Development Plan Documents:

- **The Broxtowe Borough, Gedling Borough and Nottingham City Aligned Core Strategies ('the emerging Core Strategy')**: 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);
- **Land and Planning Policies Development Plan Document (LAPP DPD)**: which will set out the site allocations and development management policies, in accordance with the policies and vision of the Core Strategy.

- 1.5 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.
- 1.6 In addition to the recent procedural changes made to the Local Plans system by the government, previous Planning Policy Statements and Guidance Notes have been replaced by a single document, known as the NPPF, and accompanying Technical Guidance. Whilst some of the guidance relating to minerals and waste remains in place, the guidance for housing, economy, the natural environment and the built environment, amongst other topics, has been consolidated into the NPPF.

section two

Background

Relationship to the Nottingham City Aligned Core Strategy (the Core Strategy)

- 2.1 Once adopted, the LAPP DPD will form part of the Local Plan along with the Nottingham City Core Strategy (the emerging 'Core Strategy'). The Core Strategy will provide the overarching strategic planning policy framework, and it has been aligned with the Core Strategies of Broxtowe and Gedling (which are being prepared as a single document) and is also closely aligned to the Core Strategies of Rushcliffe and Erewash. The LAPP DPD will set out site allocations and development management policies, in accordance with the Core Strategy.
- 2.2 The Core Strategy was submitted to the Secretary of State in June 2013. The latest version of the document can be found at www.mynottingham.gov.uk/corestrategy
- 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 Sustainable Community Strategy and national guidance. The Spatial Vision sets out where Nottingham will be by the 2028 and the twelve objectives seek to deliver the vision.
- 2.4 The twelve objectives are 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:
- Section A: Sustainable Growth
 - Section B: Places for People
 - Section C: Our Environment
 - Section D: Making it Happen

What is the Preferred Option?

- 2.6 Following consultation on the LAPP DPD Issues and Options in September 2011 and the Additional Sites in March 2012, the City Council has developed what is called a 'Preferred Option'. The Preferred Option Version of the LAPP DPD sets out draft policy wording based on views expressed at the Issues and Options stage and draft site allocations informed by Site Appraisal and Sustainability Appraisal processes. It is intended that the LAPP will have an end date of 31st March 2028. The draft policy wording and site allocations contained within the LAPP DPD carry little weight in the determination of planning applications as the Preferred Options stage is still an informal and relatively early stage in the plan preparation process.
- 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, additional sites for consultation, housing delivery, employment delivery, and retail delivery.

Development Management Policies

- 2.9 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 DPD to the Core Strategy

Sustainable Growth	Policy 1: Climate Change	DM1: Sustainable Design and Construction
		DM2: Decentralised Energy and Heat Networks
		DM3: Water
	Policy 2: The Spatial Strategy	n/a
	Policy 3: The Green Belt	n/a
	Policy 4: Employment Provision and Economic Development	DM4: Providing a Range of Employment Sites
		DM5: Protecting Existing Building Parks / Industrial Estates
		DM6: Permitting Change of Use to non-Employment Uses
		DM7: Assisting Residents in accessing Local Employment and Training Opportunities
		DM8: Telecommunications
	Policy 5: Nottingham City Centre	DM9: City Centre Retail Designations
		DM10: Major Retail Developments within the City Centre
		DM11: Development within the City Centre Primary Shopping Frontages
		DM12: Development within the Secondary Frontages of the City Centre Primary Shopping Area
		DM13: Design Principles for Development within the City Centre Primary Shopping Area
		DM14: 'Main Town Centre Uses' within the 'Wider City Centre' and outside the Primary Shopping Area
DM15: Independent Retail Clusters		
DM16: Food and Drink Uses and High Occupancy Licensed Premises / entertainment venues within the City Centre		

Sustainable Growth	Policy 6: Role of Town and Local Centres	DM17: Network and Hierarchy of Centres
		DM18: Development in Town, District and Local Centres
		DM19: Centres of Neighbourhood Importance (CONIs)
		DM20: Development of 'Main Town Centre Uses' in Out-of-Centre and Edge-of-Centre Locations and Retail (Class A1 and Sui Generis Uses) outside the City Centre Primary Shopping Area.
		DM21: Markets
	Policy 7: Regeneration	DM22: Canal Quarter
		DM23: Creative Quarter
		DM24: Castle Quarter
		DM25: Royal Quarter
		DM26 Waterside
Places for People	Policy 8: Housing Size, Mix and Choice	DM27: Housing Mix
		DM28: Protecting C3 Dwellinghouses Suitable for Family Occupation
		DM29: Affordable Housing
		DM30: Specialist Housing
		DM31: Locations for Purpose Built Student Accommodations
		DM32: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation
	Policy 9: Gypsies, Travellers and Travelling Showpeople	n/a
	Policy 10: Design and Enhancing Local Identity	DM33: Building Design and Use
		DM34: Context and Place Making
		DM35: Shopfronts
DM36: Advertisements		

	Policy 11: The Historic Environment	DM37: Heritage Assets
		DM38: Non-designated heritage assets
		DM39: Archaeology and Scheduled Ancient Monuments
		DM40: City Caves
	Policy 12: Local Services and Healthy Lifestyles	DM41: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre
		DM42: Community Facilities
		DM43: Safeguarding Land for Education
		DM44: Safeguarding Land for Health
		DM45: Allotments
	Policy 13: Culture, Tourism and Sport	N/A
Policy 14: Managing Travel Demand	DM46: Parking and Travel Demand	
Policy 15: Transport Infrastructure Priorities	DM47: The Transport Network	
Our Environment	Policy 16: Green Infrastructure, Parks and Open Space	DM48: Development of Open Space
		DM49: Open Space in New Development
		DM50: Playing Fields and Sports Grounds
	Policy 17: Biodiversity	DM51: Biodiversity
		DM52: Trees
	Minerals	DM53: Minerals
	Pollution Control	DM54: Pollution Control
DM55: Hazardous Installations		
Making it Happen	Policy 18: Infrastructure	n/a
	Policy 19: Developer Contributions	DM56: Developer Contributions

2.10 In addition to Development Management and Site Allocations, there are a number of policies that relate to an annotation on the Policies Map (previously known as the Proposals Map). An accompanying Policies Map Revisions Document has therefore been produced which contains some of the proposed annotations for the Policies Map that will be published alongside the adopted version of the LAPP. Please note that at this stage only information that is different to the current adopted 2005 Proposal Map have been displayed. The Figure below sets out the information contained in the accompanying Policies Revisions Map Document and also the policies to which the information relates. The accompanying Policies Map Revisions Document is available on Local Plan website and from the Policy and Research Team using the contact details given in paragraph 1.2.

Table 2: Information contained within the accompanying Policies Map Revisions Document

Map Information	Policy to which Map Information relates
District Heat Network	Policy DM2
Strategic Employment Sites	DM5
City Centre	DM9/DM11/DM12/DM13/DM31/DM41
City Centre Retail Designations	DM9/DM11/DM12
Primary Shopping Frontages	DM9/DM11/DM12
Primary Shopping Area	DM12
Secondary Shopping Frontages	DM9/DM11/DM12
Town/District/Local Centres and CoNIs	DM17/DM18/DM19
Independent Retail Clusters	DM15
Canal Quarter	DM22
Creative Quarter	DM23
Castle Quarter	DM24
Royal Quarter	DM25
Waterside	DM26
Land Safeguarded for Education	DM43
Land Safeguarded for Health	DM44
Transport Network	DM47
Open Space Network	Policy DM48
Green Belt Revisions	Site allocations
Minerals Safeguarding Area	DM53
Consultation Zone - Hazardous Installations	DM55
Consultation Zone - Pipelines	DM55

- 2.11 In order to inform the Preferred Option an analysis was undertaken of the consultation responses on the 'Issues and Options' and the 'Additional Sites' put forward through the Issues and Options. This analysis is set out in the Report of Consultation. Ongoing meetings were also held with a number of key consultees and stakeholders. The following Background Papers were produced to inform the policies:
- Mixed and Balanced Communities
 - Retail and Town Centre Policies
 - Parking
 - Climate Change
 - Employment
- 2.12 A Sustainability Appraisal, as discussed later in this chapter, was undertaken to assess the potential impacts of the policies.

Site Allocations

- 2.13 The site allocations are set out in alphabetical order. In total, there are 78 draft site allocations (Land Allocations 'LAs').
- 2.14 Since the previous consultations, seven additional sites have been put forward, by both the City Council and consultees. All of these sites, whilst not considered to be Preferred Options by the Council at this stage, have been put forward for consultation purposes. These sites can be found in Section 8.
- 2.15 These sites consist of additional three sites that are in the Strategic Housing Availability Land Assessment (SHLAA) and are over 0.5 hectares, two additional City Council Development Options and two additional consultee options. The sites are as follows:

Table 3: Additional Option Sites

Site	Source
Charnwood Centre	External Consultee
Clifton Lane (The Spinney)	SHLAA ref 702
Creative Quarter - Brook Street East	City Council Development Option
Creative Quarter - Brook Street West	City Council Development Option
Daleside Road (Colwick Service Station)	SHLAA ref 696
Ruddington Lane (Rear 107-127)	SHLAA ref 1787
Waterside - Clarke Road (Wholesale Fruit and Flower Market)	External Consultee

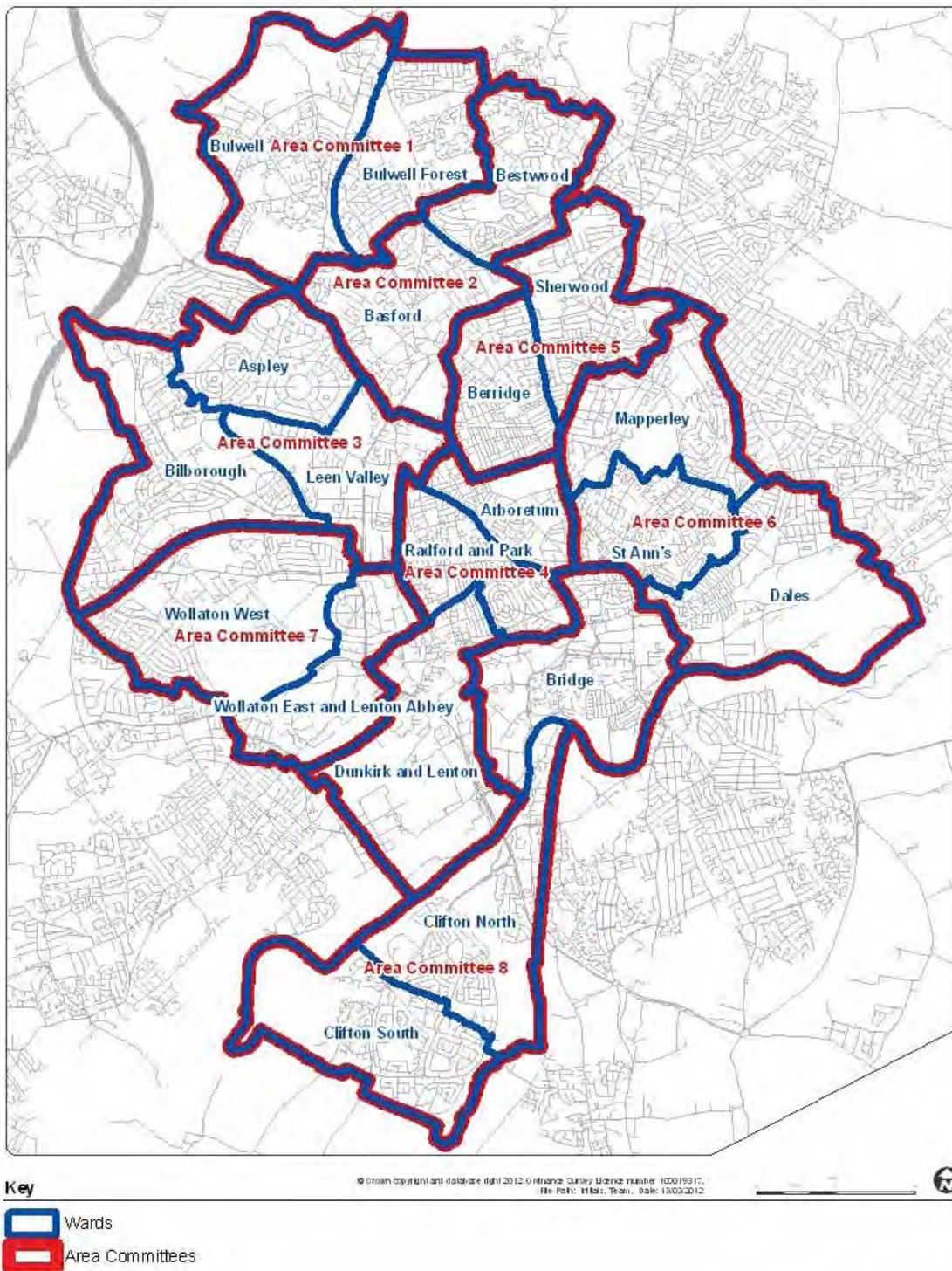
- 2.16 In addition, whilst some sites underwent consultation previously, not all sites consulted on in the Issues and Options have been taken forward. Similarly, whilst some have been taken forward, there have been changes to either the boundary or the proposed uses. These changes have taken place in response to the following:
- Consultation responses from the Issues and Options stage
 - Sustainability Appraisal
 - Site Assessment
 - Consultation with Development Management and Regeneration teams at the City Council.
- 2.17 In order to inform the Preferred Option, 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.
- 2.18 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

- 2.19 The government has recently 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.
- 2.20 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.
- 2.21 In addition to the policies and allocations contained within the emerging 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 7 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 Quarter and Waterside Designations, retail designations etc.) due to their importance of delivering specified types of development for the City as a whole.

Figure 2: Nottingham City Area Committees and Wards



Preparation Timetable for the LAPP DPD

- 2.22 This consultation document seeks views on whether the correct Development Management policies and site allocations for Nottingham have been identified. Comments received in relation to this consultation will be used to inform the 'Publication' version of the LAPP DPD, which is the first formal stage in the production of the document, and will be the final draft of the Plan that is produced prior to submission to the Secretary of State for consideration.
- 2.23 The timetable for the production of the LAPP DPD is as follows:

LAPP Preparation Stage	Date
Preferred Option	September 2013
Publication Draft	August 2014
Approval/Submission	April 2015
Pre-examination Meeting	June 2015
Examination	August 2015
Receipt of Inspectors Report	October 2015
Adopt	December 2015

Sustainability Appraisal and Equality Impact Assessment and Habitats Regulation Assessment

- 2.24 Sustainability Appraisal (SA) is a statutory process, which must be undertaken for every new DPD in accordance with the Planning and Compulsory Purchase Act (2004).
- 2.25 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.
- 2.26 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 DPD.
- 2.27 Consultation on the SA Scoping Report was undertaken in September 2010 and a revised Scoping Report has been produced on the basis of the consultation responses received and other updated information.
- 2.28 The SA of the Issues and Options took place in June 2012. This involved undertaking a number of workshops, which involved colleagues from the Policy and Research Team, Development Management, Climate Change, Transport Strategy and Drainage Teams.

- 2.29 A separate SA was undertaken for each of the policy options put forward in the Issues and Options, each of the development sites put forward in the two previous consultations and the potential Regeneration Zones. SA was not undertaken for the retail centres boundary as these are linked to policy, which did undergo assessment.
- 2.30 The SA was used to inform the preferred option and, once draft policies /site allocations were developed, a further SA was undertaken to assess their impacts and was amended as necessary.
- 2.31 Therefore, the interim SA report published alongside this document sets out the appraisal of both the Issues and Options and the Preferred Option.
- 2.32 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 opportunity, and foster good relations in the course of developing policies and delivering services. Therefore, an EqIA will be undertaken when the LAPP DPD is 'published', i.e. at the next consultation stage.
- 2.33 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 (a site of European importance for nature conservation). A Habitats Regulation Screening Record was undertaken on the emerging Core Strategy which concluded that any significant effects were capable of mitigation through changes to the Core Strategy. These changes have been made and consequently there is no need to undertake a further screening of the LAPP policies.

section three

Development Management Policies – Sustainable Growth

Climate Change

Policy DM1: Sustainable Design and Construction

Local Requirement for National Standards

1. In line with the energy hierarchy set out in the Core Strategy, wherever technically feasible and viable, the Council will promote and measure sustainable design and construction by seeking:
 - a) New build housing to meet Code for Sustainable Homes Level 4 and encouraging Code Level 6 (which embodies zero carbon) by 2016.
 - b) Non-domestic developments of 1000 square metres of floorspace or above to achieve “very good” in BREEAM assessments and “excellent” from 2016 and encouraging zero carbon from 2019.

Allowable Solutions

2. In order to meet zero carbon requirements for new homes for 2016, Allowable Solutions will be permitted for regulated emissions that cannot be met through enhancing the fabric of buildings or through on-site low / zero carbon heat and power. These may be on-site, near-site or off-site.

Broadband

3. All new homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband.

Justification:

Local Requirement for National Standards

- 3.1 Policy 1 of the Core Strategy seeks to reduce of 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.
- 3.2 The NPPF states that in order to support the move to a low carbon future, local planning authorities should, when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.
- 3.3 The Code for Sustainable Homes (‘the Code’) is the national standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable, measuring sustainability against nine categories

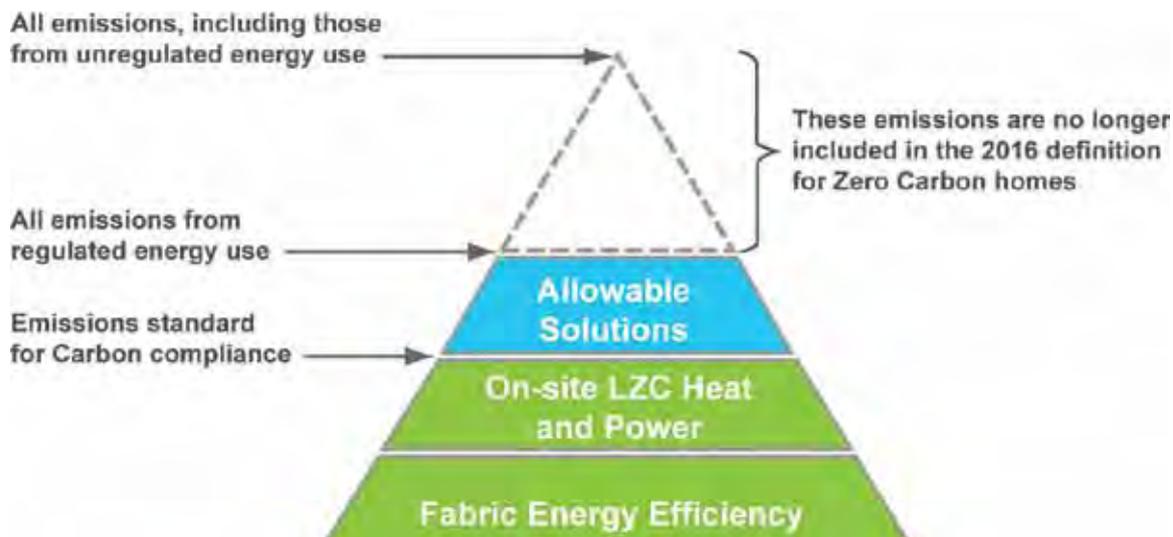
– energy/CO₂, water, materials, surface water runoff (flooding and flood prevention), waste, pollution, health and well-being, management and ecology. The Code uses a one to six star rating system to communicate the overall sustainability performance of a new home against the nine categories. Whilst the Code is not mandatory, local authorities may seek to implement it through their Local Plans.

- 3.4 For new non-domestic buildings, BREEAM is a widely adopted sustainable construction standard. There are different BREEAM new construction standards for different types of non-domestic buildings, such as, Courts, day centres, education, healthcare, industrial, offices, prisons, retail and other buildings. Similar to the Code, BREEAM examines a range of categories, including energy and water use, health and well being, 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'. Like the Code, BREEAM is not mandatory, although local authorities may seek to implement it through their Local Plans.

Allowable Solutions

- 3.5 In July 2011, the Zero Carbon Hub (a public / private partnership, drawing support from Government and Industry) published 'Allowable Solutions for Tomorrow's New Homes: Towards a Workable Framework'.
- 3.6 To comply with the 2016 Building Regulations, new zero carbon homes will have to meet on-site requirements for Carbon Compliance (achieved through the energy efficiency of the fabric, the performance of heating, cooling and lighting systems, and low and zero carbon technologies). In addition, through Allowable Solutions, they will need to account for the carbon emissions that are not expected to be achieved on site through Carbon Compliance. Carbon Compliance and Allowable Solutions measures will both be needed to meet the zero carbon Building Regulations in 2016, and each will need to be submitted, checked and verified as part of Building Control approval.

Figure 3: Zero Carbon



3.7 The paper set out two potential routes for taking forward Allowable Solutions:

- Route A – Local Planning Authority develops a policy on Allowable Solutions;
- Route B – Local Planning Authority does not develop a policy on Allowable Solutions and, instead, they can be purchased from a Private Energy Fund.

3.8 In February 2013, the Zero Carbon Hub published 'Zero Carbon Strategies for tomorrow's new homes'. It sets out three strategic design approaches for complying with the zero carbon definition:

- Approach A: Balanced
- Approach B: Extreme Fabric
- Approach C: Extreme LC (Low Carbon) Technologies

3.9 Applying approach C above would eliminate the need to use Allowable Solutions.

Broadband

3.10 The Government believes access to broadband is crucial for the UK's economic future and it is proposed to install overhead broadband lines in any area without the need for planning or other permission. It is also proposed that broadband street cabinets and other infrastructure would be installed without the need for prior approval from the local council, except where SSSIs are affected. This regime will last 5 years and local authorities will only be allowed to specify conditions on the construction or design of the infrastructure in 'exceptional circumstances'.

3.11 This policy will be reviewed for the next version of the LAPP (the 'Publication Draft') to take into account the outcome of the government's current consultations: 'Housing Standards Review' (August 2013) and 'Next Steps to Zero Carbon Homes: Allowable Solutions (August 2013)

Policy DM2: 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 networks. Where development is adjacent to the existing district heating network, as shown on the Policies Map, connection will be expected, subject to there being sufficient capacity and subject to connection being technically feasible and viable.

Future Development

2. Planning permission will be granted for proposals to develop renewable energy resources unless there would be:
 - a) significant harm to the amenity of residential area, due to noise, traffic, pollution or odour;
 - b) significant harm to wildlife species or habitat;
 - c) unacceptable visual impact on the landscape; and
 - d) 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.

3. Where possible, implementation of new decentralised energy systems should be considered for developments and these should take account of existing identified heat and power demand adjacent to development sites.

Justification:

The Existing Network

- 3.12 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.
- 3.13 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. Whilst the network extends to St Ann's, the Lace Market, the Victoria Centre, the Broadmarsh Centre and other City Centre locations, not all points on the network have the capacity for new connections. Therefore, where a site is identified as being in close proximity to the network, EnviroEnergy should be consulted to ascertain whether connection is possible given the capacity at that point. Where it is not proposed to connect to the network, and there is identified capacity, the onus is on developers to demonstrate why it is not technically feasible or viable to connect to the network.

Future Development

- 3.14 As part of the Local Carbon Framework, a programme funded by the Department of Energy and Climate Change, Nottingham has recently 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 measure they can incorporate into their homes / 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.
- 3.15 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’s not available to other UK cities, and therefore has the potential to greater levels of sustainable development.

Policy DM3: 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 must not 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.
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’.
4. Sustainable Drainage Systems (SuDS) should be used to manage surface water effectively on site without increasing flood risk elsewhere.
5. New development should not increase the risk of flooding elsewhere.
6. Development in areas of flood risk will only be considered appropriate when informed by a site specific flood risk assessment, following the sequential test and, if required the exception test.

Justification

- 3.16 The Water Framework Directive (Directive 200/60/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 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.
- 3.17 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. 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.
- 3.18 Policy 1 of the Nottingham City Aligned Core Strategy sets out that all new development should incorporate measures to reduce surface water run-off. It should also implement SuDS, unless it can be demonstrated that such measures are not viable or technically feasible.
- 3.19 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 and that 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 looks at the River Trent, and the River Leen SFRA, which covers the River Leen and Day Brook.

3.20 In accordance with the NPPF, when determining planning applications, it should be ensured flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, 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 routed where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Employment Provision and Economic Development

Policy DM4: Providing a Range of Employment Sites

1. In accordance with the Policy 4 of the emerging Core Strategy, provision will be made for a minimum of 253,000sqm for office floorspace (B1 (a & b)), and 12 hectares for other employment uses (B1 (c), B2 and B8). This will include sites listed in Appendix 3.
2. Additional employment sites 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;
 - c) Support economic development associated with the universities, higher education establishments and the hospital campuses, (including their expansion), specifically 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

- 3.21 This policy relates to Policy 4 (Employment Provision and Economic Development) of the emerging Core Strategy.
- 3.22 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 emerging Core Strategy sets out the anticipated growth in jobs expected in the conurbation to 2028 and the corresponding amount of employment floorspace required in the City over the plan period. Appendix 3 sets out the amount of floorspace 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 as set out in the emerging Core Strategy.
- 3.23 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, lifesciences 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 is 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.

- 3.24 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.
- 3.25 A Local Enterprise Partnership has been established for Derby, Derbyshire, Nottingham and Nottinghamshire (D2N2). The vision is making the D2N2 area one of the strongest and most resilient economic regions in the UK. The strategic priorities are business skills, innovation, finance, infrastructure and low carbon goods & services. The role of LAPP will be to ensure appropriate land and premises are available to support these strategic priorities.
- 3.26 The Nottingham Growth Plan is a strategy designed to secure investment in the local economy in order to stimulate growth. Developed through a period of extensive consultation with local businesses and citizens in 2012, the Growth Plan 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. To support the Growth Plan, Nottingham has agreed a £60m City Deal with Government which 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 to allowing young people to better access the opportunities that will be created. Based upon economic analysis conducted by Nottingham Trent University, if delivered the Growth Plan has the potential to grow the Nottingham economy by up to £500m over the next ten years. The deal will also aim to:
- Provide money to invest in a 'creative quarter' of high-tech firms.
 - Improve transport and introduce super-fast broadband.
 - Encourage university graduates to stay in the city by offering grants to set up businesses.
 - Turn Nottingham into a 'low carbon city'

Policy DM5: Protecting existing business parks/industrial estates

Within the major business parks/industrial estates as shown in the accompanying Policies Map Revisions Document, employment sites or employment premises will only be granted planning permission for employment uses (classes B1, B2 or B8), except for ancillary development necessary to serve the development.

In exceptional circumstances certain appropriate job generating uses may also be allowed depending on the context, characteristics and status of the business park/industrial estate and the impact on it.

Justification

- 3.27 This policy relates to Policy 4 (Employment Provision and Economic Development) of the emerging Core Strategy.
- 3.28 It is essential to recognise the importance of protecting major business parks/industrial estates from development for other uses as there is limited capacity for new land becoming available for economic development. Such business parks/industrial estates should remain in employment use (B1, B2 or B8) to ensure they continue to provide a sound basis for economic growth.

Policy DM6: Permitting 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 be assessed against the following criteria:

- a) the quality of the existing building or site;
- b) whether there is a demonstrable lack of demand for the existing premises and there is a suitable supply of alternative premises of a similar scale;
- c) whether the proposal would alleviate unacceptable environmental impacts of the current use;
- d) whether the proposal would cause an adverse impact on existing or future occupants or compromise neighbouring uses;
- e) whether there are sufficient opportunities for local employment nearby;
- f) whether the proposal is a comprehensive redevelopment which would benefit the wider area; and
- g) whether there is a development brief for the site.

Justification

- 3.29 This policy relates to Policy 4 (Employment Provision and Economic Development) of the emerging Core Strategy.
- 3.30 It is recognised 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. 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. Loss of employment sites and premises to other uses needs to be controlled to complement the provision of new sites and ensure adequate provision.
- 3.31 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 2011 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.
- 3.32 A pro-active 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.
- 3.33 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.
- 3.34 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.
- 3.35 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.

- 3.36 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 re-structure 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.
- 3.37 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.
- 3.38 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 DM7: Assisting residents in accessing Local Employment and Training Opportunities

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;
- c) Promote local labour agreements to enable City residents to develop skills and secure employment arising from the regeneration of the City.

The City Council will in appropriate circumstances negotiate the provision of employment and training opportunities through the use of planning obligations.

Justification

- 3.39 This policy relates to Policy 19 (Developer Contributions) and also to Policy 4 (Employment Provision and Economic Development) of the emerging Core Strategy. In particular it sets out how criterion 4i) will be delivered.

- 3.40 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'*
- 3.41 The 2010 Indices of Deprivation listed Nottingham as being the 20th most deprived local authority. Around one in five adults and two in five children live in income deprived households. Data from the Office of National Statistics (ONS), produced in December 2012, shows that Nottingham residents have a lower average income than both the East Midlands and the national average. Gross weekly pay for full-time workers in the City was £428.50 compared to £476.90 for the East Midlands and £508.00 for Great Britain.
- 3.42 There are serious employment challenges facing the City. The ONS reported that as of August 2012, there were 13,952 people in Nottingham claiming Job Seeker's Allowance (JSA). The overall rate for JSA claimants in the City of Nottingham is 6.3% of the total population, against an average of 3.8% for all English local authority areas and 4.6% for the conurbation. In addition, the number of claimants in Nottingham rose by 2.7% in the last year compared to a 0.7% decrease nationally.
- 3.43 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 (released in 2011) showed that in the City, 33.3 % 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 30.6%. The total number of people with NVQ3 (A-Level) or above is 47.3% compared to the national average of 49.0%. Trade apprenticeship totals are better but still a percentage point below the national average.
- 3.44 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 44.1% of jobs based in Nottingham City are taken by City residents (2008 Annual Population Survey Commuting Flows). 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 2001 Census revealed that 74,200 Nottingham City residents work in the City and 27,500 Nottingham City residents work in other districts, whilst 98,100 who reside outside of Nottingham City have jobs in Nottingham City.
- 3.45 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, 2011, 91% 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.

- 3.46 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.
- 3.47 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.
- 3.48 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.
- 3.49 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.
- 3.50 Nottingham City Council will prepare a Supplementary Planning Document (SPD) 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.

Policy DM8: Telecommunications

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, the applicant has demonstrated that no reasonable existing masts or structures are available that can also be shared;
- b) the applicant has 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) the special character and appearance of all heritage assets are preserved or enhanced.

Justification

- 3.51 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.
- 3.52 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.
- 3.53 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.

Retail Provision

Nottingham City Centre

Policy DM9: City Centre Retail Designations

Within the City Centre as defined on the Policies Map Revisions Document and Appendix 6, the following retail designations have been defined for the purposes of assessing proposals for retail (Class A1 and Sui Generis) and other 'Main town centre' uses:

- Primary Shopping Area (the central part of the City Centre where A1 retail uses and other 'Main town centre uses'* are focussed, and that is considered as 'in-centre' for the purpose of assessing proposals for retail and other 'Main town centre uses'. Note that this does not equate to the City Centre Boundary which is separately defined. See accompanying Policies Map Revisions Document).
- Primary Shopping Frontages (frontages within the core of the Primary Shopping Area that contain predominantly retail (Class A1) uses and where further retail (Class A1) uses will be focussed).
- Secondary Frontages (those frontages within the Primary Shopping Area that are not designated as Primary Shopping Frontages. These frontages are characterised by a mix of retail (Class A1) and other 'Main town centre uses').
- Wider City Centre (those parts of the City Centre beyond the Primary Shopping Area that are considered as 'in-centre' for 'Main town centre uses' but not for retail (Class A1 or Sui Generis uses)).

The extents of the designations are shown in the accompanying Policies Map Revisions Document and Appendix 6 of this Document.

* 'Main town centre uses': Retail (Class A1, A2, A3, A4, A5 and sui generis uses e.g. shops, estate agents, restaurants, bars, takeaways), Leisure and Culture (Class D2 and sui Generis uses e.g. cinemas, night-clubs, casinos, health and fitness centres, theatres, museums, galleries, hotel and conference facilities) and Offices (Class B1a).

Justification

- 3.54 These designations have been established in accordance with the requirements of the NPPF and Core Strategy Policy 5. The designations are based on analysis of the current pattern of retail provision and 'Main town centre uses' within the City Centre, and the retail and other growth requirements identified for the City Centre. A composite map showing the retail designations in the context of other spatially defined 'City Centre Quarters' is included as Appendix 6. Details of these 'Quarters' and corresponding policies are set out in Regeneration Policies DM22 Canal Quarter, DM23 Creative Quarter, DM24 Castle Quarter and DM 25 Royal Quarter.

Policy DM10: Major Retail Development within the City Centre

In accordance with Policy 5.1 of the emerging Core Strategy, planning permission will be granted for a significant increase in the retail and leisure floorspace within the City Centre focussing on phased major development proposals firstly at the Broadmarsh Centre and secondly at the Victoria Centre, as shown in the accompanying Land Allocations Map Document. 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;
- 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.
- d) Accord with relevant site and area specific policies including Land Allocation Development Principles and City Centre Quarter policies.

Justification

- 3.55 Nottingham has two large indoor shopping centres, Victoria Centre in the north and Broadmarsh Centre in the south, both of which make an important contribution to the City Centre's retail offer. They have traditionally performed a fundamental anchoring role and their location helps to generate high levels of footfall on the traditional shopping streets between them – at the heart of the city's retail core.
- 3.56 Retail studies¹ have confirmed that there is capacity for significant growth in retail floorspace over the plan period, part of which could 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 Primary Shopping Area. A phased and balanced delivery of investment is required both to secure the overall improvements necessary to raise the City Centre's performance as a retail and leisure destination of regional and national significance and to optimise wider regeneration benefits.

1 Greater Nottingham Retail Study 2008 - DTZ, Greater Nottingham Retail Study 2013 (update) - DTZ

- 3.57 The Broadmarsh Centre forms a major part of the retail core 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.
- 3.58 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. Incorporation of other complementary uses would add to the overall benefits arising from the development.
- 3.59 Given the present weaknesses and identified underperformance of the southern part of the retail core, 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. Implementation of approved proposals at Broadmarsh (Land Allocation 11A), that are consistent with the requirements set out in the development principles attached to the site allocation will be required before the implementation of any major redevelopment and extension at the Victoria Centre.
- 3.60 In the immediate short term, there are opportunities for investment in the remodelling and enhancement of existing retail floorspace, external appearance and entrances at Victoria Centre. This could deliver improvements to the quality of both retail and leisure floorspace, public transport facilities and physical enhancements to the City Centre environment. Following investment in the retail offer at Broadmarsh, the site to the north of the Victoria Centre provides the only opportunity in the City Centre for significant retail floorspace expansion.

* 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.

Policy DM11: Development within the City Centre Primary Shopping Frontages

1) Retail (Class A1) Development

The Primary Shopping Frontages, as shown in the accompanying Policies Map Revisions Document, form the main retail core within the City Centre and in line with Core Strategy Policy 5.1 will continue to be promoted as the principal focus for new and remodelled retail (Class A1) development.

Planning permission for retail (Class A1) development within the Primary Shopping 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 and active shop front treatments;
- b) enhances the quality and diversity of the City Centre retail offer consistent with strengthening Nottingham's status as a shopping destination of regional and national significance;
- c) preserves or adds to the extent and range of commercially attractive retail units in terms of size, format, design and architectural quality;
- d) 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 whether individually and/or as part of a group;
- e) secures the replacement of unattractive and poor quality buildings that detract from the appearance of the area, with buildings of high design quality;
- f) is reflective of and reinforces positive local characteristics, and enhances the overall character and identity of the area through traditional or innovative approaches to retail format and design; and
- g) supports the creation of an attractive, safe and inclusive pedestrian environment that provides good accessibility, particularly for people with disabilities, reinstating or introducing new linkages where appropriate.

2 Development other than Retail (Class A1)

Within the Primary Retail Frontages planning permission will be granted for development other than Retail (Class A1) where, in accordance with Policy 5.1 of the Core Strategy, the predominantly retail character of the frontage would not be harmed, and the vitality and viability of the City Centre as a shopping destination would be 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) and the level of vacant ground floor units;
- b) the scale of the development, the length of frontage affected by the proposal and its location and prominence within the Primary Retail Frontages;
- 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) the nature of the proposed use, including the associated level of activity, hours of operation, whether a shop front would be incorporated and whether it would complement neighbouring uses; and
- e) the physical characteristics of the property, and any identified constraints on its suitability or adaptability for retail (Class A1) use.

Justification

- 3.61 The City Centre is the primary shopping destination within the East Midlands and occupies a strong position in the national retail rankings. To maintain and improve upon its long standing status as a retail centre of regional and national significance, substantial investment in additional retail and leisure floorspace is needed, along with qualitative enhancement to existing provision.
- 3.62 In line with the retail strategy set out in the Core Strategy, the City Centre retail sector will be the subject of significant investment with improvements and growth focussed principally within the established retail core of the City Centre, and supporting east west routes.
- 3.63 The Primary Shopping Area, as shown in the accompanying Policies Map Revisions Document, incorporates the majority of the City Centre's existing shopping provision together with a diverse range of complementary town centre uses including restaurants, bars, commercial, cultural and entertainment venues.
- 3.64 Within the Primary Shopping Area, the highest concentrations of shops form a strong north-south axis stretching between two main anchors - the Broadmarsh Centre in the south and the Victoria Centre in the north. This robust retail core is consolidated by a series of historic east-west streets that provide pedestrian linkages to tourist areas and independent retail clusters at the Castle and Derby Road to the west, and the Lace Market and Hockley to the

East. These routes retain a significant proportion of historic buildings and a growing number of high status and exclusive brands have selected some of the more prominent and well positioned properties situated along them for their retail outlets.

- 3.65 The continued success and strengthening of the City Centre retail core will be reliant upon substantial, balanced enhancement and remodelling of its two anchor shopping centres coupled by significant investment in the traditional shopping streets connecting them to further exploit the rich diversity of buildings and spaces and add to its overall attraction as a retail destination.

Policy DM12: Development within the Secondary Frontages of the City Centre Primary Shopping Area

Within the Secondary Shopping Frontages of the City Centre Primary Shopping Area, (those Frontages within the Primary Shopping Area that are not Primary Frontages as shown in the accompanying Policies Map Revisions Document), 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 City Centre and help to strengthen its overall attraction as a retail, commercial, leisure and cultural destination of regional and national significance.

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;
- c) 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; and
- d) whether the development would be harmful to the amenities of nearby commercial and residential occupiers, and the quality of environment, including through 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;

* 'Main town centre uses': Retail (Class A1, A2, A3, A4, A5 and sui generis uses e.g. shops, estate agents, restaurants, bars, takeaways), Leisure and Culture (Class D2 and sui Generis uses e.g. cinemas, night-clubs, casinos, health and fitness centres, theatres, museums, galleries, hotel and conference facilities) and Offices (Class B1a).

Justification

- 3.66 The City Centre's 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.
- 3.67 The Secondary Retail Frontages, although having a strong retail function, also 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 leisure, cultural, commercial and social reasons for people to visit the City Centre.
- 3.68 In the western and eastern fringes of the Primary Shopping Area, some Secondary Retail 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.

Policy DM13: 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 in the accompanying Policies Map Revisions Document, 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

- 3.69 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.
- 3.70 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.
- 3.71 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 Westend Arcade,

Lower Parliament Street and the Peacocks Building provide scope for innovative approaches to improve the City Centre environment whilst also improving the City Centre's range of retail facilities.

- 3.72 Policies DM33 and DM34 set out broader requirements concerning general building design, amenity and place making applicable within and outside the City Centre, whilst requirements for new and replacement shopfronts are outlined in Policy DM35. Reference should also be made to the Nottingham City Centre Urban Design Guide.

Policy DM14: 'Main Town Centre Uses' within the 'Wider City Centre' and outside the Primary Shopping Area

Outside the City Centre Primary Shopping Area within the wider City Centre, as shown in the accompanying Policies Map Revisions Document, proposals for 'Main town centre uses' * other than retail development (Class A1 and Sui Generis) will be supported having regard to the following criteria:

- a) whether the proposal would support or undermine the local development strategy for the area, including that set out in any relevant 'Quarter Policies' or other area specific development plan policy and / or adopted SPD;
- b) whether the proposal would complement or detract from 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 tourism, entertainment, creative industry and professional services sectors;
- c) whether the development would be harmful to the amenities of nearby commercial and residential occupiers, and the quality of environment, including through 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;

Outside the Primary Shopping Area and within the wider City Centre, proposals for retail development (Class A1 and Sui Generis) will be subject to the sequential test for site selection and impact assessment requirements as set out in Policy DM20 unless:

- a) the proposal is for 'small scale retail provision'*** to serve local convenience or service needs, including that generated by major new development;

- b) 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 its positive attributes and individual identity, particularly where there are clusters of mutually supportive uses such as those connected with the tourism, independent retail and creative industry sectors, including those within the defined Independent Retail Clusters as shown in the accompanying Policies Map Revisions Document;
- c) the development accords with any adopted SPD for the site or area;

* 'Main Town Centre Uses': Retail (Class A1, A2, A3, A4, A5 and sui generis uses e.g. shops, estate agents, restaurants, bars, takeaways), Leisure and Culture (Class D2 and sui Generis uses e.g. cinemas, night-clubs, casinos, health and fitness centres, theatres, museums, galleries, hotel and conference facilities) and Offices Class B1a).

** 'Small Scale Retail Provision': Retail development of no greater than 280 square metres of net retail floorspace.

Justification

- 3.73 In accordance with Policies 4, 5 and 7 of the Core Strategy, in addition to significant retail investment within the core of the City Centre, the wider City Centre will provide the focus for substantial investment and growth across the full range of other 'Main town centre uses' including office, leisure, and culture and tourism facilities.
- 3.74 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. In assessing proposals for 'Main town centre uses', consideration will be given to how the development will reinforce or detract from the positive attributes of the area in which it is located and local development objectives for that area, together with the extent to which it supports or could undermine wider regeneration elsewhere within the City Centre.
- 3.75 The City Centre will be the principal focus for new office development. Diverse opportunities exist for the provision of office floorspace ranging in nature from potential large scale single or mixed uses schemes within the Canal Quarter and the eastern part of the Creative Quarter, to locations within the historic core of the City Centre close to the main shopping area and within the Royal Quarter, the Lace Market with its substantial presence of historic industrial buildings that form the western part of the Creative Quarter, and the area in the vicinity of Maid Marian Way, within the Castle Quarter.
- 3.76 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 appropriate enhancements to sports and leisure facilities will be particularly encouraged within the south eastern parts of the City Centre, and parts of the neighbouring Waterside.

Policy DM15: Independent Retail Clusters

Within the defined Independent Retail Clusters, as shown in the accompanying Policies Map Revisions Document, 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 its 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 not be harmful to the amenities of nearby commercial and residential occupiers, and the quality of environment, including through 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 development would accord with any adopted development strategy for the area, including that set out in any relevant 'Quarter Policies' or any adopted SPD for the site or area.

* 'Main Town Centre Uses': Retail (Class A1, A2, A3, A4, A5 and sui generis uses e.g. shops, estate agents, restaurants, bars, takeaways), Leisure and Culture (Class D2 and sui Generis uses e.g. cinemas, night-clubs, casinos, health and fitness centres, theatres, museums, galleries, hotel and conference facilities) and Offices (Class B1a).

** 'Small Scale' Retail Provision: Retail development of no greater than 280 square metres of net retail floorspace.

Justification

- 3.77 There are several clusters of predominantly independent retail outlets that provide varied frontages to a series of main routes that link the core of the City Centre to surrounding neighbourhoods, including Derby Road, Carrington Street/Station Street, Hockley and Sneinton Market, and Mansfield Road.
- 3.78 These 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. Each cluster has its own distinctive identity 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.

Policy DM16: 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 Revisions Document, planning permission will be granted for development involving food and drink uses (Use Class A3, A4 and A5), and / or high occupancy (1,000 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 and the wider City Centre. Proposals will be assessed against the following criteria:

- a) whether the proposal would support or undermine any local development strategies for the area, including that set out in any relevant 'Quarter Policies' and / or any adopted SPD for the site or area;
- b) whether the development would be harmful to the amenities of nearby commercial and residential occupiers, and the quality of environment including through 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;
- c) the cumulative impact of food, drink and entertainment uses taking into account the number and distribution of existing premises, and any evidence of harm caused by such uses; and
- d) the impact of the proposal on the amenities of nearby residential occupiers and those on routes to/from the proposal, and any prejudicial effect on future residential development initiatives.

Justification

- 3.79 Food and drink uses, and entertainment venues 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 and business or work reasons, and reinforcing the social dimension of the City Centre.
- 3.80 Although food and 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 well-being objectives.
- 3.81 In assessing 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 central shopping area.

- 3.82 Large licensed premises with a capacity of over 1,000 persons (that are typically those with a net floor area of 500 square metres or more), can give rise to particular problems such as 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.
- 3.83 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.
- 3.84 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'.

Role of Town and Local Centres

Policy DM17: Network and Hierarchy of Centres

The following network and hierarchy of centres will be promoted:

- 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, Church Square, 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, 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, Woodside Road

The Preferred Option boundaries for the defined Centres are shown in the accompanying Policies Map Revisions Document and the corresponding policy framework is set out in Policies DM18 and DM19.

Justification

- 3.85 In line with the requirements of the NPPF, Core Strategy Policy 6 establishes a network and hierarchy of 'Centres' that will be promoted as the foci for 'Main town centre uses' consistent with their role and position within the hierarchy and any identified need for growth or enhancement.

- 3.86 This document defines the Preferred Option boundaries for those Town, District and Local Centres specified within the Core Strategy that lie within the Nottingham City Council area. It also identifies 39 Centres of Neighbourhood Importance (CONIs), along with a Preferred Option boundary for each of them.
- 3.87 The designations are based on analysis of the current pattern of retail and 'Main town centre use' provision across the City, individual Centre assessments, and identified growth requirements and opportunities. Within the Town and District Centres, Primary Shopping Areas have been identified within the broader Centre boundaries.
- 3.88 Within the City's emerging Core Strategy, Bulwell is elevated from a District Centre to the status of Town Centre, reflecting its unique nature and function and marking its role and importance within the City's retail hierarchy. As well as comprising a significant neighbourhood within the City of Nottingham, Bulwell retains its own distinctive character and identity based on its origins as an historic market town serving a number of small surrounding settlements. The town still serves residents from beyond its immediate locality, including, for example, a number of the housing estates in the west of the City that have well established and popular bus services linking them to Bulwell. The town is also served by a railway station and a tram route that bring patronage to the Centre from a wide catchment area. Bulwell continues to be supported by numerous long term independent and national retailers, and turnover of units is generally low. Recent new developments, including a Tesco Extra and a joint service centre have added to the retail, leisure and community facilities available.

Policy DM18: Development in Town, District and Local Centres

Within the Town, District and Local Centres, as shown in the accompanying Policies Map Revisions Document, planning permission will be granted for development that maintains and enhances the vitality and viability of the Centre in which it is located and does not have a significant harmful effect on the vitality and viability of any other Centre within the defined retail hierarchy.

1. Retail (Class A1) Development

Planning permission for retail (Class A1) development within the Town, District and Local Centres will be granted where it:

- a) supports the local development strategy for the area, including that set out in any area specific development plan policy and / or adopted SPD;
- b) is proportionate in scale and enhances the quality and diversity of the retail offer consistent with the role and function of the Centre;
- c) does not have a negative impact on existing, committed and planned in-centre investment;
- d) maintains or reinforces the predominantly shopping character of the Primary Shopping Area of the Town and District Centres and the retail function of Local Centres, and integrates well with the existing retail provision, particularly through the inclusion of high quality and active shop frontages;
- e) preserves or adds to the extent and range of commercially attractive retail units in terms of size, format, design and architectural quality;
- f) is reflective of and reinforces the overall character and identity of the Centre, exploiting any potential for the re-use of existing buildings where they make a positive contribution to local character and / or securing the removal of unattractive and poor quality buildings that detract from it;
- g) supports the creation of an attractive, safe and inclusive pedestrian environment that provides good accessibility, especially for people with disabilities, reinstating or introducing new linkages where appropriate.

2. Development other than Retail (Class A1)

Within Town, District and Local Centres, planning permission will be granted for development other than Retail (Class A1), including a range of 'Main town centre uses' and residential uses (including student accommodation), where both the retail function and the distinctive character of the Centre are not undermined, and the vitality and viability of the Centre is maintained or enhanced.

Assessment of non-residential proposals will include the following considerations:

- a) whether the development supports the 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 complement the existing mix of uses in the Centre, 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 leisure and professional services sectors;
- c) 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 compactness and continuity of the shopping provision and the primary retail function of the Centre;
- d) the proportion of vacant ground floor property within the Centre;
- e) 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 Centre;
- f) whether the development would be harmful to the amenities of nearby commercial and residential occupiers, and the quality of environment, including through 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;
- g) whether the proposal would support the creation of an attractive, safe and inclusive pedestrian environment, that provides good accessibility for people with disabilities, reinstating or introducing new linkages where appropriate;

Assessment of residential proposals will include the following considerations:

- a) the scale of the development, the length of ground floor frontage affected by the proposal, its location and prominence within the Centre and the impact of the development on the compactness and continuity of the shopping provision, whether individually or cumulatively;
- b) whether the number and type of residential units is appropriate having regard to the nature of the Centre and site specific characteristics;
- c) whether a satisfactory standard of accommodation can be achieved for occupiers without prejudicing the operation of neighbouring commercial occupiers, and whether the amenities of all occupiers and users of the Centre can be protected having regard to the effectiveness of available measures to manage potential harm through the use of planning conditions and / or obligations.

Justification

- 3.89 The City has 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.
- 3.90 In line with the NPPF and Core Strategy Policy 6, the defined Centres will continue to be the focus for retail provision. The wider role of Centres as a focal point within communities - a place to meet, socialise, gain access to services and pursue leisure interests is also increasingly recognised. 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.
- 3.91 Guidance to support the enhancement of Centres will be provided in SPDs, 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.
- 3.92 The hierarchy of Centres is served by a strong public transport network, making them a sustainable location for other development where this supports and does not undermine their main retail, leisure, and community 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.
- 3.93 Broadening the scope of complementary uses within Centres, where this is consistent with their scale and nature and any locally defined objectives for the area concerned, can play an important part in widening their overall function and extending the level of use at different times of the day. Residential occupation of upper floors that are otherwise often underutilised can make a valuable contribution to the dynamic of a Centre. The Government is also undertaking consultation on the introduction of changes to the Use Classes Order to allow changes from shops and financial and professional services to residential use under permitted development rights (for units less than 150 square metres). The outcome of the consultation will be taken into account in the preparation of the Local Land and Planning Policies Publication version.
- 3.94 In parts of the City that are well connected to the Universities and other Higher Education establishments, the availability of essential services and leisure facilities within Centres make them particularly suitable locations for student accommodation.

Policy DM19: Centres of Neighbourhood Importance (CONIs)

Centres of Neighbourhood Importance (CONIs), as shown in the accompanying Policies Map Revisions Document, 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.

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

Assessment of development proposals within CONIs will include the following considerations:

- a) whether the proposal supports the local development strategy for the area, including that set out in any area specific development plan policy and / or adopted SPD;
- b) whether the development is proportionate in scale and compatible with the character and function of the CONI;
- 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;
- d) whether the development would be harmful to the amenities of nearby commercial and residential occupiers, and the quality of environment including through 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) whether the proposal supports the creation of an attractive, safe and inclusive pedestrian environment that provides good accessibility, especially for people with disabilities.

Justification

- 3.95 Centres of Neighbourhood Importance (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.
- 3.96 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.

- 3.97 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.
- 3.98 Guidance to support the enhancement of CONIs will be provided in SPDs, particularly where they are identified as being in decline and / or underperforming, or where significant additional provision and change is required to meet identified need.

Policy DM20: Development of ‘Main Town Centre Uses’ in Out-of-Centre and Edge-of-Centre Locations and Retail (Class A1 and Sui Generis Uses) outside the City Centre Primary Shopping Area

- 1) Planning applications for ‘Main town centre uses’* on the edge of or outside existing Centres, as shown in the accompanying Policies Map Revisions Document, will not be granted unless:
 - a) It has been demonstrated that there are no sequentially preferable sites available; and
 - b) the proposal would not result in significant adverse impact on in-centre investment or Centre vitality and viability within the catchment area of the proposal.

An Impact Assessment will be required for applications incorporating ‘Main town centre uses’ of 1,000 square metres or greater on the edge of or outside an existing Centre.

- 2) Proposals incorporating retail use (Class A1 and Sui Generis) within the City Centre but outside the Primary Shopping Area will be subject to the above requirements in accordance with the provisions of Policy DM14.

* ‘Main Town Centre Uses’: Retail (Class A1, A2, A3, A4, A5 and sui generis uses e.g. shops, estate agents, restaurants, bars, takeaways), Leisure and Culture (Class D2 and sui Generis uses e.g. cinemas, night-clubs, casinos, health and fitness centres, theatres, museums, galleries, hotel and conference facilities) and Offices (Class B1a).

Justification

- 3.99 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 on-going vitality and viability, and that development in unsustainable out of centre or edge of centre locations is resisted.
- 3.100 Where a proposal involves a retail or other 'Main town centre use(s)' that is not within a Centre or in accordance with an up-to-date development plan, it will be necessary to demonstrate that there is no more sequentially preferable site available and that there would not be an unacceptable impact on in-centre investment.
- 3.101 In the case of the City Centre, for the purposes of Retail (Class A1 and Sui Generis Retail) Development, edge of Centre is defined as within 300 metres of the Primary Shopping Area.

Policy DM21: Markets

- 1) Planning permission will be granted for the establishment of new markets or the relocation and / or remodelling of existing markets where they are located within an existing Centre as shown in the accompanying Policies Map Revisions Document and the proposal creates or maintains an attractive and competitive retail offer that reinforces the individual character of the Centre and its overall vitality and viability.
- 2) Proposals for new or extended markets on the edge of or outside existing centres will not be granted unless they address the sequential test and impact assessment requirements set out in Policy DM20.
- 3) 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

- 3.102 Nottingham benefits from a number of well established markets that add diversity to the retail offer within several of the larger Centres across the City, providing local access to a range of fresh produce, general household items and clothing, and specialist goods, and make a positive contribution to the character of Centres and their on-going vitality and viability.
- 3.103 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.
- 3.104 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.

Regeneration

Policy DM22: Canal Quarter

Within the Canal Quarter, as shown in the accompanying Policies Map Revisions Document, 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 expanding sectors identified within the Nottingham Growth Plan, focussed particularly on those sites in the areas adjoining Nottingham Station transport interchange;
- b) ensuring that development does not prejudice, and where possible supports, the needs of established businesses;
- c) 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;
- d) making better use of the Canal frontages, and other waterways including the Tinkers Leen, providing improved visibility and access;
- e) building upon the success of existing leisure and entertainment uses focussed on the Canal frontage;
- f) 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;
- g) 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;
- h) 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;
- i) exploiting opportunities to create or enhance public spaces;
- j) supporting the implementation of major transport improvements, expanding upon existing substantial investment in the Nottingham Station transport interchange and NET Line 2;

Justification

- 3.105 The Canal Quarter forms a major proportion of the southern part of the City Centre, and comprises the full extent of the Southside Regeneration Zone, along with the southern part of the Eastside Regeneration Zone (as referred to in the emerging Core Strategy). 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 provided by the Nottingham Station transport interchange and NET Line 2, whilst better utilising the opportunities offered by the historic canal and other waterways.
- 3.106 The Quarter incorporates a number of key land allocations, including much of the Southern Gateway Development Area*, and provides opportunities for comprehensive development in accordance with site specific development principles. Where necessary, SPDs will be prepared to help guide and facilitate the successful delivery of development in this area.
- 3.107 Developments will be required to contribute towards identified infrastructure requirements through planning obligations and or the Community Infrastructure Levy (see DM56). The City Council will work proactively with partners to secure the delivery of development, identify potential funding sources and where necessary will consider the use of compulsory purchase powers to assist in site assembly.

Policy DM23: Creative Quarter

Within the Creative Quarter, as shown in the accompanying Policies Map Revisions Document, 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) exploiting opportunities for the positive re-use of existing buildings, particularly historic buildings identified as being at risk or with a record of long term vacancy or under-occupation;
- c) 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;
- d) providing specialist services including training, education, ancillary retail and leisure facilities that are complementary to the creative industries sector;

* The Southern Gateway is a major development area in the southern part of the City Centre incorporating 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.

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

Justification

- 3.108 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 overlain 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, which lies to the east of Belward Street, comprises the northern part of the Eastside Regeneration Zone (as referred to in the emerging Core Strategy) and also incorporates a mix of occupiers, including some large scale research and development operations, as well a number of key development sites.
- 3.109 Supported by Nottingham's City Deal, the Creative Quarter will be the focus for major investment where identified further development in growth sectors such as, bio-science, digital media and a range of other knowledge based and creative industries will be supported and encouraged through a series of infrastructure and transport improvements, and key business support initiatives in line with Nottingham Growth Plan objectives.
- 3.110 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.
- 3.111 A major component of the Creative Quarter strategy 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.
- 3.112 The Creative Quarter incorporates a number of key land allocations that provide opportunities for major new development in accordance with site specific development principles. Where necessary, further SPDs will be prepared to help facilitate the successful delivery of the Creative Quarter strategy.

- 3.113 Developments will be required to contribute towards identified infrastructure requirements through planning obligations and or CIL (see DM56). The City 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 site assembly.

Policy DM24: Castle Quarter

Within the Castle Quarter, as shown in the accompanying Policies Map Revisions Document, 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, and exploiting the high quality historic environment to promote economic growth through the sensitive use and interpretation of heritage assets having regard to their significance.

Development will be supported within the Castle Quarter 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 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;
- b) 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;
- c) 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;
- d) providing high quality residential accommodation where this is compatible with heritage and tourism objectives and the preservation/ enhancement of high grade office provision;
- e) improving the pedestrian connectivity of the area to the City Centre retail core and Lace Market.

Justification

- 3.114 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's 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. Bartholomew's Cathedral and the Playhouse Theatre, whilst the southern part includes the site of Castle College (formerly People's College).

- 3.115 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. A key component of addressing current detachment of the Castle from the City Centre Core and gateway routes from Nottingham Station transport interchange is new crossing arrangements linking the Castle with Collin Street. A further element involves the reinforcement of a 'tourism route' stretching from the Lace Market to the Castle.
- 3.116 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 and 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. Developments involving the provision of purpose built student accommodation within the Castle Quarter will not be supported.
- 3.117 The Castle College site is a key land allocation that lies to the east of the Castle Grounds on the western half of Maid Marian Way, and provides opportunities for major new development in accordance with site specific development principles. Where necessary, further SPDs will be prepared to help facilitate the successful delivery of the Castle Quarter strategy.
- 3.118 Developments will be required to contribute towards identified infrastructure requirements through planning obligations and or the Community Infrastructure Levy (see DM56). The City Council will work with partners to secure the delivery of development on key sites, including through the identification of potential funding sources.

Policy DM25: Royal Quarter

Within the Royal Quarter, as shown in the accompanying Policies Map Revisions Document, 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;
- e) delivering high quality housing, including purpose built student accommodation, where this is compatible with nearby uses;

- f) supporting the independent retail sector;
- g) exploiting opportunities to create or enhance public spaces;

Justification

- 3.119 The Royal Quarter forms the entertainment core of the City Centre. It is also strongly influenced by substantial and imposing buildings within the Nottingham Trent University Campus, and several civic buildings including the former Guildhall which is a Grade II listed building, and the early twentieth Century police and fire stations.
- 3.120 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. Where necessary, further SPDs will be prepared to help facilitate the successful delivery of the Royal Quarter strategy.
- 3.121 Developments will be required to contribute towards identified infrastructure requirements through planning obligations and or Community Infrastructure Levy (see DM56). The City 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 assembly.

Policy DM26: Waterside

Within the Waterside area, as shown in the accompanying Policies Map Revisions Document, 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, 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) improving linkages (pedestrian, bus and cycle) between the core of the City Centre and adjoining neighbourhoods including the Meadows, Trent Bridge, Colwick Park and the Canal Quarter, 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;
- e) exploiting opportunities to create or enhance public spaces and green infrastructure provision;
- f) provision of appropriate retail, community and health facilities to serve new development within the area;

Justification

- 3.122 Waterside lies to the south east of the City Centre, and comprises the full extent of the Waterside Regeneration Zone (as referred to in the emerging Core Strategy). The area offers considerable scope for a range of residential and office / employment led schemes, along with leisure based developments that build upon established employment sectors and sport and leisure activities in the locality.
- 3.123 Waterside incorporates a number of key land allocations that form and 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. The scale and location of the Waterside provides an opportunity to both create and enhance new open spaces and improve connectivity with the City Centre and adjacent communities. Provision of appropriately scaled retail, health and community facilities will be required to create a sustainable new community. Where necessary, SPDs will be prepared to help facilitate the successful delivery of the Waterside strategy.
- 3.124 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 site assembly.

section four

Development Management Policies – Places For People

Housing Size, Mix and Choice

Policy DM27: 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 emerging 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 fulfils 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.

Justification

- 4.1 This policy is related to Policy 8 (Housing, Size, Mix and Choice) and Policy 5 (Nottingham City Centre) of the emerging Core Strategy which places 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.
- 4.2 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.

- 4.3 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 2001, only 29% of dwellings in Nottingham had 6 or more rooms (i.e. 3 or more bedrooms) compared with 39% in Greater Nottingham and 40% nationally*. One of the headline targets of the Nottingham Plan to 2020 is to increase family housing to at least 35% of all housing stock (from the baseline of 29% resulting from the 2001 Census).
- 4.4 The low proportion of family homes within the City is exacerbated by many of these dwellings being occupied as student houses in multiple occupation. 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.
- 4.5 The current pattern of completions in new homes shows that levels of family housing are increasing but are still falling behind Greater Nottingham and national figures for family housing. Monitoring figures as at March 2012 showed that only 35% of housing completions between March 2011 and March 2012 were for dwellings with 3 or more bedrooms.
- 4.6 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.

- 4.7 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.
- 4.8 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 militate against 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.

* Based on 2001 Census Data. 2011 Census Data will be available between November 2012 and July 2013.

- 4.9 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 elderly persons 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.

Policy DM28: 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 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 Policy DM18; 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

- 4.10 This policy relates to Policy 8 of the emerging Core Strategy which places an emphasis on providing family housing, including larger family housing to meet The Nottingham Plan to 2020 Strategic Priorities and the aims of the Housing Nottingham Plan 2013-2015.
- 4.11 The evidence provided above for Policy DM27 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.
- 4.12 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.
- 4.13 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.

Policy DM29: Affordable Housing

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.

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.

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;

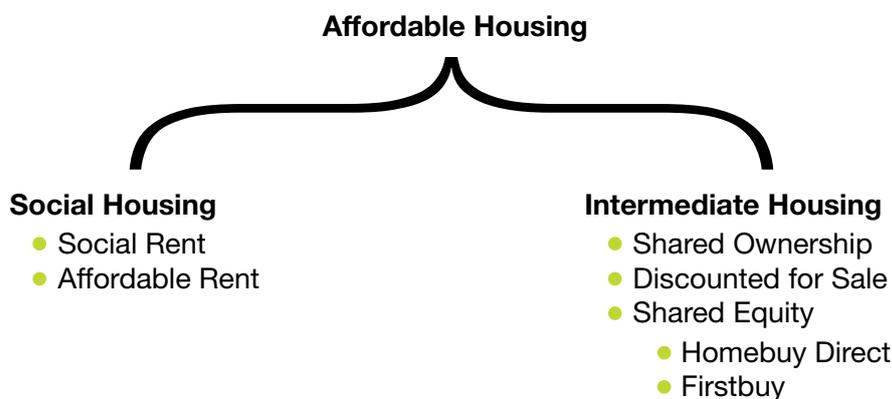
- a) the City-wide need for affordable housing as identified in the Strategic Housing Market Assessment (SHMA), taking into account all other sources and supply of affordable housing;
- b) levels of affordability in the area; and
- c) size, type and tenure of housing in the area.

On sites providing student dwellings, a commuted sum will be required in lieu of on-site affordable housing provision.

Justification

- 4.14 This policy relates to Policy 8 (Housing Size, Mix and Choice) and Policy 19 (Developer Contributions) of the emerging Core Strategy.
- 4.15 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.
- 4.16 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.

4.17 The following diagram shows the different affordable housing products:



4.18 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.

4.19 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.

4.20 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.

4.21 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. The financial contributions of the guidance is updated annually and the guidance will be replaced by a SPD following adoption of the LAPP.

Policy DM30: Specialist Housing

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 sufficient management arrangements in place to ensure amenity of nearby occupiers is maintained.

Justification

- 4.22 This policy relates to Policy 8 (Housing Size, Mix and Choice) of the emerging Core Strategy.
- 4.23 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.
- 4.24 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. Residents and visitors should have access to public transport and other facilities and services. Specialist accommodation should be built to be accessible to those people with impaired mobility. Part M of the Building Regulations 2004, incorporating 2010 amendments, gives guidance on access and facilities for the disabled.

Policy DM31: 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) The City Centre (as shown in the accompanying Policies Map Revisions Document), subject to accordance with site and area specific policies, including relevant 'Quarter Policies' and excluding the area of predominantly family housing that lies to the north of the Royal Quarter;
- 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

- 4.25 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.
- 4.26 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.
- 4.27 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 DM43, 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 emerging Core Strategy.

- 4.28 Currently approximately 43,000 full time students attending the two universities live within Nottingham City, representing 1 in 7 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.
- 4.29 At present, approximately two thirds 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 DM27 and DM28 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 as set out in relation to Policy DM32.
- 4.30 In the last 4 years, a substantial number of new student bed spaces have been delivered through purpose built developments, and there has been a marked increase in student occupation of city centre flats (more than a third of city centre flats built since 2002 are now occupied by students). Over the same period there has been a levelling off in the growth of students occupying HMOs in the neighbourhoods close to the universities.
- 4.31 Since March 2012 an Article 4 Direction has been in place that enables the number and distribution of all HMOs throughout the City to be controlled and managed through the planning process in order to avoid the development of further concentrations or the worsening of existing over-concentrations. Prior to this, the conversion of a family house (Use Class C3) to a small house in multiple occupation (Use Class C4) was permitted development and therefore beyond the scope of planning control, meaning that existing family housing could be lost and HMO concentrations could develop unchecked, thereby undermining the Council's sustainable communities objectives.
- 4.32 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 4.29 (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 who purpose built accommodation is often a preferred option, is also likely to add to the diversity of provision that is required.
- 4.33 In the context of the above trends, together with the protection of existing family housing through Policy DM28 and the regulation of HMOS and student accommodation afforded by Policy DM32, 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.

- 4.34 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.
- 4.35 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 DM24 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.
- 4.36 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'.
- 4.37 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.
- 4.38 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. The provision of suitable high density accommodation within Centres that have good transport provision and access to facilities is consistent with the NPPF.

Policy DM32: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

- 1) Planning permission for the following development will be only granted where it does not conflict with Policies DM27 and DM28 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** (i.e. purpose built student accommodation);
 - d) Extension / alteration of buildings resulting in an overall increase in the number of student bed spaces.

In assessing a development's impact on local objectives to create or maintain sustainable, inclusive and mixed use communities, regard will be given to the following:

- i. 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 5);
- ii. The individual characteristics of the building or site and immediate locality (e.g. 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 uses);
- iii. Any localised evidence of existing HMO uses and purpose built accommodation provision within the immediate vicinity of the site that already impact on local character and amenity;
- iv. The impact of the development on the character and amenity of the area or site having particular regard to the criteria set out in Policies DM33 and DM34;
- v. 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.

- vi. Whether the proposal would result in the positive re-use of an existing vacant building or site that would have wider regeneration benefits; and
- vii. Whether the proposal is located within one of the locations set out in Policy DM31.

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- * 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
 - ** 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

Justification

- 4.39 This Policy accords with 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.
- 4.40 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.
- 4.41 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 DM31.
- 4.42 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.

- 4.43 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
- 4.44 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 provided by the recent introduction of an Article 4 Direction.
- 4.45 Where there is already a ‘Significant Concentration’ of HMOs and / student households in an area, calculated using the methodology in Appendix 5, planning permission will therefore not usually be granted for further HMOs or Purpose Built Student Accommodation. A ‘Significant Concentration’ is considered to be 10%.
- 4.46 As illustrated in the Map in Appendix 5 ‘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.
- 4.47 It is recognised that there may be individual cases where site specific factors may justify an exception to this approach such that the effect of the proposal may undermine sustainable communities objectives even where the threshold is not exceeded or be consistent with sustainable communities objectives in spite of being located within an area of ‘Significant Concentration’. Such cases will need to be clearly demonstrated with particular reference to the additional criteria set out in the Policy.

Design and Enhancing Local Identity

Policy DM33: 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, particularly the established scale, massing, rhythm, landscape, 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 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 would allow for safe and convenient access into and around the building, paying particular attention to the needs of people who have mobility difficulties;
- f) whether the development would provide appropriate space, storage and internal layout;
- g) whether the development would allow for future flexibility and adaptability;
- h) 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

- 4.48 This policy is supported by, and expands upon design principles set out in the emerging Core Strategy: Policy 10 (Design and Enhancing Local Identity), in addition to the requirements of the NPPF.
- 4.49 Buildings must be designed to fulfill their function effectively, but consideration must also be given to the way they impact on the surrounding townscape and neighbouring properties. They must enhance the local environment, contributing to the vitality of areas and improve community safety. Sustainability is an important consideration in the design and specification of the building, paying particular attention to the conservation of energy, future adaptability and minimising surface water discharges.

- 4.50 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. 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 the 'Lifetime Homes' standard. 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.
- 4.51 A mixture of uses within new and converted buildings or groups of buildings encourages long term sustainability and can reduce the need to travel.
- 4.52 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 designs avoid such problems.
- 4.53 The outcomes of the government consultation on the Housing Standards Review (August 2013), which sets out options around future standards for housing (e.g. Lifetime Homes, domestic security and space standards), will be fully taken into account in the next (Publication Draft) version of the LAPP. The Publication Draft of the LAPP will clarify requirements in relation to these and any other standards not covered by the Review. Further to this, it is intended that the City Council will prepare a Neighbourhood Design Guide once the LAPP is adopted, but, similarly, this will be dependent on the outcomes of the Housing Standards Review.

Policy DM34: 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 a public right of way unless satisfactory provision is made for an alternative alignment;
- b) Be of high urban design quality, of the 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 landmark buildings and an appropriate hierarchy of streets are legible and designed to enable easy navigation;

- f) Ensure that the scheme is sympathetic to, and where appropriate, takes advantage of existing topography, buildings, site orientation, watercourses, landscape, wildlife and other natural features;
- g) Maximise opportunities for sustainable transport and provide appropriate parking solutions to reflect the character of the development;
- h) Integrate with community facilities as and where appropriate;
- i) Provide appropriate public and private external space.
- j) Provision of an appropriate and comprehensive landscaping scheme with clear proposals for maintenance and management.

Justification

- 4.54 This policy is supported by, and expands upon design principles set out in the emerging Core Strategy: Policy 10 (Design and Enhancing Local Identity).
- 4.55 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.
- 4.56 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 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.
- 4.57 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.
- 4.58 Design layout has a strong role 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.
- 4.59 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 levels, 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.

- 4.60 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.
- 4.61 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.
- 4.62 The outcomes of the government consultation on the Housing Standards Review (August 2013), which sets out options around future standards for housing (e.g. Lifetime Homes, domestic security and space standards), will be fully taken into account in the next (Publication Draft) version of the LAPP. The Publication Draft of the LAPP will clarify requirements in relation to these and any other standards not covered by the Review.

Policy DM35: 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) The design of the shopfront or feature;
 - b) The existing character, architectural and historic merit and design of the building and its shopfront;
 - c) 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 criteria when assessing proposals for external shop front security grilles or shutters:
 - a) Whether there is a demonstrated need for the type of security features proposed. This should take account of 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) Preference will be given to proposals that mount the security grilles or shutters internally, behind the glass;
 - c) 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:
 - external security grilles (or lattice-style grilles);
 - punched lathe shutters;
 - transparent polycarbonate shutters
 - d) 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;
 - e) Grille or shutter housing boxes should be mounted internally, behind the shop fascia;
 - f) All external faces of the security grilles or shutters, their guides and housing boxes shall be colour coated;
 - g) Extra care shall be applied to works to listed buildings and buildings within conservation areas to ensure that the setting of the building and character of the wider area is not harmed.

Justification

- 4.63 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.
- 4.64 If a shopfront is replaced or altered, the design should respect the characteristics of the building.

- 4.65 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.
- 4.66 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.
- 4.67 While the preference is always to encourage shop owners to mount security shutters or grilles internally, there will always 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.
- 4.68 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 DM36: 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, 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 local 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

- 4.69 Advertisements play a vital role in the visual environment of the City. The City Council recognises the need of shops and businesses to announce themselves to customers but this should be achieved by a high quality of design and materials which avoids obtrusive or hazardous to public safety.
- 4.70 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.
- 4.71 Freestanding advertisement boards may be acceptable provided that they constitute part of the overall scheme. 'A' board free-standing 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.
- 4.72 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.
- 4.73 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

Policy DM37: Development affecting designated heritage assets

- 1) Development affecting a designated heritage asset and/or its setting will be considered against the following criteria:
 - a) whether the development 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;
 - b) whether the development would preserve and, where possible, enhance the character or appearance of heritage assets by virtue of the developments siting, scale, urban grain, building form, massing, height, materials and quality of detail;
 - c) whether the development would respect its relationship with the historic street pattern, topography, urban spaces, gardens, views and landmarks;
 - d) whether the development would demonstrate high standards of design appropriate to the historic environment;
 - e) whether the development would contribute to the long term maintenance and management of the asset.
- 2) Development involving the demolition of, or substantial harm to the significance of a designated asset will only be granted in exceptional circumstances. In considering such proposals, the following criteria will be taken into account:
 - a) the adequacy of efforts to retain the asset in use, including the offer of the unrestricted freehold of the asset on the open market at a realistic price reflecting its condition; and
 - b) the adequacy of efforts to secure the asset's conservation through grant-funding or some form of charitable or public ownership; and
 - c) the merits of alternative proposals for the site and whether they bring substantial public benefits for the community which decisively outweigh the harm to the asset's significance; and
 - d) the cost of repairing and maintaining the asset in relation to its importance and the value derived from its continued use. Damage or deterioration to an asset caused by deliberate neglect will not be taken into account in any decision.
- 3) Proposals involving demolition within Conservation Areas will not normally be allowed unless a full planning application is submitted, showing the proposed new development. Conservation Area Consent will be subject to conditions or a planning obligation to ensure demolition does not take place until a satisfactory form of contract has been entered into for redevelopment.

Justification

- 4.74 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.
- 4.75 Within the City there are a wide variety of designated heritage assets which enjoy statutory protection under the planning process. 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
 - 10 Scheduled Ancient Monuments
 - 9 Registered Parks and Gardens, 4 of which are grade II* registered.
- 4.76 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.
- 4.77 In accordance with the requirements of paragraph 126 of the National Planning Policy Framework the Council will produce a Heritage Conservation Strategy for the City. This will reaffirm the Council's responsibilities, set priorities for future work programmes, 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.
- 4.78 **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.
- 4.79 The owners of listed buildings should consider the impact of development (include 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.
- 4.80 **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.

- 4.81 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.
- 4.82 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. Further Article 4 (2) Directions will be considered as appropriate.
- 4.83 **Historic Parks and Gardens** - Within the City of Nottingham there are nine entries on English Heritage's 'Register of Parks and Gardens of Special Historic Interest in England'. The Arboretum, General Cemetery, Highfields Park, Memorial Gardens at Trent Embankment and the parkland at Clifton Hall are Grade II registered while the Church Cemetery, Hungerhill Allotments (including Stonepit Coppice and Gorse Close Gardens), Wollaton Park, and Bagthorpe Gardens are Grade II* registered. Although it does not afford statutory protection, entry on the Register is a material consideration in the determination of planning applications.
- 4.84 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 and defined as shown in the accompanying Policies Map Revisions Document, and are protected by policies in the Environment chapter.

Policy DM38: Non-designated heritage assets

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.

Justification

- 4.85 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. The Council will produce and maintain a list of non-designated heritage assets and set out the criteria for their identification.

Policy DM39: Scheduled Ancient Monuments and Archaeology

- 1) Planning permission will not be granted for development which adversely affects a Scheduled Ancient Monument (as to be shown on the final adopted Policies Map) or archaeological remains of national importance, (as shown in the accompanying Policies Map Revisions Document) or the setting of either.
- 2) Planning permission will be granted for development in the archaeological constraints areas (as shown in the accompanying Policies Map Revisions Document), or other sites of known or suspected archaeological significance, provided that information derived from an archaeological 'desk-based' assessment, and/or field evaluation, carried out as part of the application, shows that:
 - i. no archaeological resources are likely to be affected by the development; or
 - ii. where archaeological resources are likely to be affected, the remains are preserved 'in situ'; or
 - iii. where remains are able to be removed, they can be fully investigated, recorded and secured, as part of the development.
- 3) Planning permission will not be granted for development which would destroy archaeological resources of local significance which the City Council considers must be retained 'in situ'.

Justification

- 4.86 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.
- 4.87 There are currently 10 Scheduled Ancient 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

- 4.88 The Priory was designated in 2002 and is a pre-reformation monastic foundation of national significance. The area of remains may extend beneath adjacent properties, particularly along Priory Street on the site of the monastic church.
- 4.89 Planning applications for development entailing breaking of ground on sites within the archaeological constraints areas, or affecting other sites of known or suspected archaeological significance, will normally be accompanied by an archaeological assessment of the application site.
- 4.90 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'.
- 4.91 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.
- 4.92 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.

Policy DM40: City Caves

Development proposals in the vicinity of caves, or with the potential to affect caves, will be considered with regard to the following:

- a) Where there are caves of great rarity or containing unique features, opportunities should be explored for incorporating the caves into the development and protected, with access to the cave retained where possible;
- b) Caves with distinctive architectural features should be preserved and access provided and maintained where appropriate;
- c) Caves with few distinctive architectural features should be recorded using the specified methodology set out by the City Archaeologist.

In the event of previously unknown caves (i.e. those not listed in the Nottingham Caves Project) being encountered during groundworks, work affecting the cave (except for 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 established and also which of the criteria, set out above, should be pursued.

Justification

- 4.93 Nottingham has approximately 550 caves listed in the City Council's Historic Environment Record. All of these are manmade and cut into the natural sandstone bedrock. Caves have existed in Nottingham since Saxon times with extensive cave development through the medieval and modern periods. They are largely concentrated in the city centre, with small groups and individual caves in several of the outer neighbourhood areas.
- 4.94 Nottingham's caves are central to the historic environment of the City and Nottingham has more artificial caves than any other British City. Their antiquity, functions, extent and number make them a unique feature nationally. They are an important heritage asset and complement development, encourage tourism and provide research opportunities.
- 4.95 Many caves were 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 and/or recorded where appropriate especially as there remains the high possibility of new caves being discovered, particularly in the City Centre.
- 4.96 In recognition of the significance of the City's caves, the Nottingham Caves Project has been commissioned to survey, analyse, interpret and detail all accessible and documented caves (whether lost or extant). It will identify and define cave types and assign and document their significance, date, rarity and commonality. The Project is due for completion later in 2013 and will provide further guidance on actions that may be required as a result of development.
- 4.97 Where there is potential for caves to be affected by a proposed development, the City Council will require the applicant to undertake an assessment of their heritage significance and of the potential impact of development upon it. In some cases a probing investigation may be required. The City Council's Local List of additional information required for planning application validation sets out the information that applicants must include when submitting planning applications for developments that include, or have the potential to include, caves.

Local Services and Healthy Lifestyles

Policy DM41: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre

Outside the City Centre, as shown in the accompanying Policies Map Revisions Document, 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 Policy DM20;
- 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 the local development strategy for the area, including that set out in any area specific development plan policy and / or up to date and adopted SPD for the site, Centre or area;
- d) the proposal would not result in unacceptable impact 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;
- 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 playground, or it can be clearly demonstrated that the proposal will not have a negative impact on health and well being.

Justification

- 4.98 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 particularly diverse range of restaurant provision or a cluster of specialist outlets that cater for niche markets.
- 4.99 However, in some cases an over-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.

- 4.100 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 well-being objectives.
- 4.101 In line with the aim of supporting the on-going 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.
- 4.102 The density of fast food outlets in Nottingham is high relative to many other local authorities in England, Nottingham being ranked 41st out of 324 local authorities for fast food outlet density. Two thirds of the City's schools have a fast food outlet within 400metres, with the average number within this radius being 5 outlets. Furthermore, there is research evidence of a relationship between obesity and low fruit and vegetable intake, and the distribution of fast food outlets. In addition to compliance with the other criteria within the policy, proposals for A5 takeaway uses will therefore not be supported outside established Centres unless it is clearly demonstrated that the proposal will not have a negative impact on health and well being.

Policy DM42: 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.

Justification

- 4.103 This policy expands upon Policy 12 (Local Services and healthy Lifestyles) of the emerging Core Strategy, which supports new, extended or improved community facilities.
- 4.104 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.

- 4.105 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.

Policy DM43: Safeguarding Land for Education

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

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

Justification

- 4.106 This policy relates to Policy 12 (Local Services and Healthy Lifestyles) of the emerging Core Strategy, which supports new, extended or improved community facilities.
- 4.107 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. 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 – through the presence and potential retention of students, investment in the physical fabric of the city and growth of the knowledge based economy. Particular encouragement will be given to the further development of Research & Development functions linked to higher education facilities, such as centres of innovation around clusters such as ICT.

Policy DM44: Safeguarding land for Health

Planning permission will be granted for development unless it prejudices the provision of health facilities (including directly related infrastructure and support services such as nursing accommodation and training facilities) at the following sites, as shown in the accompanying Policies Map Revisions Document:

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

Justification

- 4.108 This policy relates to Policy 12 (Local Services and Healthy Lifestyles) of the emerging Core Strategy which supports new, extended or improved community facilities.
- 4.109 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.

Policy DM45: Allotments

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;
- b) partial redevelopment of existing allotments will result in more efficient use, and improvements to, the remaining allotments in a specific location;
- 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; and
- d) the wildlife interest, as part of a reserve or corridor, can be accommodated without detriment in the proposed scheme.

Justification

- 4.110 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 City Council 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. Where planning permission for development on allotments is granted, alternative provision of equivalent capacity will be made within the locality.
- 4.111 Community gardens (single pieces of land gardened collectively by a group of people), such as situated those within St Ann's Allotments also have an important role in the City with potential health and wellbeing benefits to users and the local community.
- 4.112 The Open Space Toolkit Assessment considers the impact of losing an allotment/site on the quality, quantity and accessibility of allotments, and considers areas of deficiency in access to allotments.
- 4.113 Major residential developments should encourage food growing opportunities where possible and appropriate.

Managing Travel Demand

Policy DM46: Parking and Travel Planning

- 1) 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 developers own requirements alongside the following issues:-
 - a) the parking standards 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 spaces which 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 DM33;
 - 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;
 - i. local car ownership levels;
 - ii. the overall need to reduce the use of high-emission vehicles.
- 2) The City Council will request travel plans or transport statements to be submitted to support planning applications in line with the Department for Transport's best practice guidance set out in 'Delivering Travel Plans through the Planning Process' April 2009 and 'Guidance on Transport Assessments' or any subsequent locally derived standards.

Justification

- 4.114 This policy further supports Policy 14 of the emerging Core Strategy Plan 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).
- 4.115 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.
- 4.116 Applicants for development will be expected to demonstrate the adequacy of parking provision in schemes within Design & Access Statements or Traffic Impact Assessments, as appropriate.
- 4.117 Parking standard are 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.
- 4.118 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.
- 4.119 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.
- 4.120 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.
- 4.121 Travel Plans are an effective tool in promoting sustainable transport modes and help reduce the need for car travel and associated parking. 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 of Transport's best practice guidance or subsequent locally derived standards.

Transport Infrastructure Priorities

Policy DM47: The Transport Network

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 in the accompanying Policies Map Revisions Document:-

- Traffic Restricted Access Areas
- Rail Line Upgrading/Electrification
- Highway Route Improvement Safeguarding
- Highway Planning Lines
- NET Safeguarding
- Future Park and Ride sites
- Proposed Pedestrian Environment Improvements
- Proposed Cycle Route Improvements
- Public Transport Interchanges

Justification

- 4.122 This policy relates to Policy 14 (Managing Travel Demand) of emerging Core Strategy.
- 4.123 Line 1 of NET is now operating, running between the City Centre and Hucknall, with a branch to Phoenix Park, close to Junction 26 of the M1. The development of two additional Lines (NET Phase Two) are underway that will provide additional light rail routes from the City Centre towards Beeston, and Clifton. These routes will be safeguarded indicatively on the accompanying Policies Map Revisions Document. Associated park and ride sites and public transport interchanges will be promoted along them where appropriate. The City Council will not grant planning permission for development which would prejudice development of these proposed NET routes and associated park and ride sites.
- 4.124 Safe, convenient and secure park and ride facilities linked to efficient public transport services can help reduce congestion. The City Council will therefore safeguard existing and proposed park and ride sites shown on the accompanying Policies Map Revisions Document.
- 4.125 The City Council is pursuing the development of improved inter-modal public transport interchanges at key locations in the City. These include the Midland Station, Broadmarsh Centre extension and Basford Gas Works.

- 4.126 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.
- 4.127 Proposals should take into account the need for rapid and safe direct routes for emergency vehicles across the City, and for access to buildings and property by essential services, for example for mail delivery.
- 4.128 In Nottingham there has been an increase in cycle use with the expansion of the cycle network and parking facilities. The City Council intends to promote cycling by further expansion of 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). 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

Policy DM48: Development of Open Space

Planning permission will not be granted for development that would adversely affect the parks and open spaces and the green links between them forming the Open Space Network as shown in the accompanying Policies Map Revisions Document. Planning applications will therefore be considered against the following criteria:

- a) the impact of losing the site, or any part thereof comprising the Open Space Network, on the quality, quantity and accessibility of open space;
- b) whether the open space is underused and undervalued, and is not required for open space use within the Network;
- c) whether the development would have a detrimental effect on the open space, environmental, landscape character, or wildlife value of the Network as a whole;
- d) whether the development will enhance the Network, particularly in areas of open space deficiency, and help to achieve the City Council's aims for the open space resource;
- e) whether the development would result in the loss of integrity of the open space as a whole or be detrimental to its function as part of the Open Space Network; and
- f) whether the proposal would involve partial development of a smaller open space as an amenity locally or as part of the overall Open Space Network

Justification

- 5.1 In a densely populated area like Nottingham, it is important to protect open spaces and there are many high quality open spaces in the City and many parks have Green Flag status. There has been significant investment into many of the City's open spaces, but there is still much to do. Whilst it is important to protect open spaces, they can 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.
- 5.2 The Open Space Network includes parks, nature reserves, public and private playing fields, golf courses, allotments, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares and other incidental spaces. 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 the contributing to the visual character of the City. Smaller incidental spaces of less than 0.5 hectares are not shown on the Policies Map.

5.3 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, which determines the effect these proposals may have on existing open and green space. 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.

5.4 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. The emerging Core Strategy sets out that parks and open spaces will be 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 park in the wider context or it releases vital funding.

5.5 The level of housing growth required in the City means that consideration will need to be given to how well existing open space provision meets the needs of existing and future citizens, and whether there are circumstances where existing open spaces could be released for alternative uses, including built development. Other City Council programmes which will deliver significant community benefits may also necessitate some development or reconfiguration of existing open spaces within the City.

- 5.6 The City Council will only consider limited releases of open space to development in specific circumstances where it would not result in detriment to the Open Space Network, and if possible improve it. 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, improvements to the open space, and/or provision of other community facilities locally.
- 5.7 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. This is the case in the City Centre, where smaller open spaces associated with new development can enhance the contribution of open spaces in the City Centre generally to the City's open space resource.

Policy DM49: Open Space in New Development

The City Council will negotiate through planning obligations (or secure through the Community Infrastructure Levy if implemented) a contribution from developers to enhance existing areas or make provision for additional areas of publicly accessible open space, on site or within the locality, where there is a need created by the development.

Justification

- 5.8 The City Council will negotiate with developers for provision of publicly accessible open space, including play areas if appropriate, where it is considered there is a need created by the development. 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.
- 5.9 In circumstances where the location and physical characteristics of the site and the surrounding area preclude or restrict the creation of new publicly accessible 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 SPD relating to Open Space. This could include joint use of playing fields, and temporary use of appropriate sites, in consultation with the local community.
- 5.10 A contribution for public realm improvements may also be sought for developments in the City Centre where it is necessary to make the development acceptable in planning terms.

Policy DM50: 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) there is no existing or future need for the facility and development does not adversely affect the overall quality of provision; or
- 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; and
- d) the site's contribution to the visual amenity of the surrounding area or to the Open Space Network is not unacceptably harmed; and
- e) the site's role as part of a wildlife corridor or reserve is not unacceptably diminished.

Justification

- 5.11 Playing field provision must be considered both as a city-wide resource and in terms of its contribution to local community needs, as well as its wider landscape, amenity and health & well-being role. Some areas of the City are deficient in playing fields. It is therefore important that where a need exists, playing pitches are protected from development.
- 5.12 The City Council commissioned an assessment of playing pitch provision in Nottingham, including a qualitative assessment of supply and demand. The Study also examined characteristics within the Area Committee areas of the City of Nottingham. There was a broad correlation between areas of the City found to have qualitative shortfalls of playing field space and areas considered to be deficient in open space generally. In these areas of deficiency playing fields are particularly valued as they can serve a wide open space role.
- 5.13 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. In addition, local authorities are required to 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 by the planning process.
- 5.14 Alternative provision which, 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 Nottingham Outdoor Sport Strategy, and particularly whether the area in which the facility is situated is shown to have a qualitative shortfall or surplus of playing pitches.

- 5.15 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. In addition, the City Council and Sport England have commissioned a Nottingham Outdoor Sport Provision Implementation Plan. It will help to assess playing pitch sites identified in the City on a strategic basis so that the interests of playing pitch sports are protected, whilst allowing appropriate sites to be released for development. There is considerable scope for promoting joint use/dual use initiatives to make better use of sites and facilities. Particular attention will be given to meeting gaps in the overall network of supply as shown by the Nottingham Outdoor Sport Strategy referred to above.

Biodiversity

Policy DM51: Biodiversity

1. Development in or likely to adversely affect, directly or indirectly, Sites of Special Scientific Interest (SSSI) will not be granted unless the reasons for development clearly outweigh the nature conservation value of the site itself. Appropriate mitigation and compensation measures will be required where planning permission is granted.
2. Development in or likely to adversely affect the flora, fauna and landscape or geological features of a Local Nature Reserve (LNR), a Local Wildlife Site, Local Geological Site or other locally important sites will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the nature conservation value of the site itself. Appropriate mitigation and compensation measures will be required where planning permission is granted.
3. Development likely to adversely affect species protected in law, Priority Species or those otherwise of special importance to Nottingham and Nottinghamshire will not be permitted unless it is demonstrated that there is an overriding need for the development. Where planning permission is granted, planning conditions and / or obligations will be negotiated to ensure the conservation status of the species is not adversely affected and is locally maintained.
4. Development likely to adversely affect Priority Habitats or habitats otherwise of special importance to Nottingham and Nottinghamshire will not be permitted unless it is demonstrated that there is an overriding need for the development. Where planning permission is granted, planning conditions and / or obligations will be negotiated to ensure that there is locally no net loss of Priority Habitat.

Justification

- 5.16 The NPPF states that the planning system should contribute to and enhance the natural and local environment. There are nationally and locally important sites within Nottingham, all of which will be defined on the adopted Policies Map. These include SSSIs, LNRs, Local Wildlife Sites and Local Geological Sites. Valuable species of flora and fauna are also found outside of designated wildlife sites and should not be overlooked in the planning process.
- 5.17 Nottingham supports a range of protected and notable species, including those protected under legislation such as The Conservation of Habitats and Species Regulations 2010, Wildlife and Countryside Act 1981 as amended, and Protection of Badgers Act 1992. 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.

- 5.18 Development should, in the first instance, try to avoid adversely affecting wildlife 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.
- 5.19 Where the impact on the wildlife feature cannot be sufficiently mitigated or there are residual adverse effects after mitigation, the impact should be compensated for. Compensation can include 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.
- 5.20 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 Councils adopted design guides and position statements, where available. The City Council's Local List of additional information required for planning application validation sets out the information that applicants must include when submitting planning applications for developments. The Council also has its own Biodiversity Position Statement 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.

Policy DM52: Trees

- 1) Planning permission for development proposals affecting trees will be granted where:
 - a) existing high value trees are retained and protected, along with other trees and landscaping where possible. Any losses should be mitigated by additional planting where appropriate; and
 - b) consideration is given to the management and maintenance of retained trees, new trees and planting as part of the assessment of planning applications.

- 2) Planning permission for development involving the cutting down, topping, lopping or uprooting of any tree protected by a Tree Preservation Order will not be granted unless, 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.
- 3) Development resulting in the loss or deterioration of ancient woodland and the loss of aged or veteran trees found outside ancient woodland will be resisted unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Justification

- 5.21 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.
- 5.22 Developers are advised to 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.

Ancient Woodland

- 5.23 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.
- 5.24 Ancient semi-natural woodland (ASNW) (to be defined on the adopted Policies Map) is where the stands 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.
- 5.25 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 should be treated equally in terms of the protection afforded to ancient woodland in the NPPF.

Sherwood Forest Regional Park (SFRP)

- 5.26 There are current proposals to establish a Sherwood Forest Regional Park Designation. This designation would cover a significant proportion of the City. A Vision has been proposed for the SFRP and is supported by four broad objectives:
- Objective 1 - To manage, enhance and promote the landscape character of the Forest, including its biodiversity and geodiversity.
 - Objective 2 - To manage, enhance and promote the historic character of the Forest, its settlements, heritage assets and culture, including its industrial heritage.
 - Objective 3 - To promote sustainable leisure and tourism.
 - Objective 4 - To support agricultural diversification, woodland and rural economy uses which respect local character.

Urban Forest Strategy

- 5.27 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 can be summarised as follows: 'To create an urban forest that is designed and sustainably managed for the benefits of Nottingham's Communities'. An Urban Forest Action Plan will be developed from the Urban Forest Strategy and will include "Ward Actions and Priorities Plan for the Urban Forest". The aims of the Urban Forest Strategy will be taken into consideration when assessing planning applications.

Minerals

Policy DM53: Minerals (including Hydrocarbons)

1) Minerals Safeguarding

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

- a) it is demonstrated that the resource is not of economic value; or
- b) the resource can be extracted without unacceptable amenity and environmental impacts 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.

2) New Workings

All proposals for new or extended minerals workings should make provision for the comprehensive restoration and aftercare of the site.

3) Legacy

Proposals for development on land where there may be a previous mining legacy will be subject to:

- a) a desk based study should be undertaken to establish whether there may be the potential for instability on the site; and
- b) where the potential has been established, site investigations should be undertaken to determine the risk and the remediation necessary to make the site suitable for the intended use.

4) On shore Oil and Gas - Exploration

Proposals for mineral exploration will be supported provided that:

- a) they do not give rise to any unacceptable impacts on the environment or residential amenity
- b) 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 that within the area of search the proposal would have least impact.

5) On shore Oil and Gas - Appraisal

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 residential amenity

6) On Shore Oil and Gas - Production (Extraction)

Proposals for the extraction of hydrocarbons will be supported provided they are consistent with an overall scheme enabling the full development of the resources and do not give rise to unacceptable impact on the environment or residential amenity.

Justification

Safeguarding

- 5.28 The NPPF requires the designation of Minerals Safeguarding Areas (MSAs) and, whilst there is no specific policy regarding it in the Core Strategy, it states that the matter will be considered through development management policies.
- 5.29 The area shown on the Policies Map sets out the extent of the coal resource within Nottingham City. The data has been provided by the Coal Authority. It has not been evidenced that there are any other mineral resources within Nottingham that need to be safeguarded.
- 5.30 Whilst the prior extraction of the coal resource within the MSA should be considered, it is not the intent of the policy to unduly constrain development within the City. It is therefore important that the overall viability of the proposal, as well as the potential impact of the proposal on the resource, is considered.

New Workings

- 5.31 Where minerals workings take place, it should be ensured that the amenity of the area is not adversely affected through the process. Where appropriate, amenity can be protected and restoration secured through planning conditions and / or planning obligations.

Legacy

- 5.32 Nottingham has a legacy of sites which are unstable or potentially unstable due to former mining activities, in particular coal. The records of former mining activity have been provided by the Coal Authority to the City Council and, where former mining activity is identified, the onus will be on the applicant to demonstrate that this will not have an adverse impact on development.

On-shore Gas and Oil

- 5.33 The NPPF requires mineral planning authorities to distinguish between three phases of development relating to on-shore oil and gas - exploration, appraisal and production. Further guidance published in July 2013 (Planning Practice Guidance for Onshore Oil and Gas – Department for Communities and Local Government July 2013) clarifies that planning permission is required for each separate phase. Whilst hydrocarbon extraction can only take place in areas where the Department of Energy and Climate Change have issued a licence, Local Planning Authorities are expected to include appropriate policies within their Local Plans for the development and use of land and impacts of those uses with relation to the extraction of the mineral resource.
- 5.34 The exploration and appraisal of unconventional hydrocarbon (such as shale gas and coalbed methane) is an emerging area and this Policy will be kept under review.
- 5.35 In applying Policy DM53 regard will also be had to the provisions of DM54 relating to pollution control.

Pollution Control

Policy DM54: Pollution Control

- 1) Planning permission will be granted for development where the site is suitable for the development proposed taking account of the nature of the proposed use, impact on adjacent sensitive land uses, ground conditions and land instability (natural and anthropogenic), pollution (arising from natural hazards or former activities / previous uses such as mining), any proposals for mitigation including land remediation and the impacts on the natural environment arising from that remediation. In such circumstances, the following factors will need to be taken into consideration to ensure the effects of pollution are minimised to an acceptable level.

Land Quality (land potentially affected by contamination or ground gas, including radon)

- 2) Development which would adversely affect land quality, the quality of groundwater or exacerbate existing conditions will not be supported unless satisfactory mitigation can be provided.

Air Quality (including air pollution and odour nuisance)

- 3) Development proposals will need to ensure that the development does not contribute to poor air quality and will be designed to reduce the exposure of occupants and users of the development to air pollutants.

Light Pollution

- 4) Development proposals that require external lighting will need to ensure that local residents and biodiversity are not adversely affected or contribute to the illumination of the sky and the effect commonly known as 'skyglow'. Lighting schemes should incorporate mitigation measures such as the sensitive siting, design and level/direction of illumination and measures to ensure that external lighting is only used when required.

Noise Pollution

- 5) Planning permission will be granted for development which does not result in noise that gives rise to adverse impacts on health and quality of life. Proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be acceptable. Proposals to locate noise sensitive development in areas with existing high levels of noise will not normally be supported. Mitigation of noise impacts through design, layout, and insulation will be required where appropriate.

Radiation (ionising and non-ionising)

- 6) Planning permission for developments that introduce sources of electromagnetic radiation (ionising or non-ionising) 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.

Justification

- 5.36 Nottingham City Council seeks to protect existing and future citizens of Nottingham and the environment. Sustainable development incorporates measures to prevent, or mitigate against, adverse impacts on the environment 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.
- 5.37 The NPPF provides an overview for the pollution control framework setting out the government's policy on dealing with land contamination through the planning process. The guidance also sets out 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 to reduce the impact of pollution
- 5.38 Proposals for land which may be affected by air pollution, ground gas or radon gas, 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.
- 5.39 Where potential risks to human and other receptors from pollution are identified, appropriate mitigation or remediation measures shall be identified and their implementation verified. Where necessary, mitigation or remediation measures shall be monitored and maintained and secured through planning conditions and / or obligations.
- 5.40 Any development and ancillary activities should not adversely and significantly impact upon air quality. Where an adverse impact is identified mitigation measures shall be implemented, monitored and maintained. When located within or adjacent to an Air Quality Management Area buildings shall be designed to reduce the exposure of occupants and users to air pollutants.
- 5.41 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.
- 5.42 Light pollution not only causes nuisance to residential occupiers, but can also create a hazard to road safety and adversely affect the character of the surrounding area. 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 shall therefore be designed to minimise glare and spillage and direct or reflected illumination of the sky; the effect known as 'skyglow'.

- 5.43 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.
- 5.44 Proposals to introduce sources of electromagnetic radiation (ionising or non-ionising) shall 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 shall be identified and secured through planning conditions and/or obligations. Where necessary, mitigation or remediation measures shall be monitoring and maintained.

Policy DM55: Hazardous Installations

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. Within the Health and Safety Executive consultation zones around hazardous installations and the consultation zones for notifiable pipelines shown on the accompanying Policies Map Revisions Document , 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

- 5.45 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.
- 5.46 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 1992. However, compliance with these regulations cannot ensure that there will not be any residual risk of an accident. 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.

- 5.47 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;
 - the hours of use of the proposed development.
- 5.48 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

Policy DM56: Developer Contributions

Planning obligations will be negotiated for the following types of development:

1) Residential Developments:

- Affordable Housing in accordance with Policy DM29;
- Open Space in accordance with Policy DM49;
- Employment and Training in accordance with Policy DM7;
- Drainage and flood protection in accordance with Policy DM3 and relevant Site Allocations;
- Education in accordance with related SPD; and
- Transport in accordance with related SPD.

2) Non Residential:

- Employment and Training in accordance with Policy DM7;
- Open Space in accordance with Policy DM49;
- Drainage and flood protection in accordance with Policy DM3 and relevant Site Allocations and
- Transport in accordance with related SPD.

Other planning obligations may be necessary to make developments acceptable in planning terms and may include: community and cultural facilities, health, heritage protection and police/crime reduction measures. The scale and nature of direct provision will be identified as a result of the need arising from the development.

Justification

- 6.1 This policy relates to Policy 19 (Developer Contributions) of the emerging Core Strategy.
- 6.2 The City Council recognises that planning obligations have a key part to play in the successful delivery of The Nottingham Plan to 2020 and the effective management of the environmental, social and infrastructure demands of development and continuing economic growth.
- 6.3 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. As the LAPP progresses, SPDs will be produced to ensure that there is full coverage of the scope and operation of the planning obligations as set out in the Developer Contributions Policy.

- 6.4 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.

section seven

Site Allocations

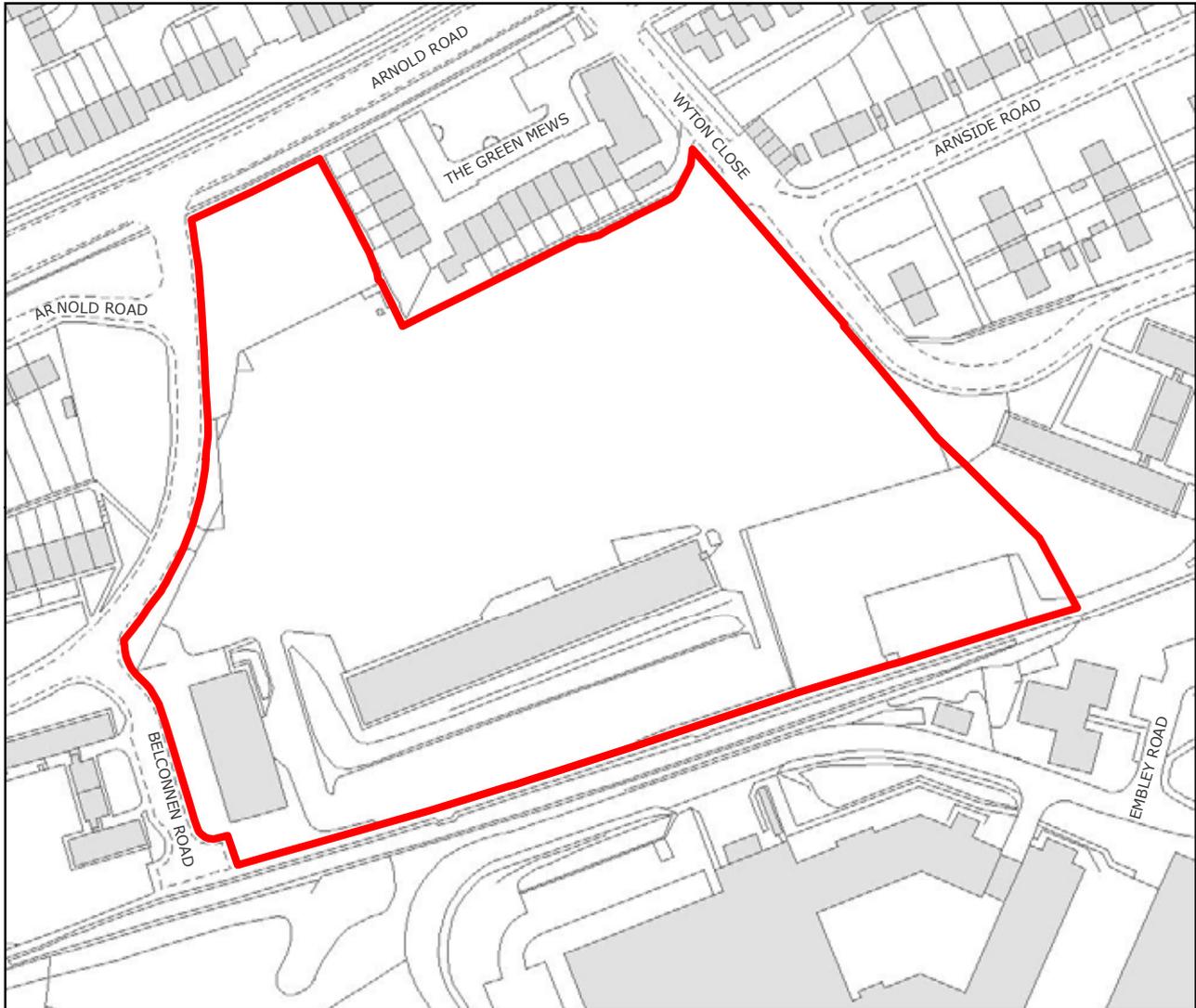
Reference	Site	Ward
LA1	Arnside Road (Former Chronos Richardson)	Bestwood
LA2	Ascot Road (Speedo)	Leen Valley
LA3	Basford Gasworks	Basford
LA4	Beechdale Baths and Ambulance Service HQ	Leen Valley
LA5	Beechdale Road (South of Former Coop Dairy)	Leen Valley
LA6	Bestwood Road (Former Bestwood Day Centre)	Bulwell
LA7	Blenheim Lane	Bulwell
LA8	Bobbers Mill Bridge (Bobbers Mill Industrial Estate)	Leen Valley
LA9	Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)	Leen Valley
LA10	Boots	Dunkirk and Lenton
LA11	Broadmarsh	Bridge
LA12	Bulwell Lane (Former Coach Depot)	Basford
LA13	Canal Quarter - Arkwright Street East	Bridge
LA14	Canal Quarter - Crocus Street (Southpoint)	Bridge
LA15	Canal Quarter - Island Site	Bridge
LA16	Canal Quarter - Queens Road (East of Nottingham Station)	Bridge
LA17	Canal Quarter - Sheriffs Way / Arkwright Street	Bridge
LA18	Canal Quarter - Sheriffs Way (Sovereign House)	Bridge
LA19	Canal Quarter - Station Street / Carrington Street	Bridge
LA20	Canal Quarter - Waterway Street	Bridge
LA21	Carlton Road (Castle College)	St Ann's
LA22	Castle Quarter - People's College	Radford and Park

Reference	Site	Ward
LA23	Chalfont Drive	Leen Valley
LA24	Chingford Road Playing Field	Bilborough
LA25	Clifton West	Clifton South
LA26	Creative Quarter - Bus Depot	Dales
LA27	Creative Quarter - Sneinton Market	St Ann's
LA28	Denewood Crescent (Denewood Centre)	Bilborough
LA29	Derby Road (Western Club)	Dunkirk and Lenton
LA30	Electric Avenue	Bridge
LA31	Fairham Comprehensive School	Clifton South
LA32	Fairham House	Clifton South
LA33	Forest Mill	Radford and Park
LA34	Former Albany Works Site	St Ann's
LA35	Former Dunkirk Fire Station	Dunkirk and Lenton
LA36	Former Eastglade Primary and Nursery School	Bestwood
LA37	Former Haywood School Site	Sherwood
LA38	Former Henry Mellish Main School	Bulwell
LA39	Former Henry Mellish School playing field (Piccadilly)	Bulwell Forest
LA40	Former Padstow School	Bestwood
LA41	Former Padstow School Detached Playing Field (Beckhampton Road)	Bestwood
LA42	Former Padstow School detached Playing Field (Ridgeway)	Bestwood
LA43	Haywood Detached Playing Field	Bestwood
LA44	Hine Hall	Mapperley

Reference	Site	Ward
LA45	Hucknall Road/Southglade Road (Southglade Food Park)	Bulwell Forest
LA46	Linby St / Filey St	Bulwell
LA47	Lortas Road	Berridge
LA48	Medi Park	Dunkirk and Lenton
LA49	Melbury School Playing Field	Bilborough
LA50	NG2 South	Bridge
LA51	NG2 West	Bridge
LA52	Nottingham Business Park North	Bilborough
LA53	Woodhouse Park (formerly Nottingham Business Park South)	Bilborough
LA54	Nottingham Science & Technology Park	Dunkirk and Lenton
LA55	Radford Mill Site	Radford and Park
LA56	Riverside Way	Bridge
LA57	Robin Hood Chase	St Ann's
LA58	Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)	St Ann's
LA59	Salisbury Street	Radford and Park
LA60	Sandfield Centre	Radford and Park
LA61	Severn Trent Water Depot	Berridge
LA62	Sherwood Library	Sherwood
LA63	Stanton Tip	Bulwell
LA64	Vernon Road (Former Johnsons Dyeworks)	Basford
LA65	Victoria Centre	St Ann's
LA66	Waterside – Cattle Market	Bridge

Reference	Site	Ward
LA67	Waterside - Daleside Road (Eastpoint)	Dales
LA68	Waterside - Daleside Road (Trent Lane Basin)	Dales
LA69	Waterside – Freeth Street	Dales
LA70	Waterside - Iremonger Road	Bridge
LA71	Waterside – London Road (Eastcroft Depot)	Bridge
LA72	Waterside – London Road (Former Hartwells)	Bridge
LA73	Waterside – London Road (South of Eastcroft Depot)	Bridge
LA74	Waterside – Meadow Lane	Bridge
LA75	Waterside – Trent Lane (Park Yacht Club)	Dales
LA76	Western Boulevard	Basford
LA77	Wilkinson Street (Former PZ Cussons)	Leen Valley
LA78	Woodyard Lane (Siemens)	Wollaton West

LA1 Arnside Road (Former Chronos Richardson)



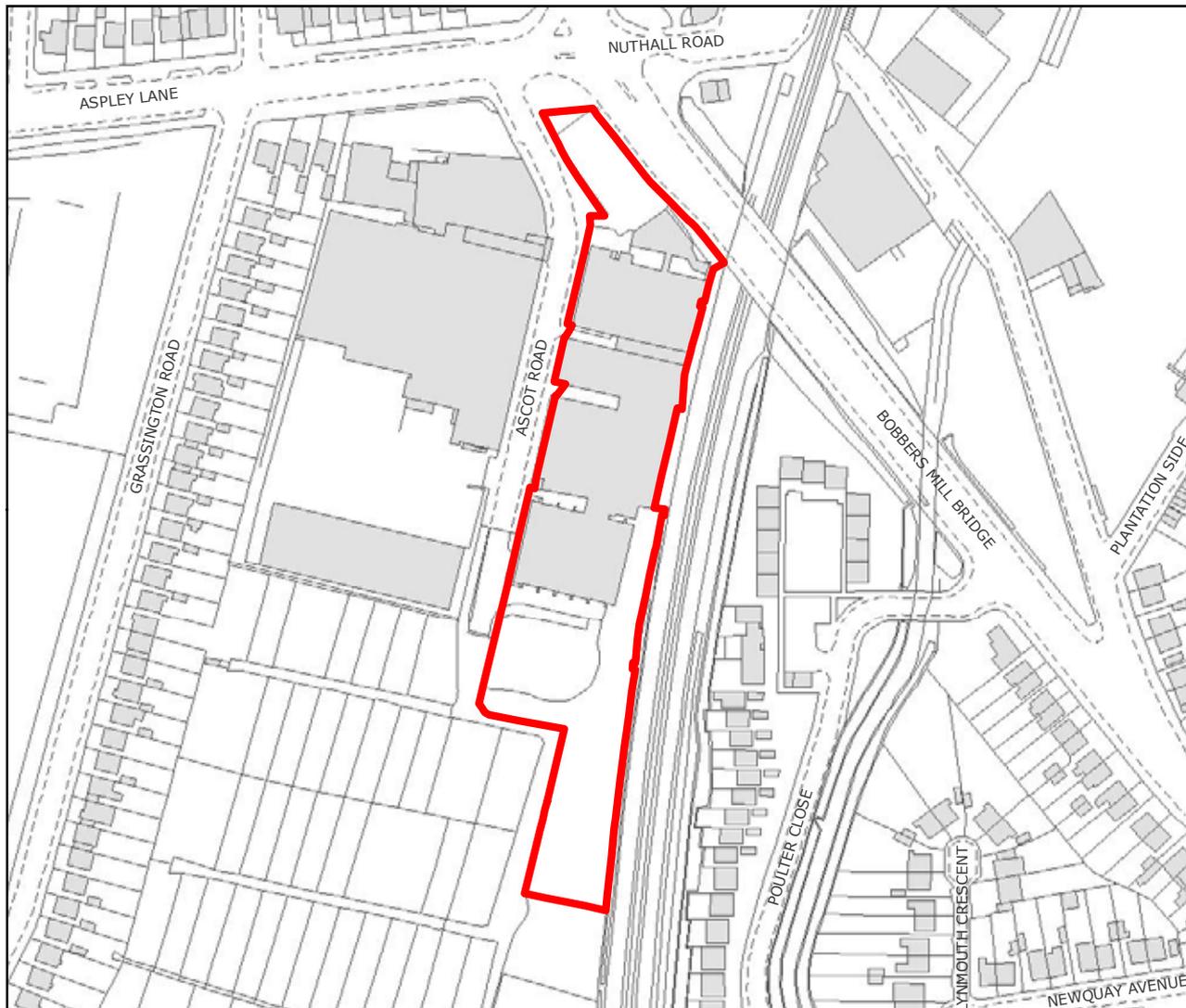
<p>Site Area (ha): 2.1</p> <p>Ward: Bestwood</p> <p>Address: Arnside Road</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). The site is underlain by principal and secondary aquifers and it should be ensured that development of this site does not result in pollution of the groundwater resource. New open space should be created as part of this development.</p>
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LA2 Ascot Road (Speedo)



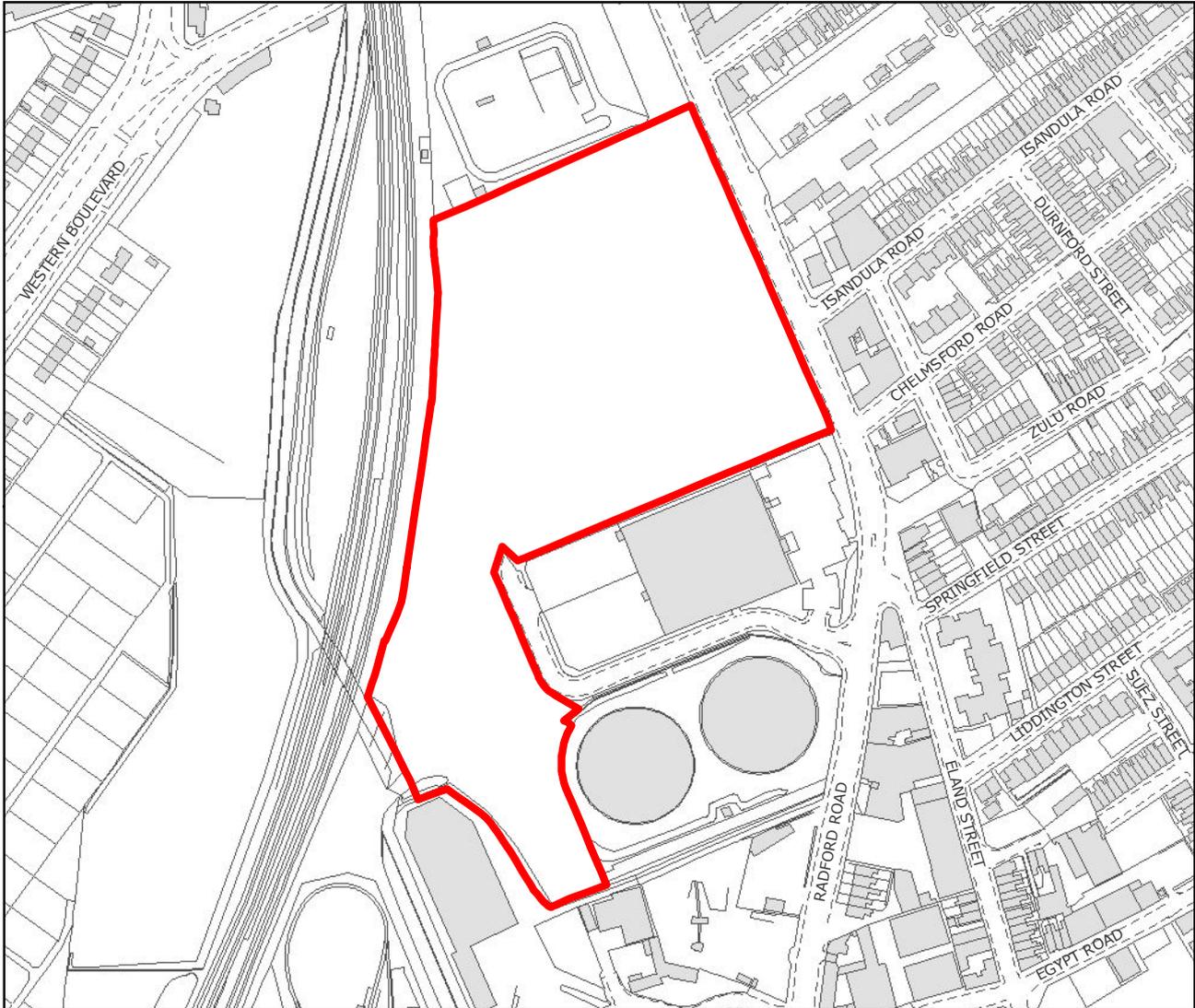
<p>Site Area (ha): 1.02</p> <p>Ward: Leen Valley</p> <p>Address: Ascot Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential (C3). Assessment of road network capacity and review of appropriate access arrangements required. The River Leen is in close proximity 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 and planning application for the site will need to be informed by a site specific Flood Risk Assessment.</p>
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LA3 Basford Gasworks



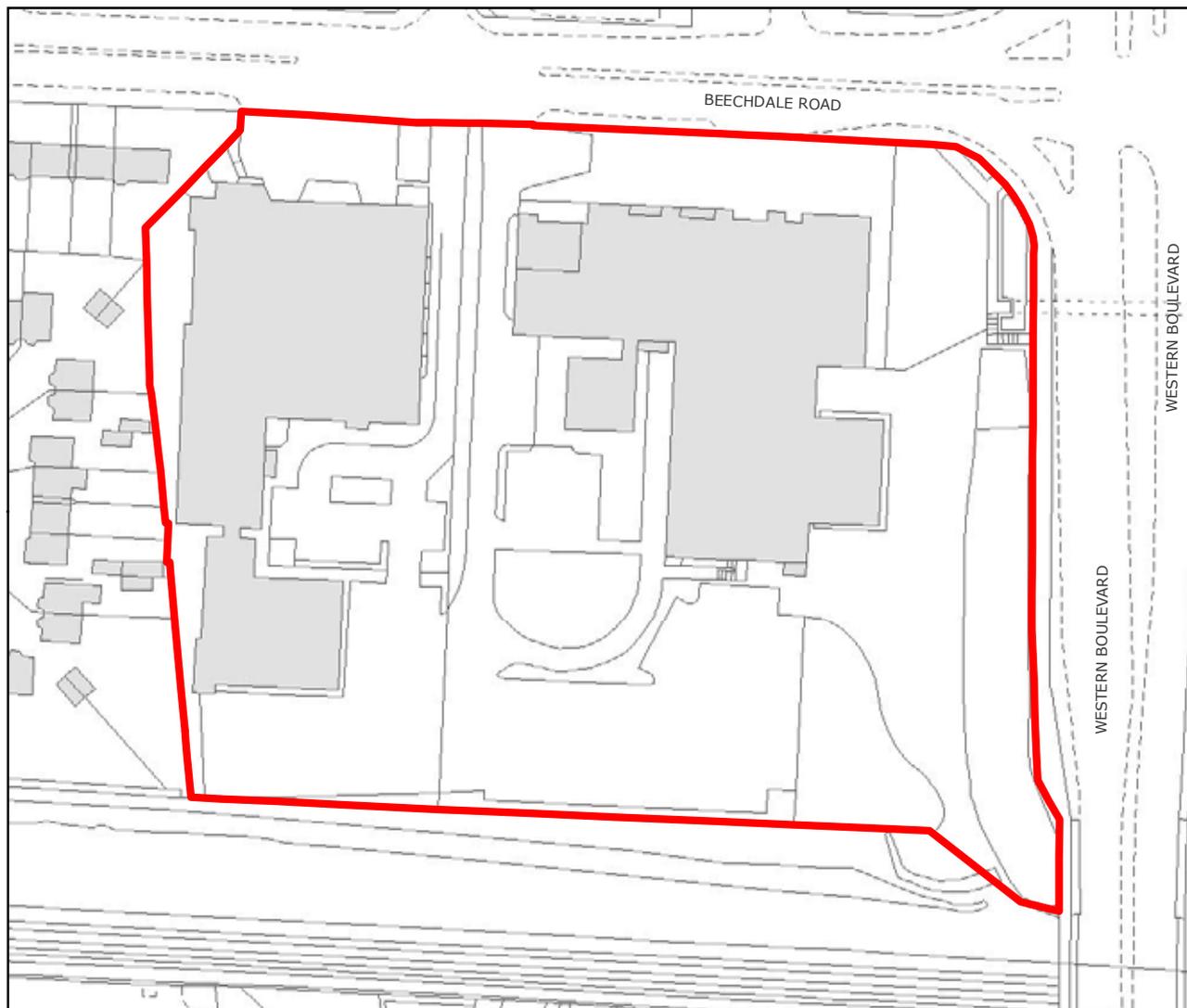
<p>Site Area (ha): 3.06</p> <p>Ward: Basford</p> <p>Address: Radford Road</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - employment (B1, B8), residential (C3, predominantly family housing). Supplementary uses could include A1, A2, A3, and D2. The more sensitive uses should be located away from 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 SINC. This green corridor, and the one along the adjacent railway line, should be protected and enhanced using soft landscaping. There is potential for this development to help address identified open space deficiencies in the area. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA4 Beechdale Baths and Ambulance Service HQ



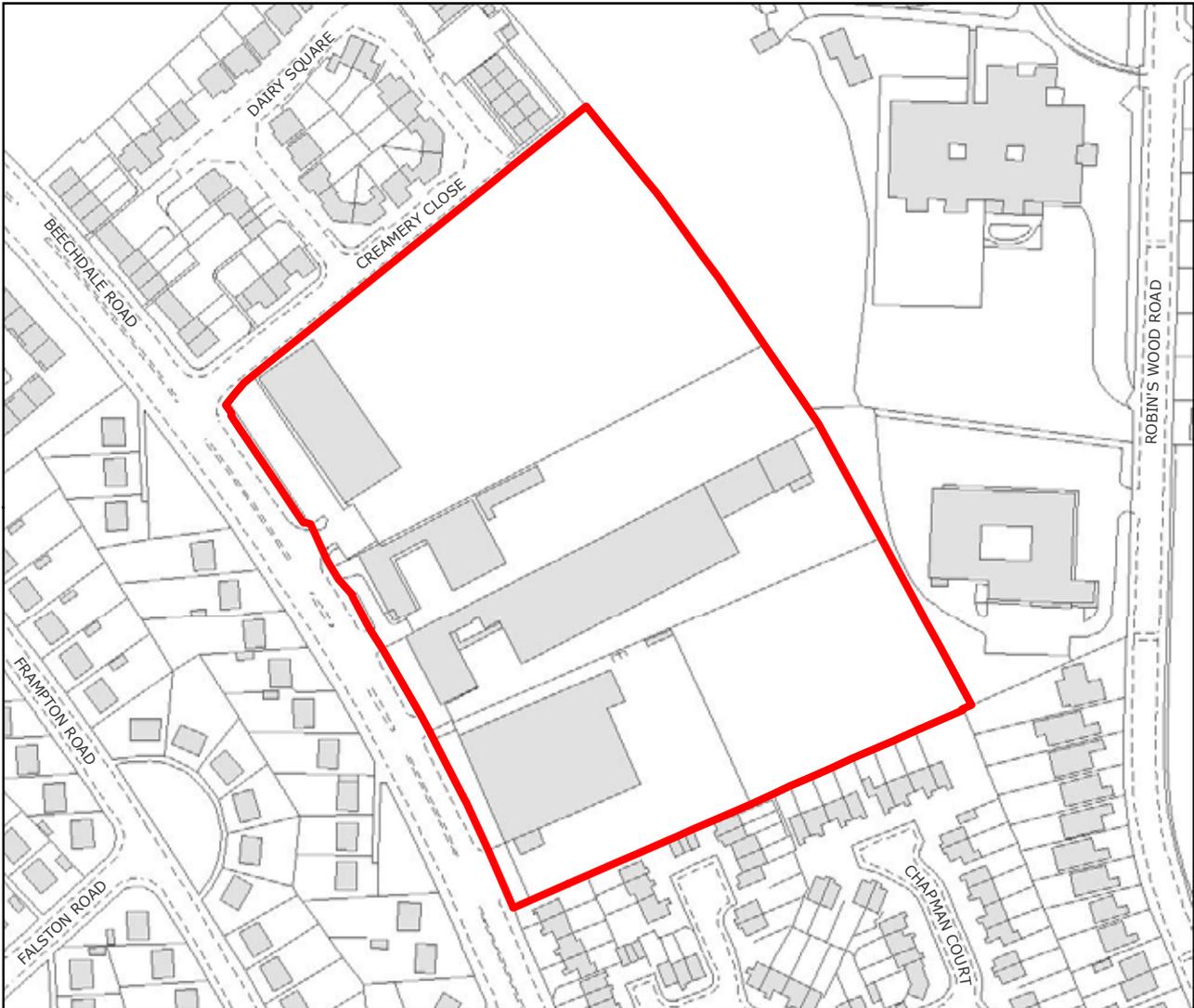
<p>Site Area (ha): 2.03</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Leisure/Office</p>	<p>Development principles: Proposed uses - convenience retail store (A1). Access to this site should be from Beechdale Road. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA5 Beechdale Road (South of Former Co-op Dairy)



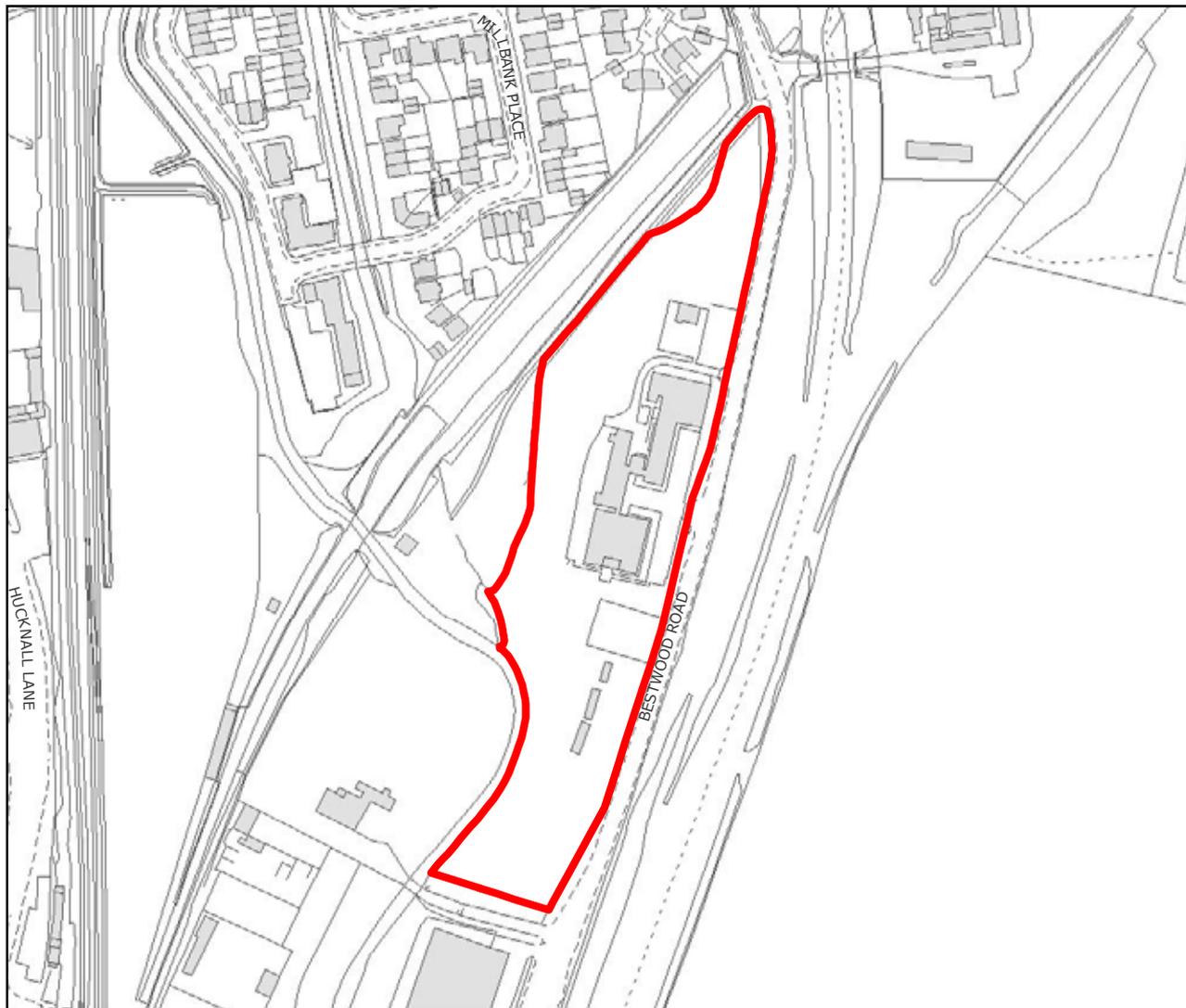
<p>Site Area (ha): 3.14</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). Development proposals should ascertain the alignment of a culverted ordinary watercourse beneath 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 SINC 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.</p>
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LA6 Bestwood Road (Former Bestwood Day Centre)



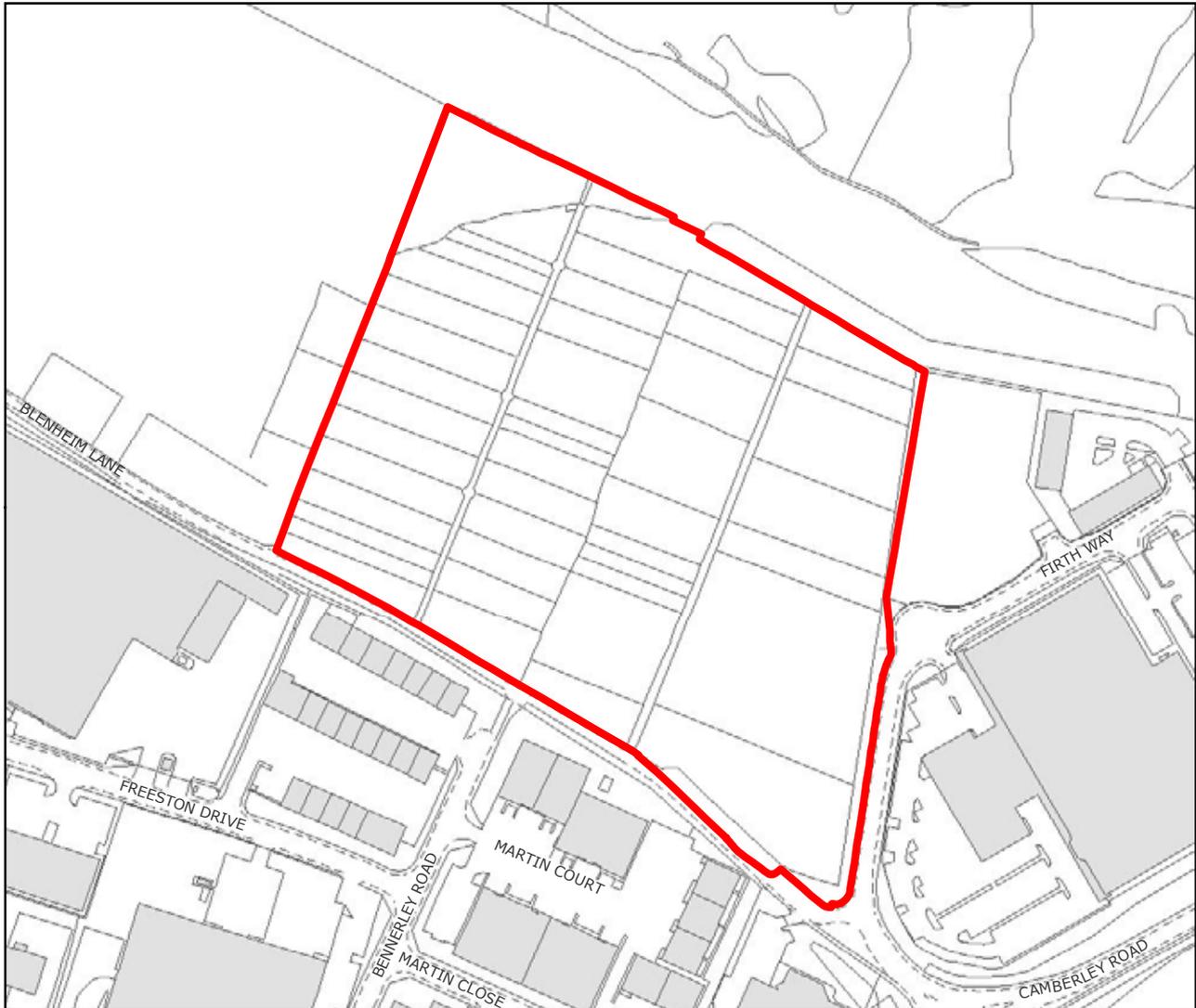
<p>Site Area (ha): 1.67</p> <p>Ward: Bulwell</p> <p>Address: Bestwood Road</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - residential purposes (C3, predominantly family housing). The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is adjacent to the River Leen and Moor Road Disused Railway SINC and these green corridors, and their biodiversity, should be protected and enhanced through development of the site.</p>
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LA7 Blenheim Lane



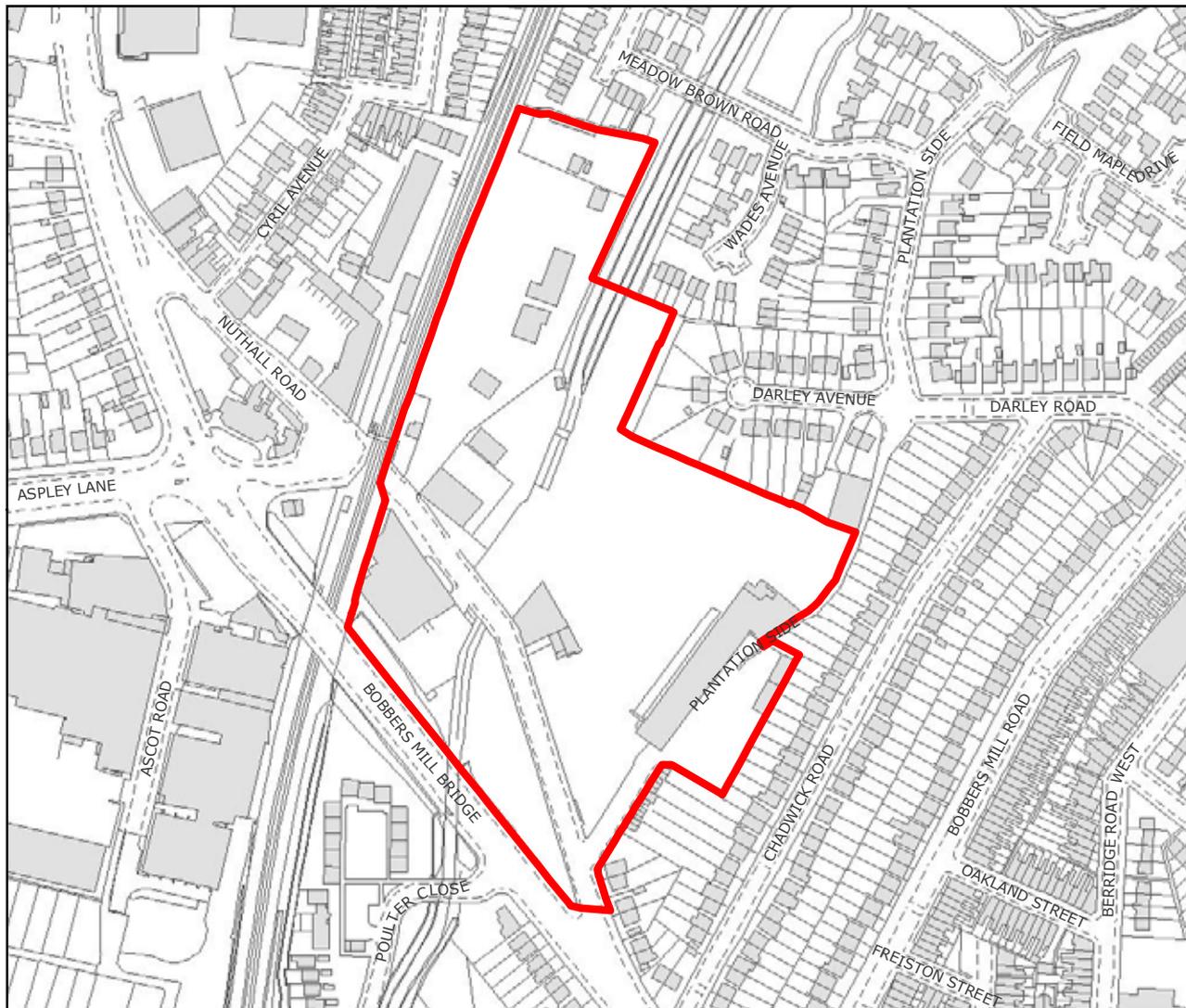
<p>Site Area (ha): 7.05</p> <p>Ward: Bulwell</p> <p>Address: Blenheim Lane</p> <p>Current use: Former Allotments</p>	<p>Development principles:</p> <p>Proposed uses - B1/B8 employment and energy park, with office space. Public transport links/enhancements may be required as part of any development. The hedgerow south of the site is a SINCC and this should be protected or enhanced. 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 Blenheim Lane off Firth Way.</p>
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LA8 Bobbers Mill Bridge (Bobbers Mill Industrial Estate)



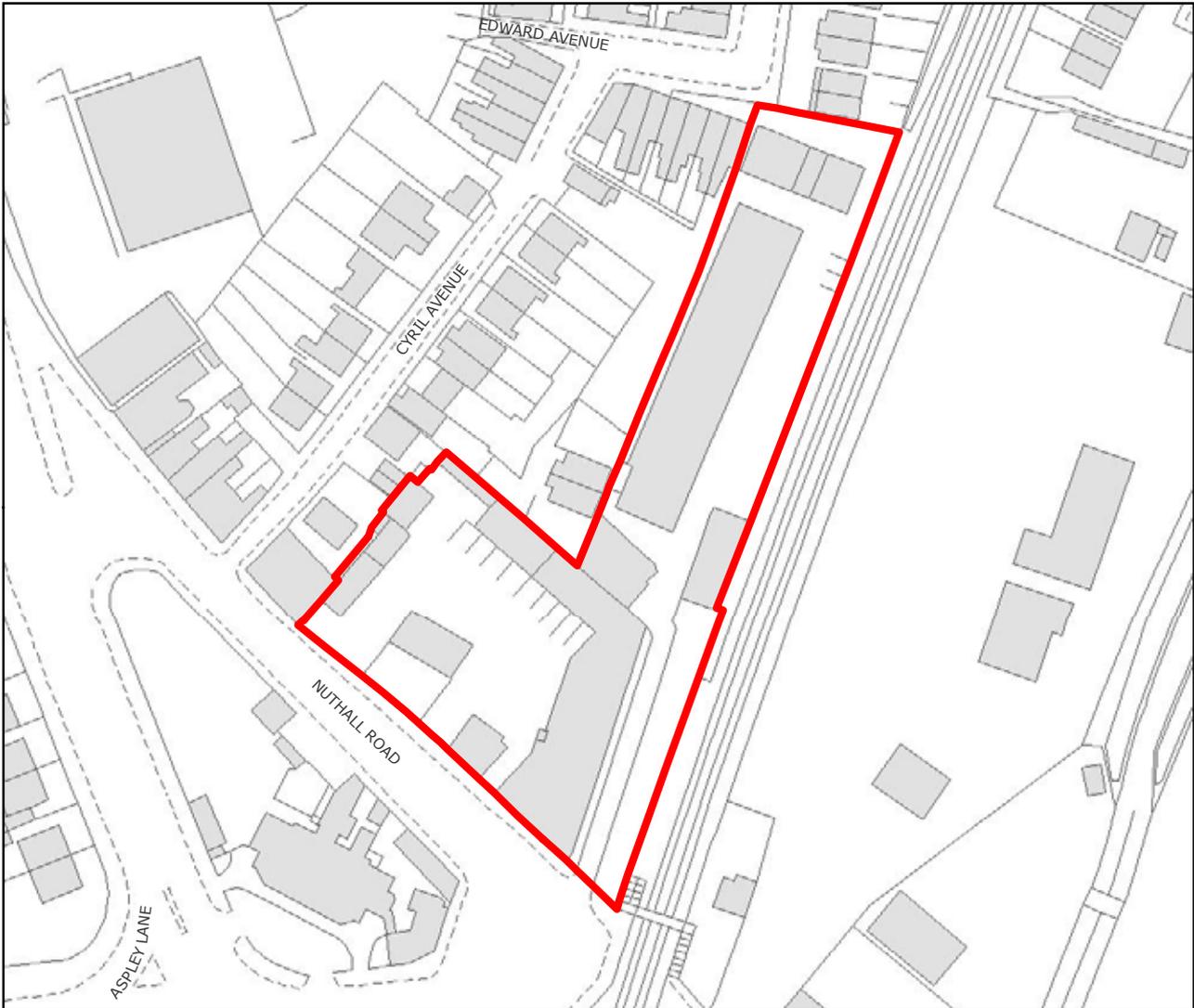
<p>Site Area (ha): 4.23</p> <p>Ward: Leen Valley</p> <p>Address: Bobbers Mill Bridge</p> <p>Current use: Employment</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing). The River Leen SINC runs through the centre of the site and this should be a feature 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. The existing green corridor, adjacent to the River Leen, should also be protected or enhanced. There is potential for this development to help address identified open space deficiencies in the 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. Part of the site is an Archaeological Constraints Area.</p>
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LA9 Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)



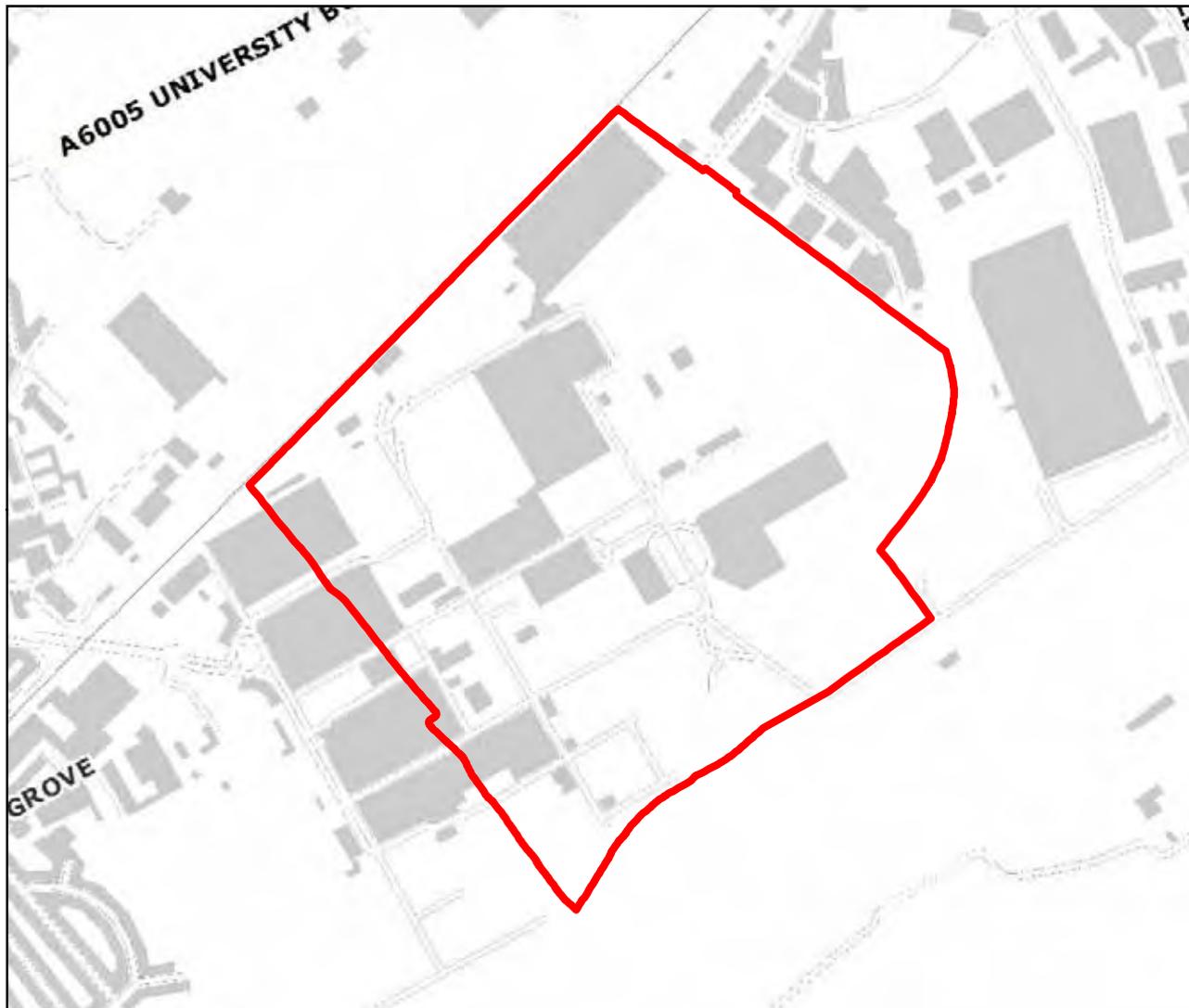
<p>Site Area (ha): 0.56</p> <p>Ward: Leen Valley</p> <p>Address: Bobbers Mill Bridge</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential use (C3, predominantly family housing). The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA10 Boots



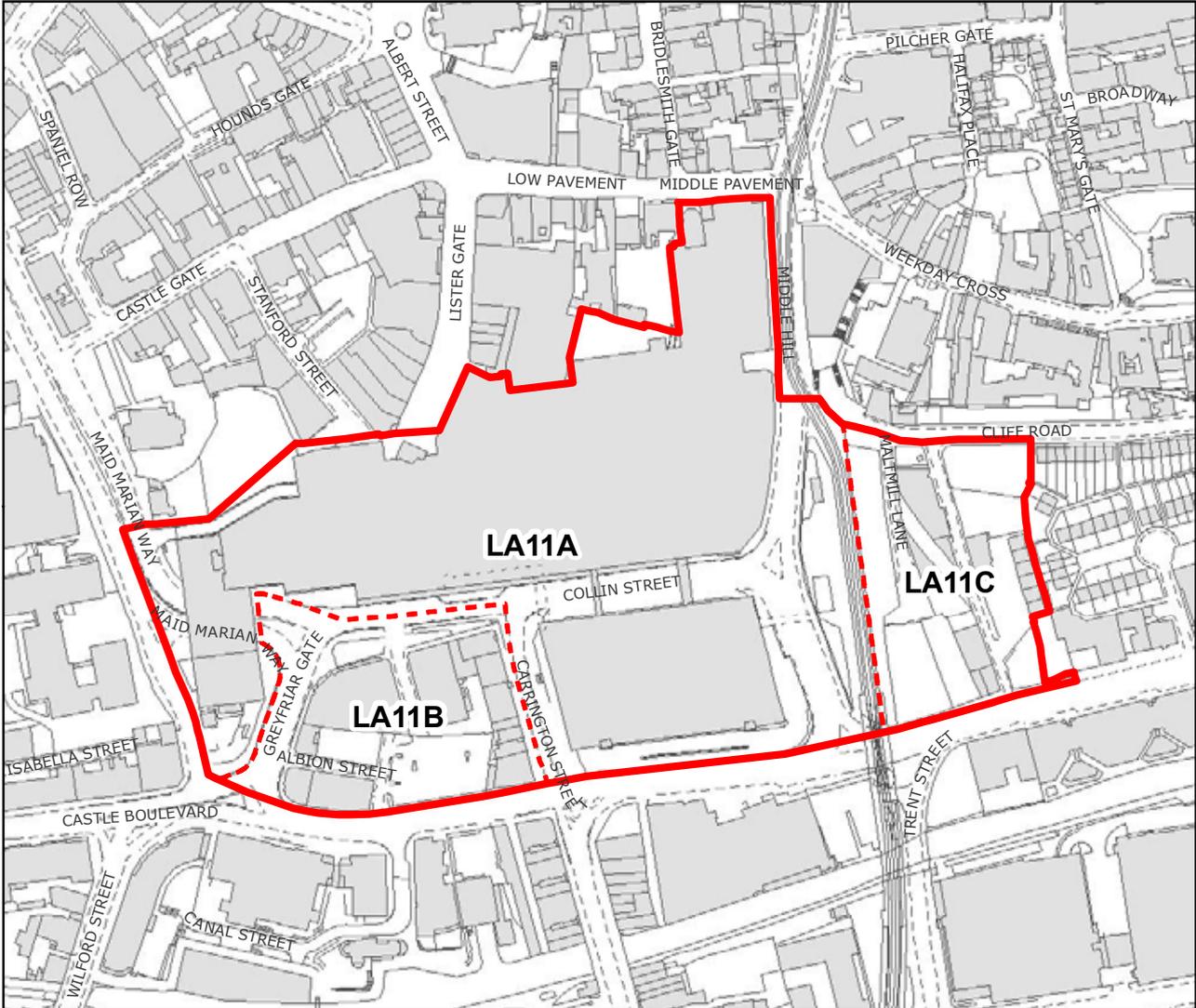
<p>Site Area (ha): 83.65</p> <p>Ward: Dunkirk and Lenton</p> <p>Address: Thane Road</p> <p>Current use: Employment</p>	<p>Development principles:</p> <p>This site is an Enterprise Zone. Proposed uses - Employment (B1, B2 and B8) and residential (C3). Careful design and development required to complement existing attractive buildings and 'campus' style. Care should be taken to ensure there are no adverse effects on the historic environment through development. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. Part of this site is currently open space, and this should be retained, where possible. Where this is not possible, re-provision should be made elsewhere on the site. There is potential for this development to help address identified open space deficiencies in the area. 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. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA11 Broadmarsh



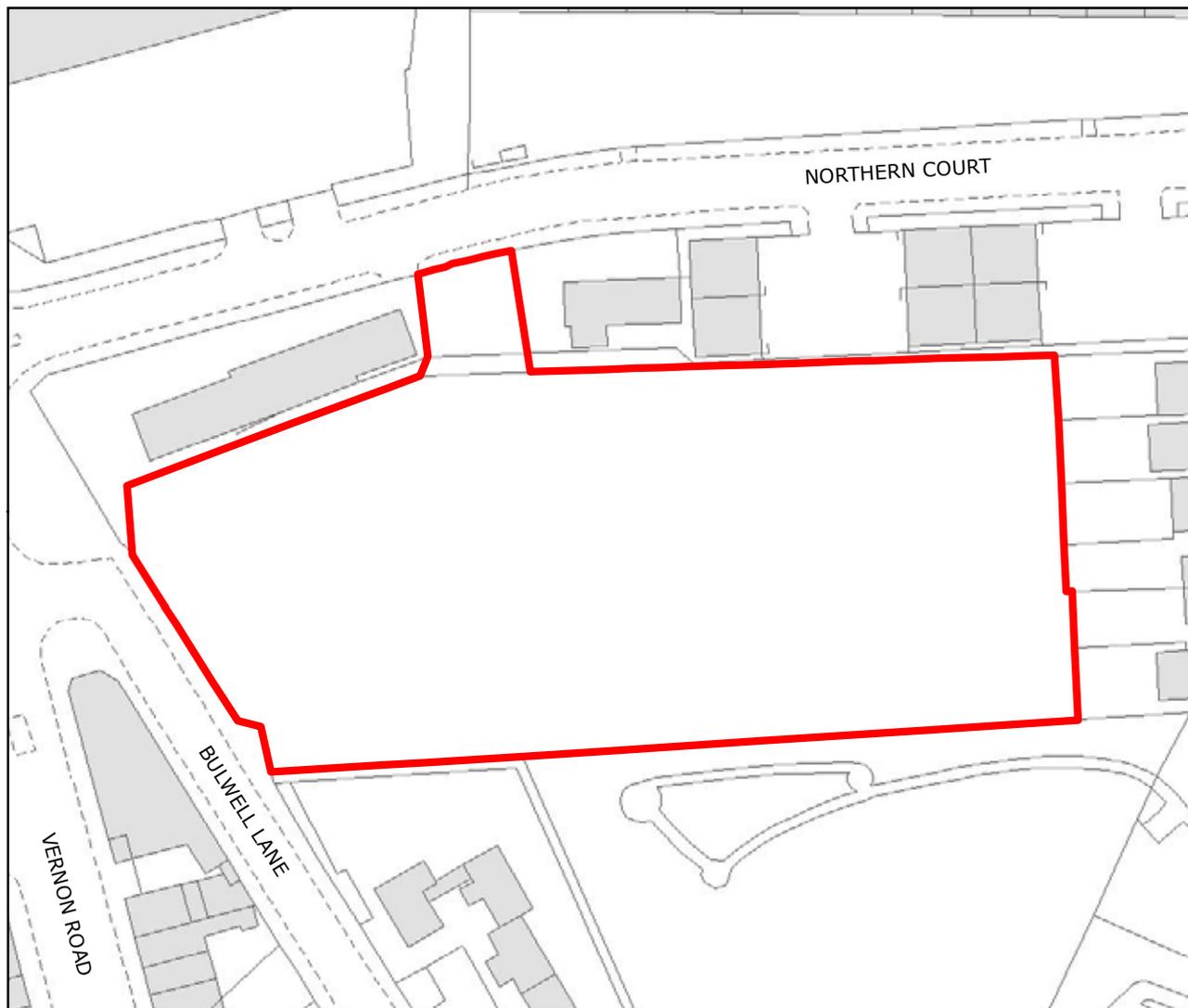
<p>Site Area (ha): 10.15</p> <p>Ward: Bridge</p> <p>Address: Collin Street</p> <p>Current use: Retail, Car Park, other Town Centre Uses</p>	<p>Development principles:</p> <p>Development divided into 3 discrete elements on the Land Allocation Plan: A: Proposed uses - retail (A1), leisure (D2), food and drink (A3), cave visitor facility, public realm, public transport provision (including bus station, tram facilities and cycle parking) and public car parking. Auxilliary uses could include food and drink (A4, A5), offices (B1a). B: Proposed use - primarily retail (A1). Additional use offices (B1a). C: Proposed uses - education (D1), leisure (D2), offices (B1a), auxiliary retail (delivered as integral element of mixed use scheme). Development to be sensitive to historic environment, incorporate high quality public realm, help to restore historic grain, enhance significance and setting of heritage assets and provide active frontages that positively address existing and new external routes. Development to improve north/south and east/west pedestrian linkages and high quality connections between the Nottingham Station area, the retail core, Lace Market and Castle. Flood Risk Assessment and proposals for contamination mitigation required, and transport assessment to be undertaken according to scale and nature of development(s).</p>
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LA12 Bulwell Lane (Former Coach Depot)



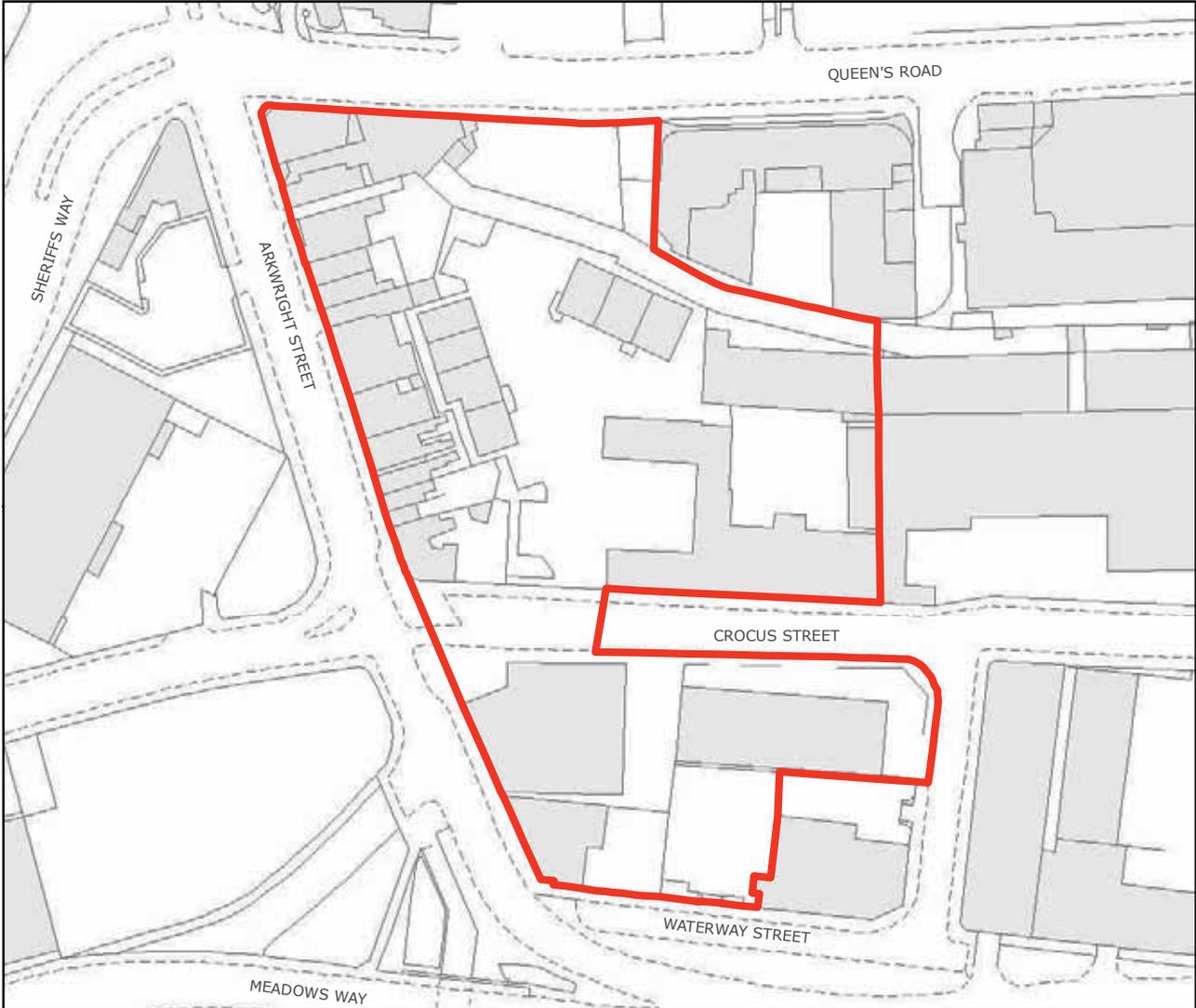
<p>Site Area (ha): 0.57</p> <p>Ward: Basford</p> <p>Address: Bulwell Lane</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). Sensitive screening is required between residential and adjacent industrial uses. Access to the site should be via Northern Court. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA13 Canal Quarter - Arkwright Street East



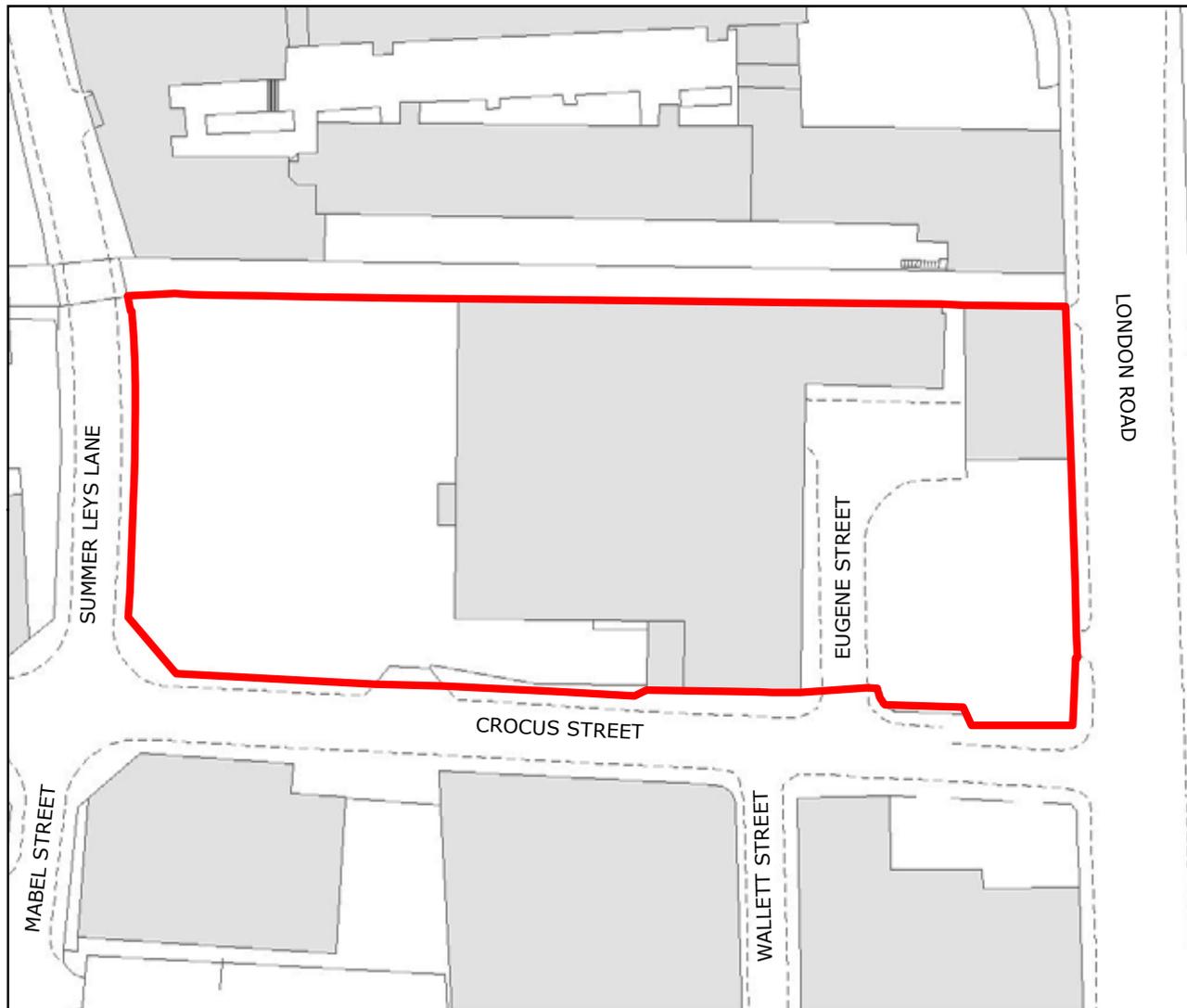
<p>Site Area (ha): 1.25</p> <p>Ward: Bridge</p> <p>Address: Arkwright Street</p> <p>Current use: Retail, Office, Employment</p>	<p>Development principles:</p> <p>Proposed uses - primarily offices (B1a) north of Crocus Street and offices/light industry/research & development (B1) to south. Potential secondary 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 mixed use scheme. Existing buildings at junction of Arkwright Street/Queen's Road to be retained. High quality design required that positively addresses Nottingham Station and preserves/enhances significance and setting of Station Conservation Area and other heritage assets. Development to incorporate high quality public realm. Development to have regard to relationship with tram route and nearby housing. Positive linkages to be created with The Meadows. Transport assessment to be undertaken according to scale and nature of development(s). Site is close to 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 crosses northern part of site above which development should not take place. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA14 Canal Quarter - Crocus Street (Southpoint)



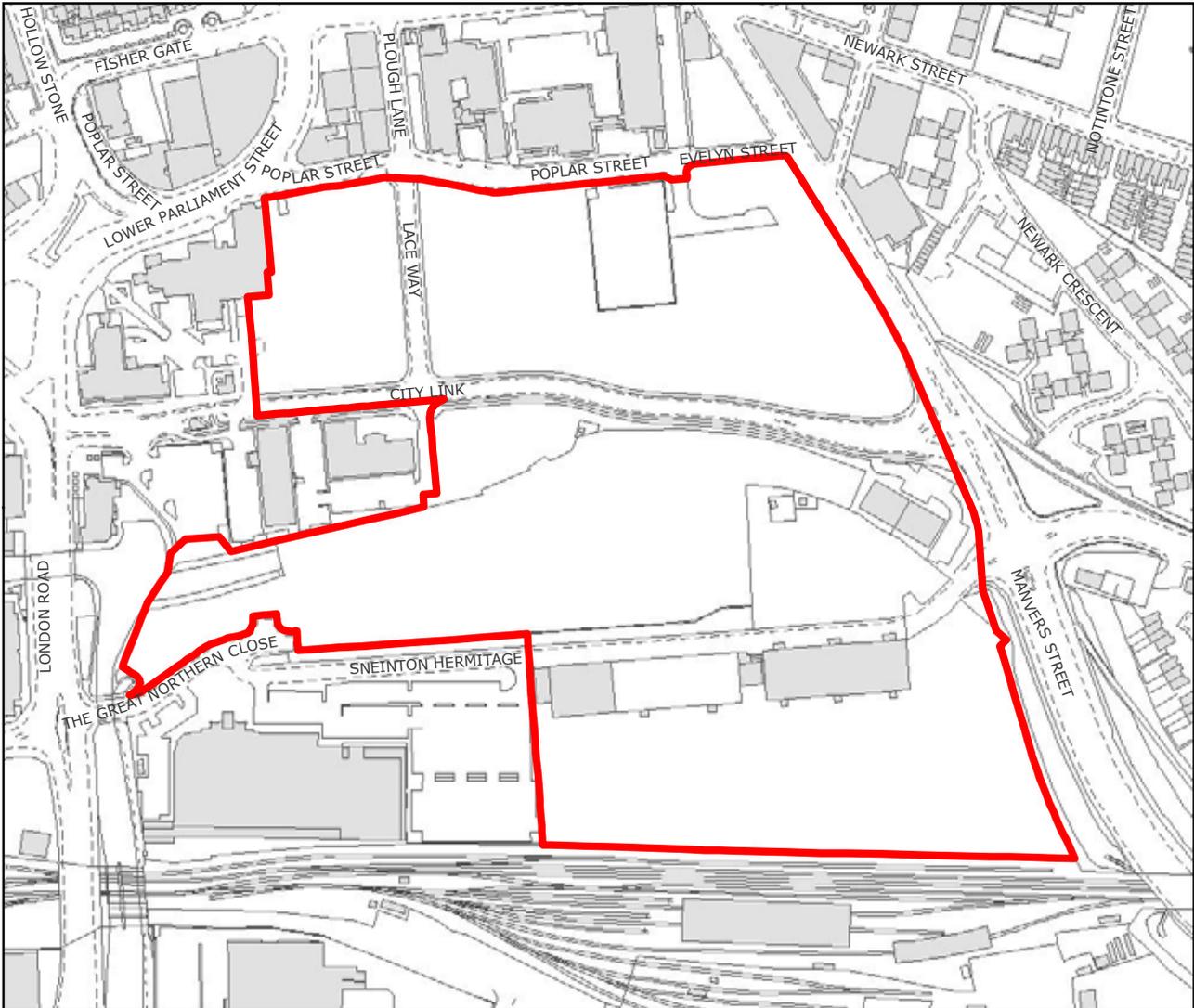
<p>Site Area (ha): 0.96</p> <p>Ward: Bridge</p> <p>Address: Crocus Street</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis). Potential secondary uses could include live/work units (sui generis), hotel (C1), non-residential institution (D1). Auxilliary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme). High quality design required that addresses prominent corner at the junction of London Road and Crocus Street. Design to take account of flood risk issues and boundary with the Tinkers Leen, and have regard to neighbouring residential uses. Development required to preserve / enhance the character and significance of the Station Conservation Area. Transport assessment to be undertaken according to scale and nature of development(s). Part of site is in an area of medium flood risk and a site specific Flood Risk Assessment should accompany any planning application.</p>
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LA15 Canal Quarter - Island Site



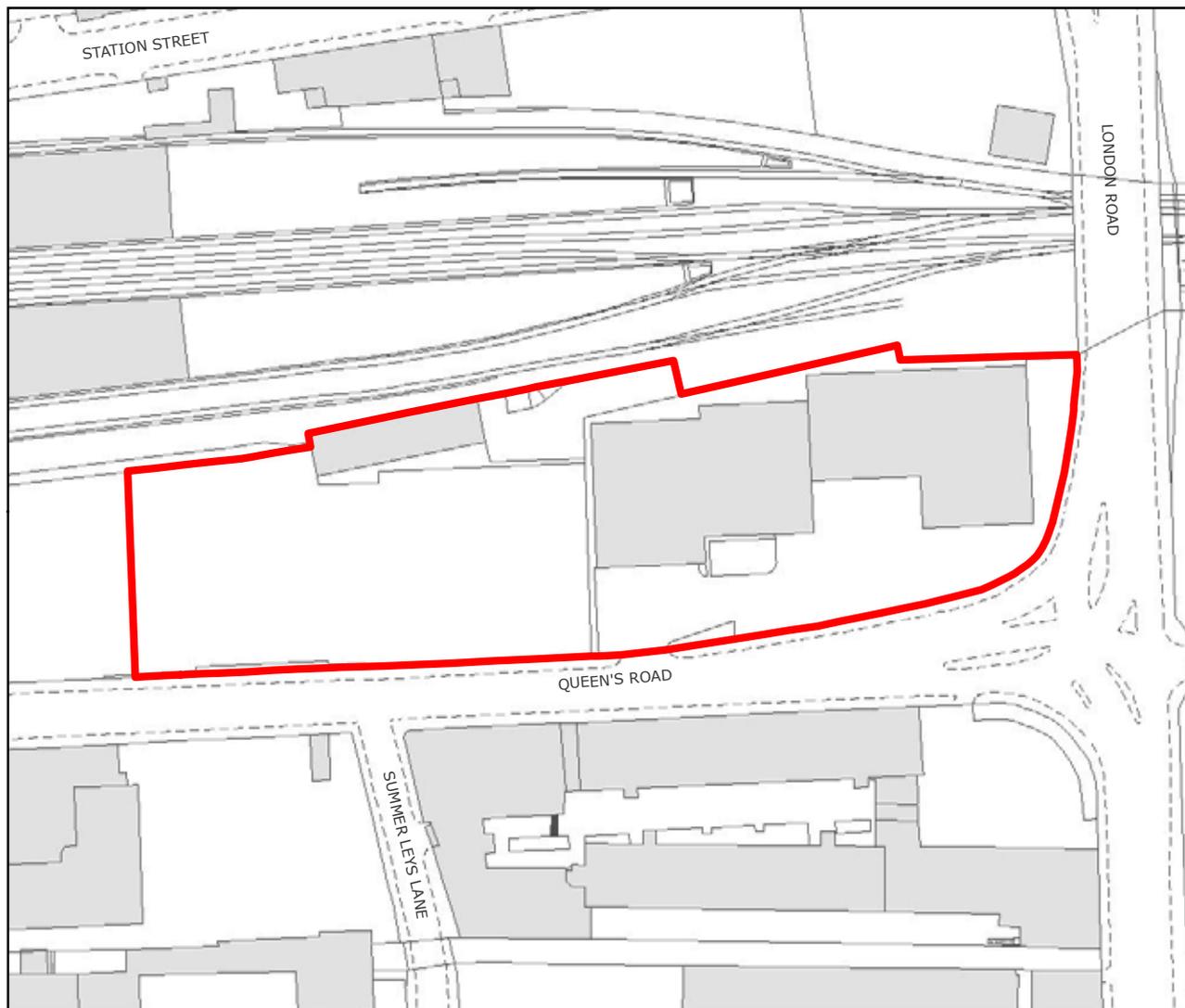
<p>Site Area (ha): 11.07</p> <p>Ward: Bridge</p> <p>Address: Manvers Street</p> <p>Current use: Vacant & Offices</p>	<p>Development principles:</p> <p>Proposed uses - Employment (B1), residential (C3) and retail (A1) delivered as integral part of mixed use scheme. A comprehensive redevelopment Masterplan should be agreed with the City Council and should include an element of new open space on the site. There is known contamination on this site due to former uses and this should be mitigated appropriately through development. The site is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station and further air dispersion modelling may be required, depending on the scale/height of the proposed 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.</p>
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0 20 40 80 Meters

LA16 Canal Quarter - Queens Road (East of Nottingham Station)



<p>Site Area (ha): 6.03</p> <p>Ward: Bridge</p> <p>Address: Queen's Road</p> <p>Current use: Warehousing and Car Park</p>	<p>Development principles: Proposed uses - offices/light industry/research & development (B1), residential (C3), hotel (C1), non residential institution (D1), leisure (D2), transport facility (sui generis). Potential auxiliary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of mixed use scheme. Development should be of high quality design that positively addresses prominent corner at junction of London Road and Queen's Road, and resolves level differences between London Road and the site. Development should preserve or enhance the significance and setting of Nottingham Station, the Station Conservation area and other heritage assets. Transport assessment to be undertaken according to scale and nature of development(s). The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment.</p>
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LA17 Canal Quarter - Sheriffs Way / Arkwright Street



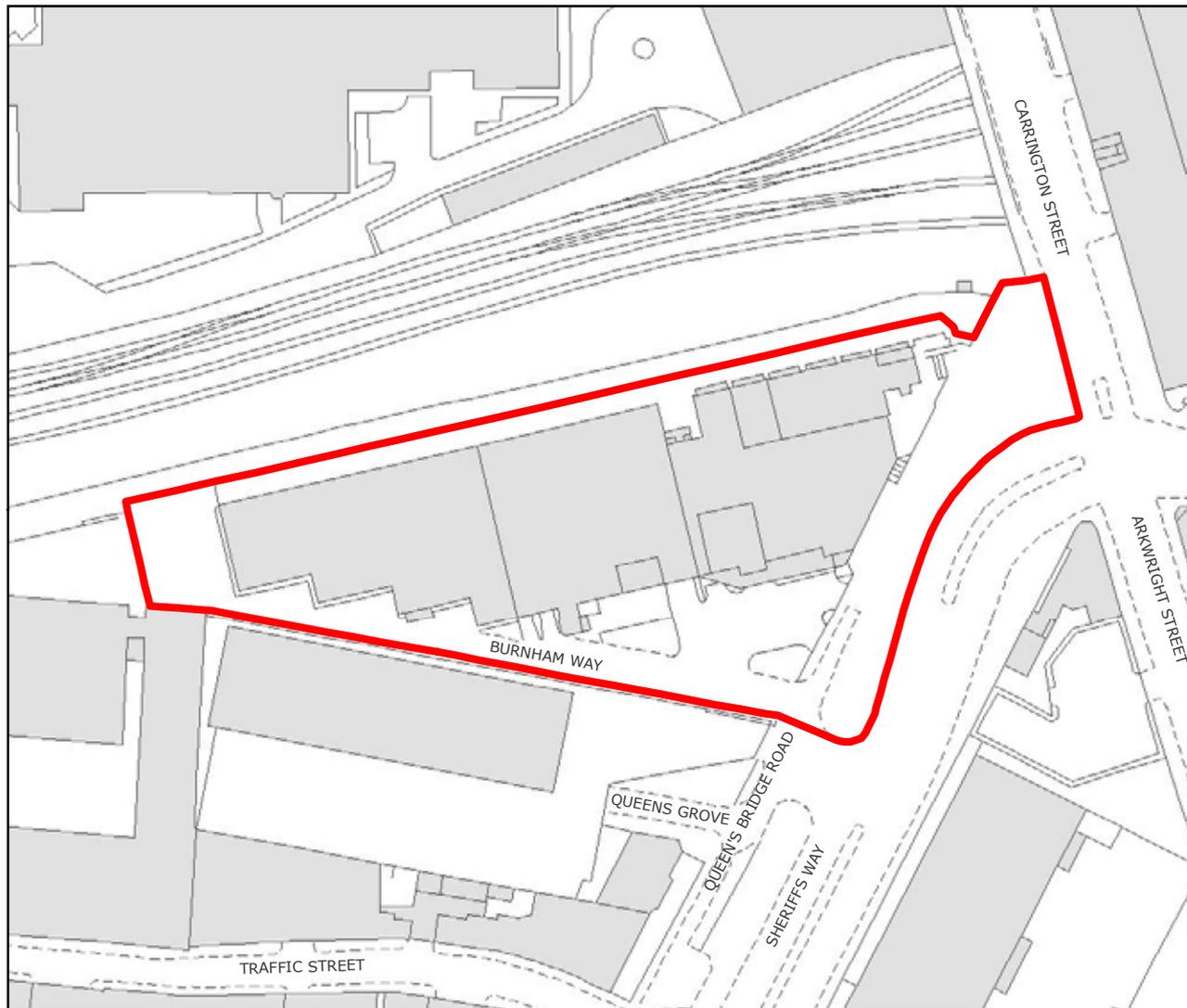
<p>Site Area (ha): 1.21</p> <p>Ward: Bridge</p> <p>Address: Meadows Way</p> <p>Current use: Retail / Vacant</p>	<p>Development principles:</p> <p>Proposed uses - Offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) to south. Potential secondary uses - Residential C3, Hotel C1. Auxiliary uses: Retail (A1), Financial Services (A2), Food and Drink (A3) (delivered as an integral part of a mixed use scheme). Development should be of 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. Public realm should also be of high quality. Development should have regard to relationship with tram route that crosses the south of the site and housing to the south of Meadows Way. Positive linkages should be created with The Meadows area. 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. Transport assessment to be undertaken according to scale and nature of development(s).</p>
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0 10 20 40 Meters

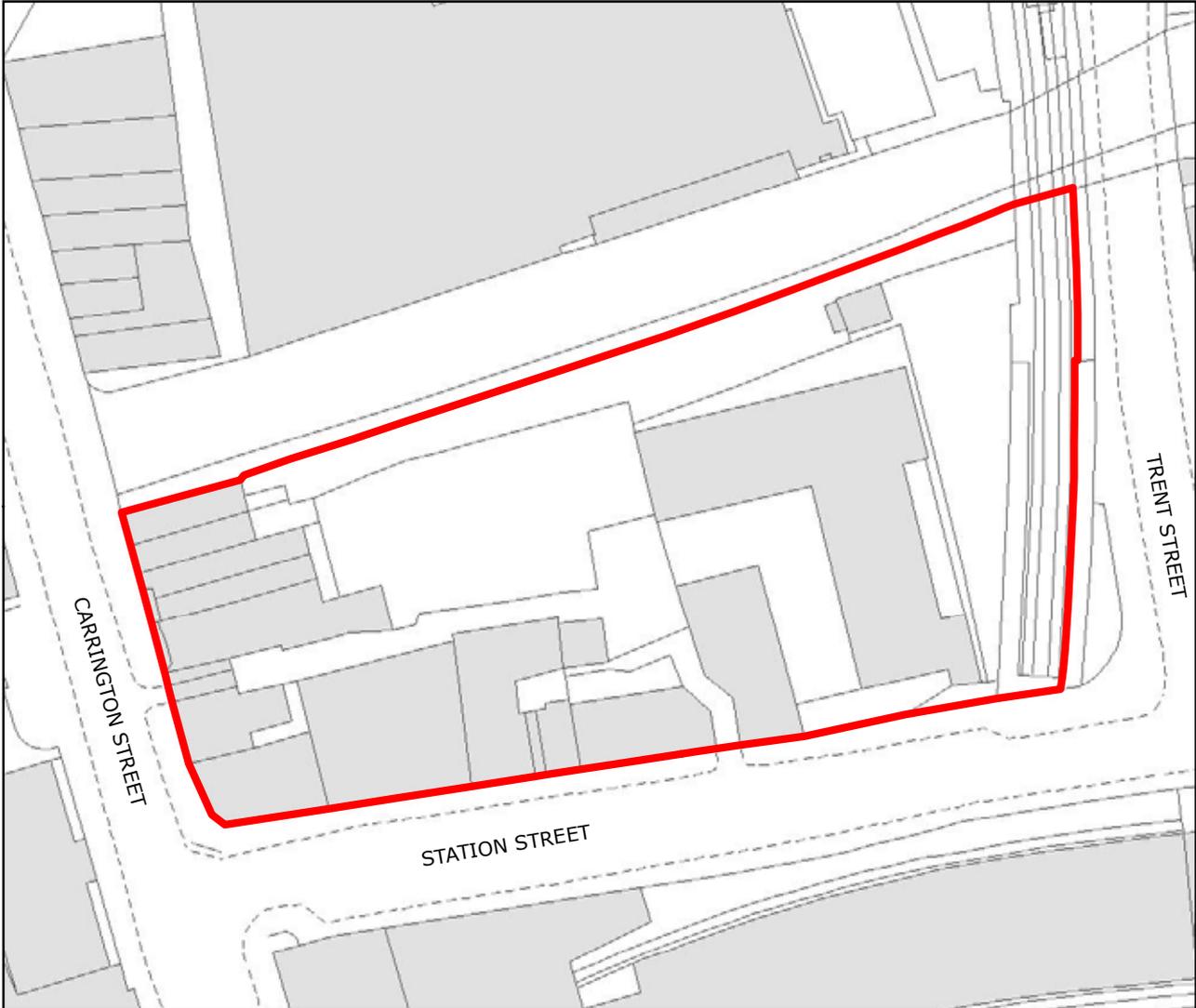
LA18 Canal Quarter - Sheriffs Way (Sovereign House)



<p>Site Area (ha): 1.12</p> <p>Ward: Bridge</p> <p>Address: Meadows Way</p> <p>Current use: Offices and Car Park</p>	<p>Development principles: Proposed uses - offices (B1a), residential (C3). Additional uses could include hotel (C1), assembly and leisure (D2), non-residential institution (D1). Auxiliary uses could include car parking, retail (A1) financial services (A2), food and drink (A3, A4, A5) to ground floor (delivered as an integral part of a mixed use scheme). Transport assessment to be undertaken according to scale and nature of development(s). Design should be of a high standard that positively addresses Nottingham Station and incorporates high quality public realm. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment.</p>
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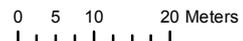
LA19 Canal Quarter - Station Street / Carrington Street



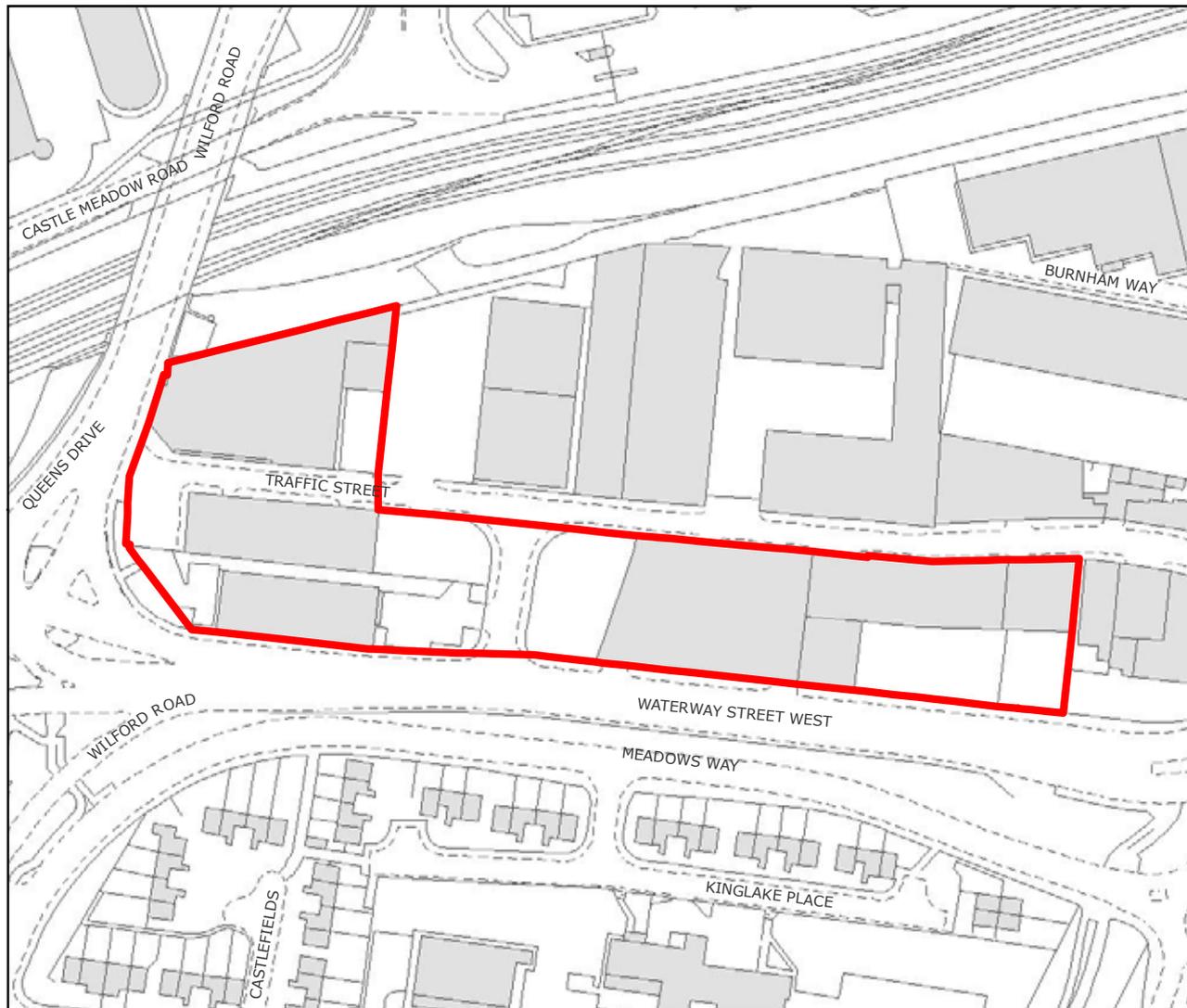
<p>Site Area (ha): 0.79</p> <p>Ward: Bridge</p> <p>Address: Station Street</p> <p>Current use: Retail and Offices</p>	<p>Development principles: Proposed uses - offices (B1a), residential (C3), student accommodation (Sui Generis), hotel (C1), leisure (D2), non-residential institution (D1). Auxiliary retail (A1), financial and professional services (A2), food and drink (A3) focussed at ground floor level. Any on-site car parking to serve the development to 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). Retention of some existing buildings within the site is required and any new development must be of high quality design that makes a positive contribution to Conservation Area character (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. Site is within an area of high flood risk and any planning application should be accompanied by a site specific flood risk assessment.</p>
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LA20 Canal Quarter - Waterway Street



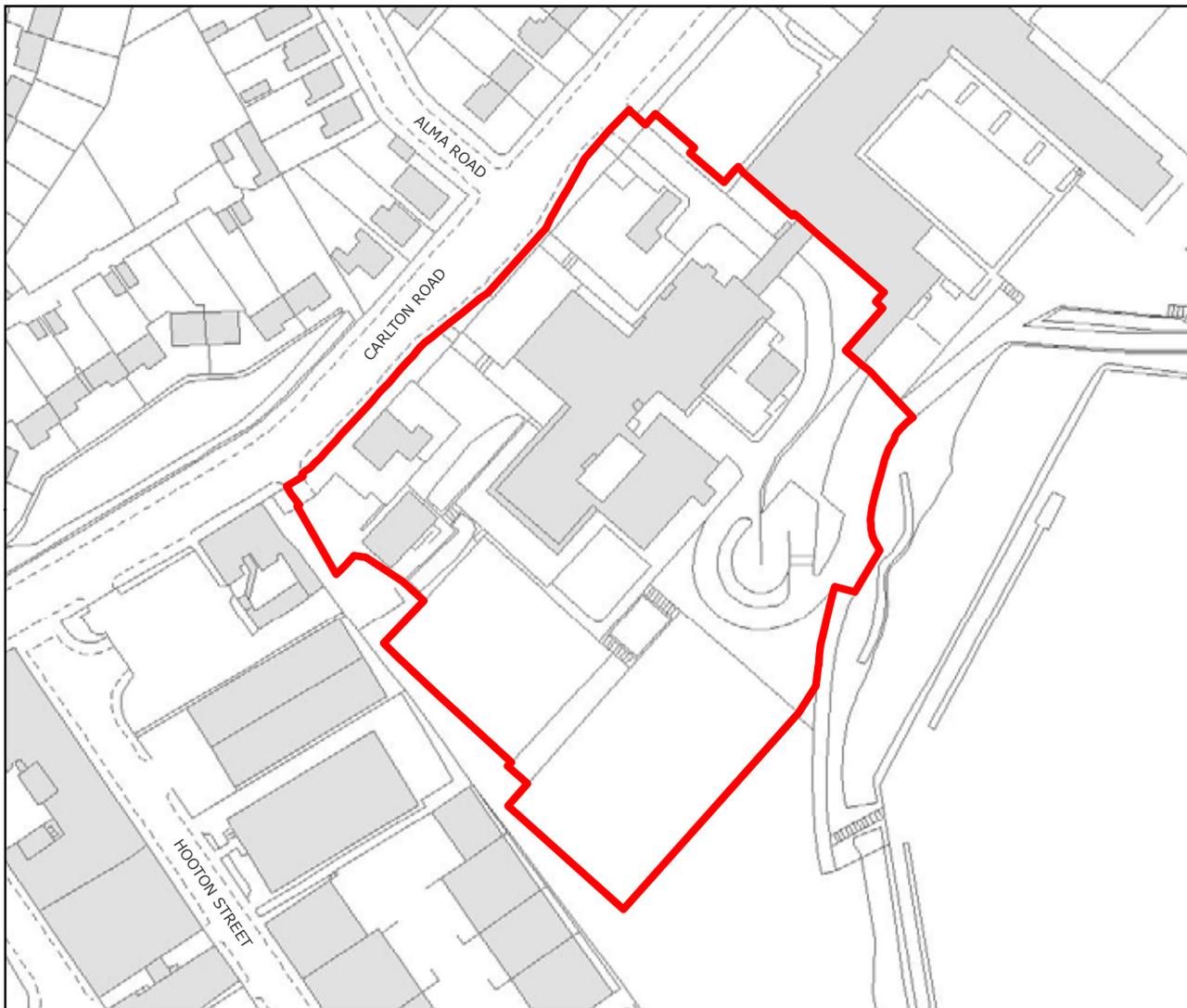
<p>Site Area (ha): 1.07</p> <p>Ward: Bridge</p> <p>Address: Traffic Street</p> <p>Current use: Vacant and Retail</p>	<p>Development principles:</p> <p>Proposed uses - offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly and leisure (D2). Auxiliary uses could include trade counter, small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme. Transport assessment to be undertaken according to scale and nature of development(s). Development should be of high quality design that positively addresses prominent frontages and takes account of nearby housing south of Waterway Street, and neighbouring business operations including brewery facility. 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 adjacent green infrastructure asset of the Tinkers Leen should be improved through the development to increase its value as a green corridor.</p>
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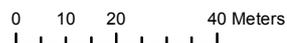
LA21 Carlton Road (Castle College)



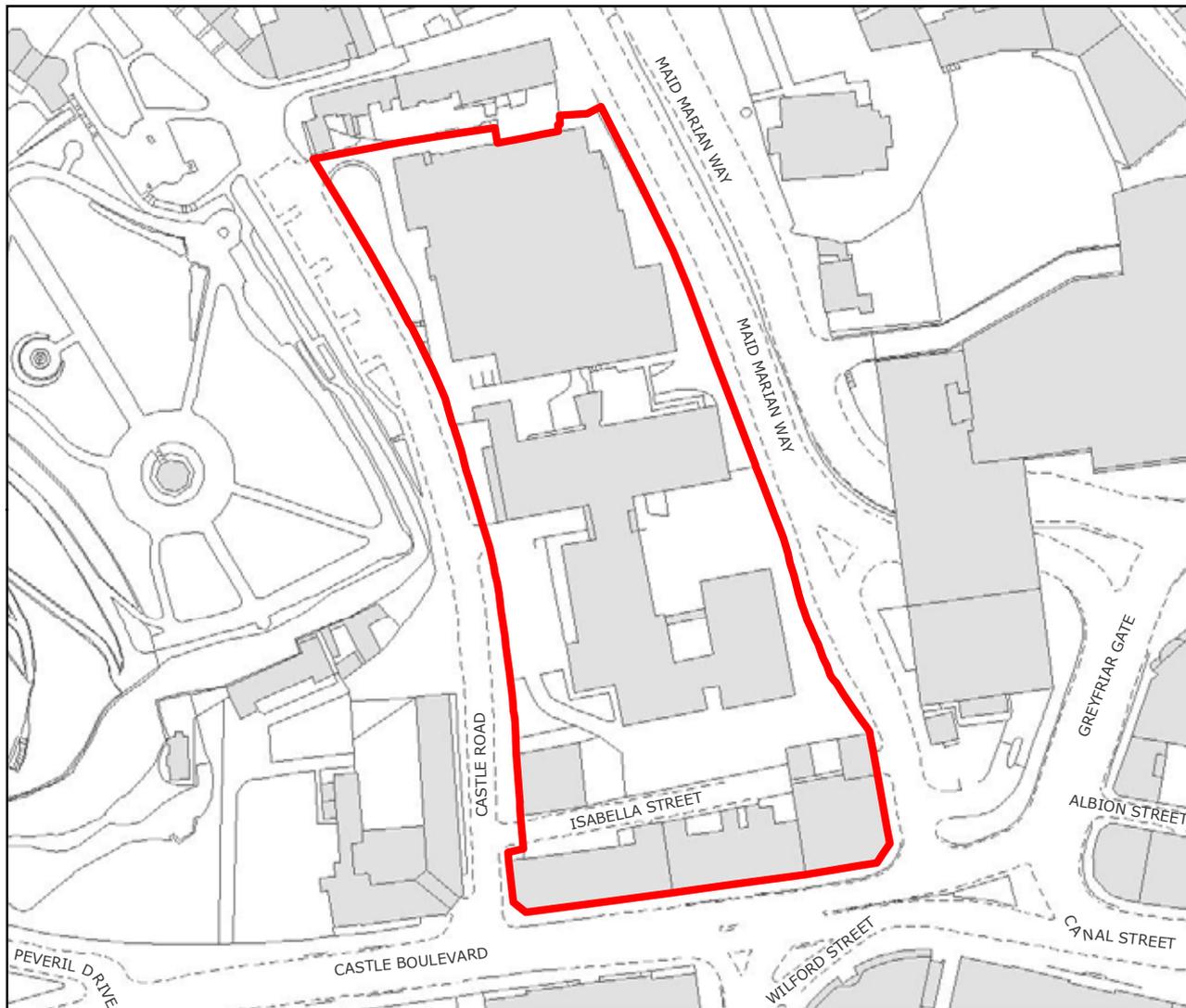
<p>Site Area (ha): 10.33</p> <p>Ward: St Ann's</p> <p>Address: Carlton Road</p> <p>Current use: Education and community</p>	<p>Development principles: Proposed uses - residential (C3), employment, community and education. There is known contamination on this site and care should be taken to ensure that this is suitably mitigated such that no adverse impacts result through development.</p>
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LA22 Castle Quarter - People's College



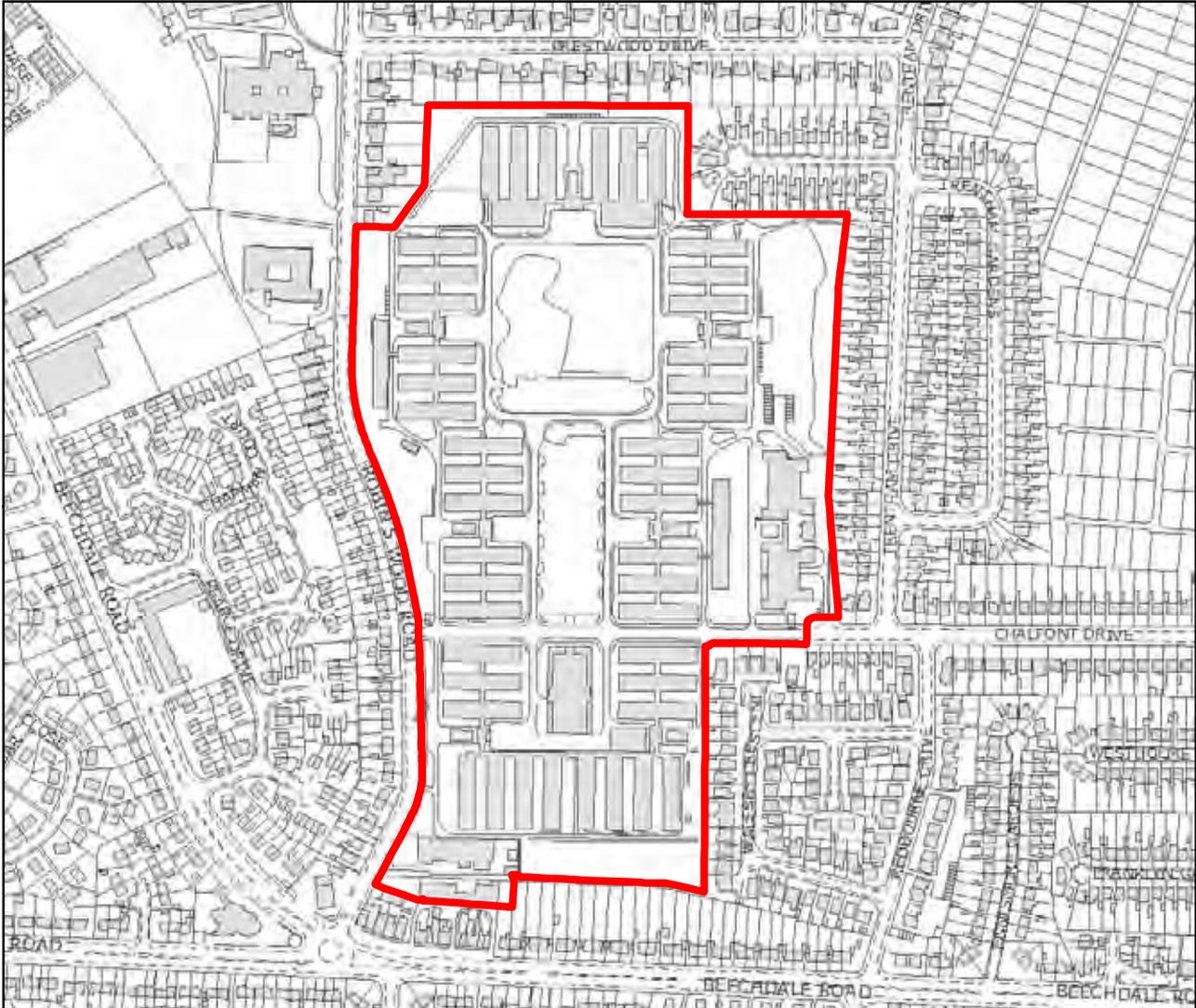
<p>Site Area (ha): 1.45</p> <p>Ward: Radford and Park</p> <p>Address: Maid Marian Way</p> <p>Current use: Education</p>	<p>Development principles: Proposed uses - tourism (D2), offices (B1a), residential (C3), small scale retail (A1, A2, A3 delivered as an integral part of a mixed use scheme). Development should be sensitive to, and exploit opportunities provided by, the historic environment, incorporate high quality open space, and preserve/enhance the significance and setting of heritage assets. Development to improve north/south and east/west pedestrian linkages to provide high quality connections between the Canal Quarter, City Centre retail core and Lace Market.</p>
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LA23 Chalfont Drive



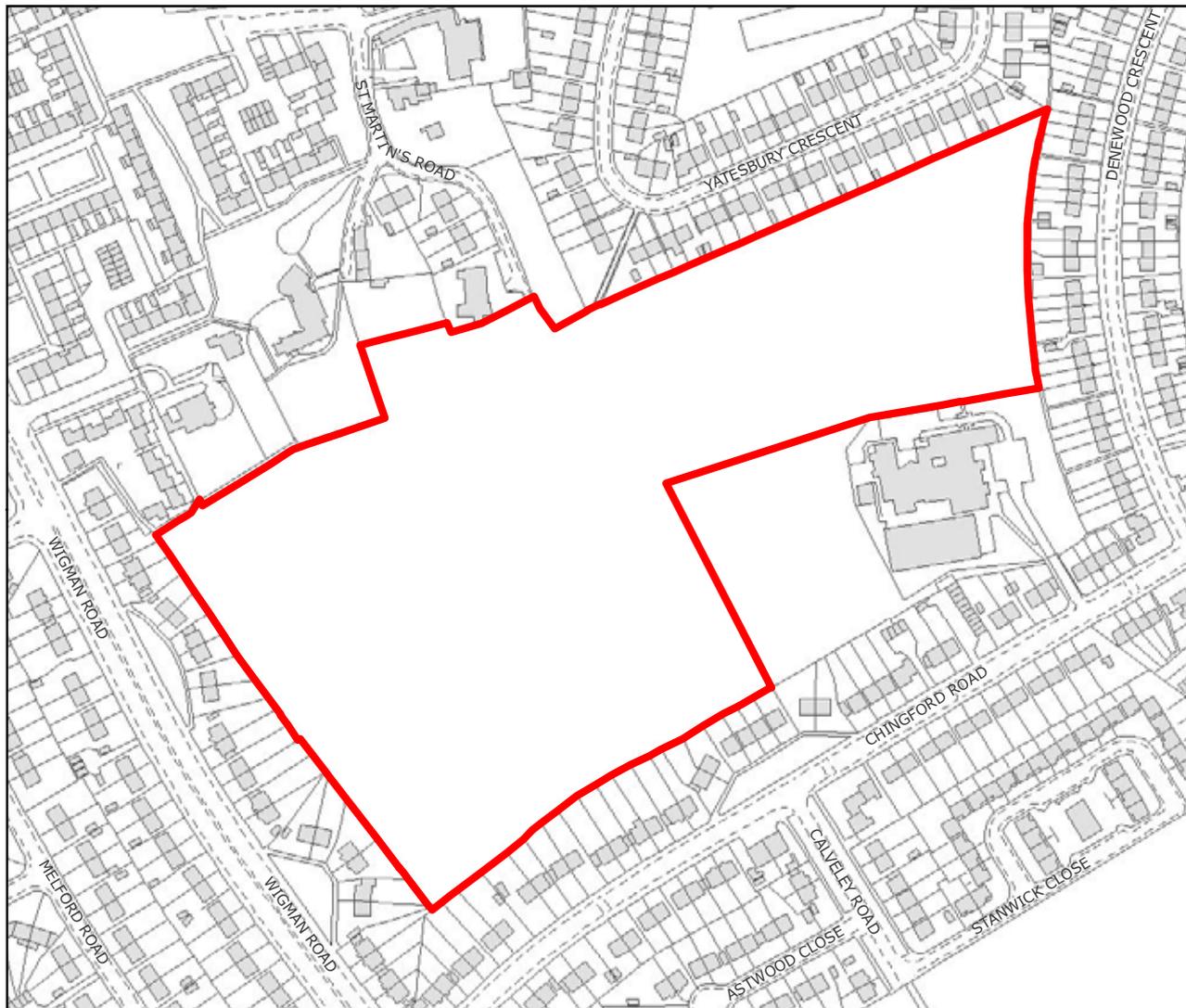
<p>Site Area (ha): 13.79</p> <p>Ward: Leen Valley</p> <p>Address: Robin's Wood Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). There is existing open space and a historic building on the site and these should be retained. Access from the site should be gained from Robin's Wood Road and / or Chalfont Drive.</p>
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0 30 60 120 Meters

LA24 Chingford Road Playing Field



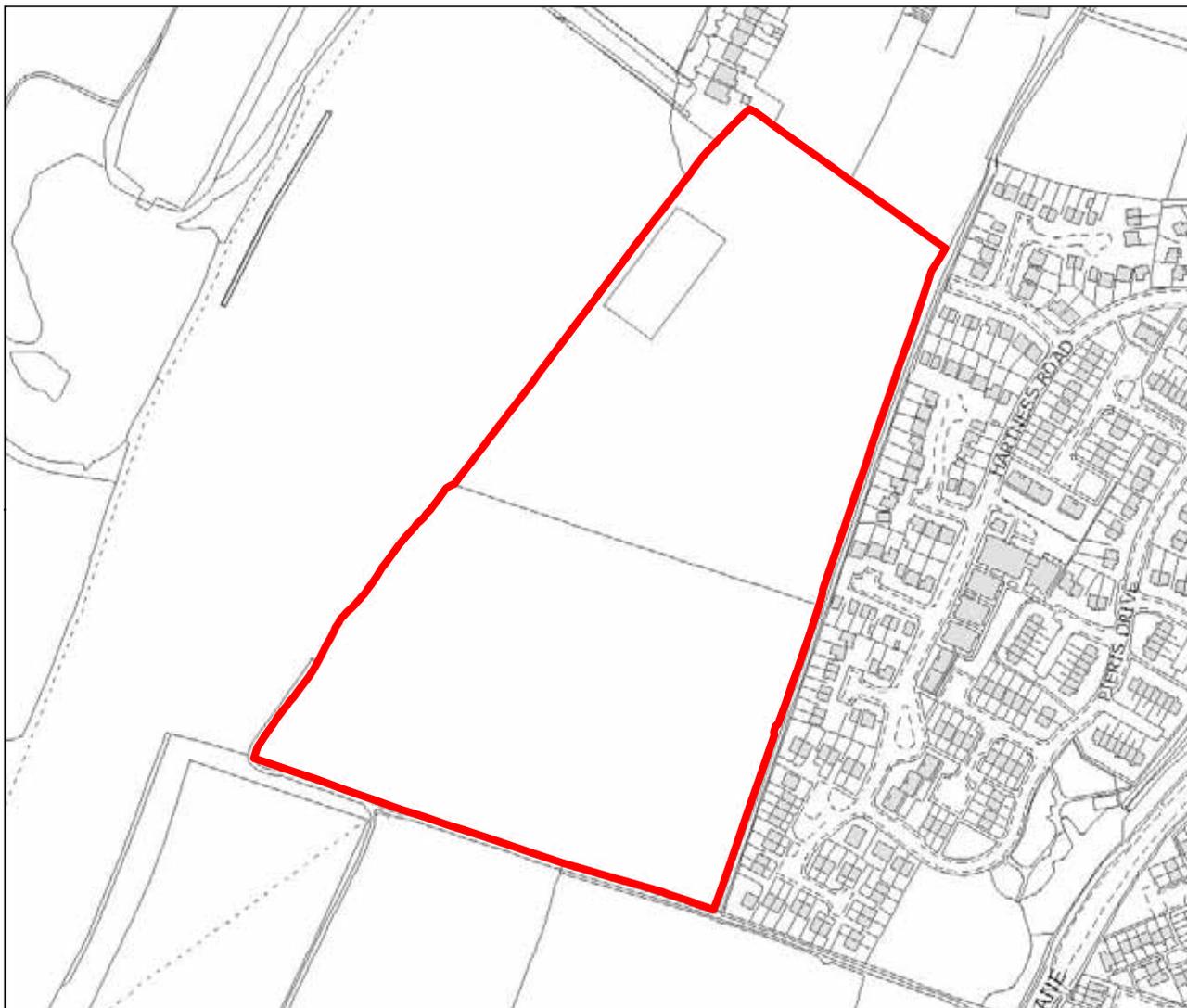
<p>Site Area (ha): 6.02</p> <p>Ward: Bilborough</p> <p>Address: Wigman Road</p> <p>Current use: Open space</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). The density of development should be similar to that of the existing surrounding residential development. A proportion of the site should be retained as provision for semi-natural open space. This could be incorporated into multi-purpose greenspace. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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0 20 40 80 Meters

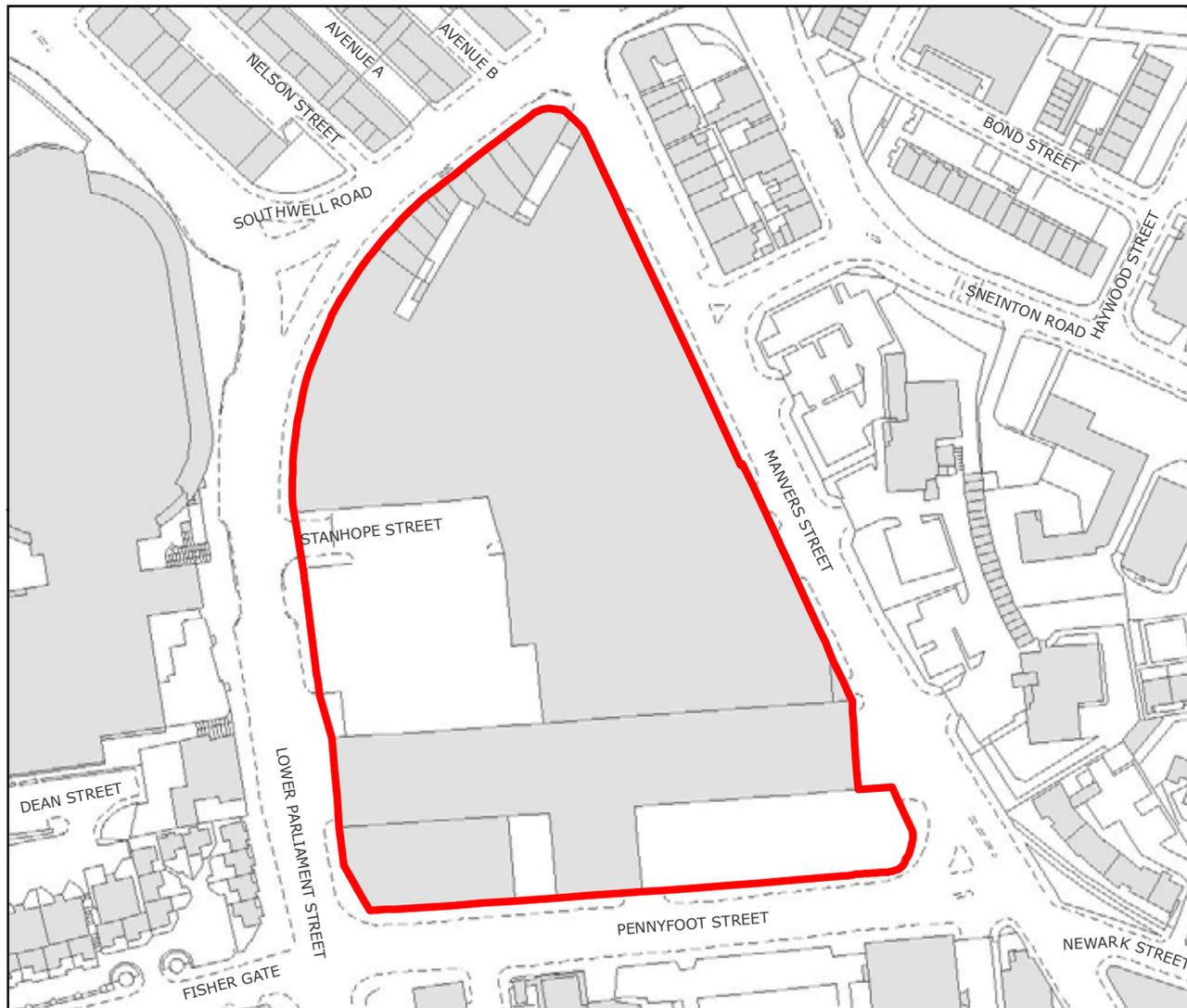
LA25 Clifton West



<p>Site Area (ha): 9.58</p> <p>Ward: Clifton South</p> <p>Address: adj Hawksley Gardens</p> <p>Current use: Open space / agricultural</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family). The density of development should be similar to the existing surrounding residential development. Development should be sensitive to the neighbouring historic environment. It should be ensured that appropriate access to the site can be established and that the surrounding network has capacity for the traffic generated by development. The site is adjacent to two SINCs, Clifton Woods Local Nature Reserve and is close to Holme Pit SSSI. A buffer of semi-natural habitat should be provided between these sites and development should avoid any adverse impacts. There is potential for this development to help address identified open space deficiencies in the area, including for allotment provision.</p>
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LA26 Creative Quarter - Bus Depot



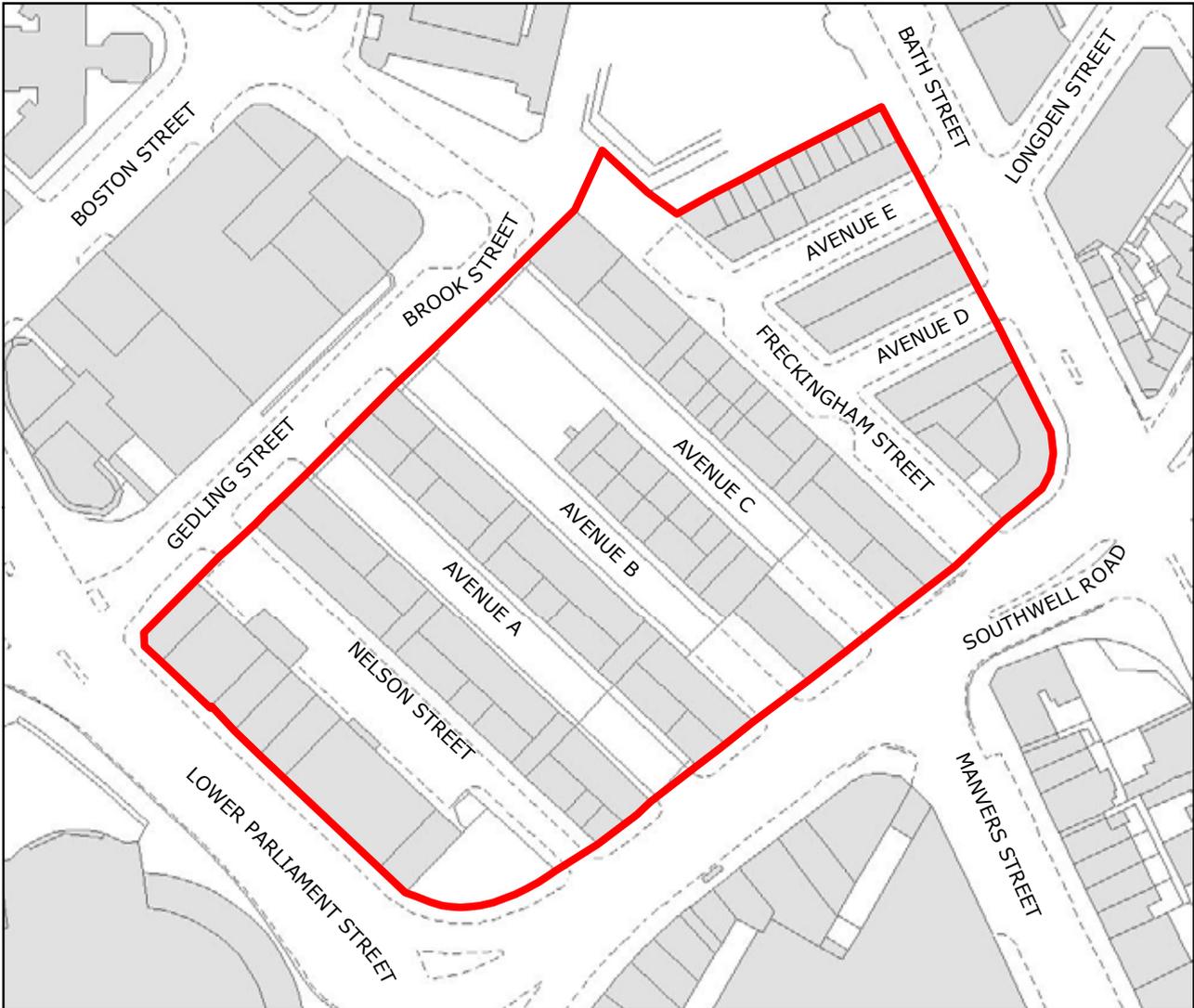
<p>Site Area (ha): 2.54</p> <p>Ward: Dales</p> <p>Address: Lower Parliament Street</p> <p>Current use: Bus depot / retail</p>	<p>Development principles: Proposed uses - residential (C3), hotel (C1), employment (B1), non-residential institution (D1), leisure (D2). Auxiliary retail (A1, A2, A3) (delivered as integral part of a mixed use scheme). Transport assessment to be undertaken according to scale and nature of development(s). 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 close to the Eastcroft Energy from Waste plant and further dispersion modelling may be needed, depending on the scale / height of the development. Proposals should be sensitive to the adjoining Sneinton Market Conservation Area.</p>
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LA27 Creative Quarter - Sneinton Market



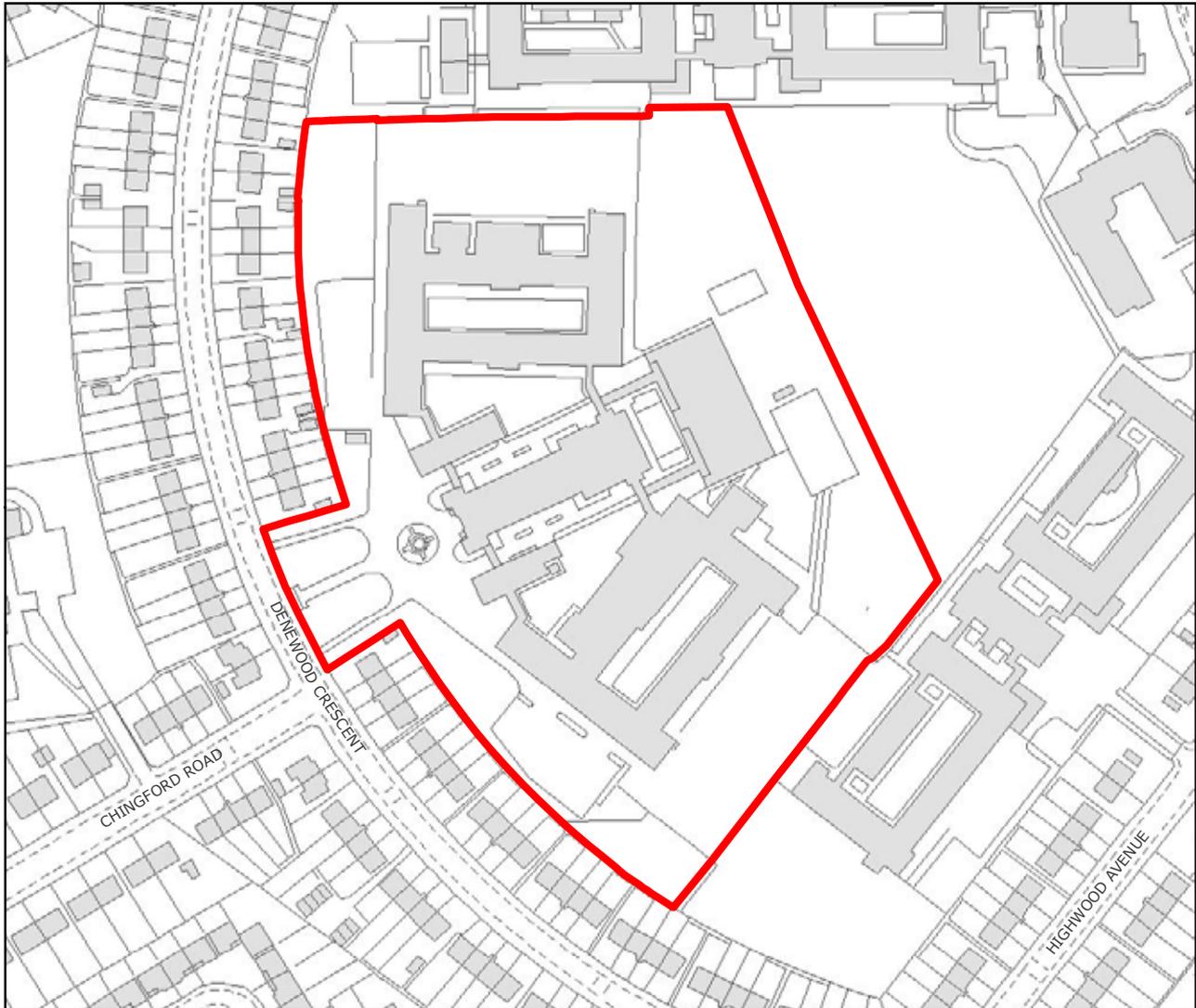
<p>Site Area (ha): 1.32</p> <p>Ward: St Ann's</p> <p>Address: Southwell Road</p> <p>Current use: Retail</p>	<p>Development principles: Proposed uses - office / workshop / research and development (B1), residential (C3), retail (A1) with ancillary leisure and community uses as part of a mixed use scheme. Development should be sensitive to the historic environment. Access arrangements to be determined through a transport assessment according to mix of uses. The site is close to the Eastcroft Energy from Waste plant and further dispersion modelling may be needed, depending on the scale / height of the development.</p>
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LA28 Denewood Crescent (Denewood Centre)



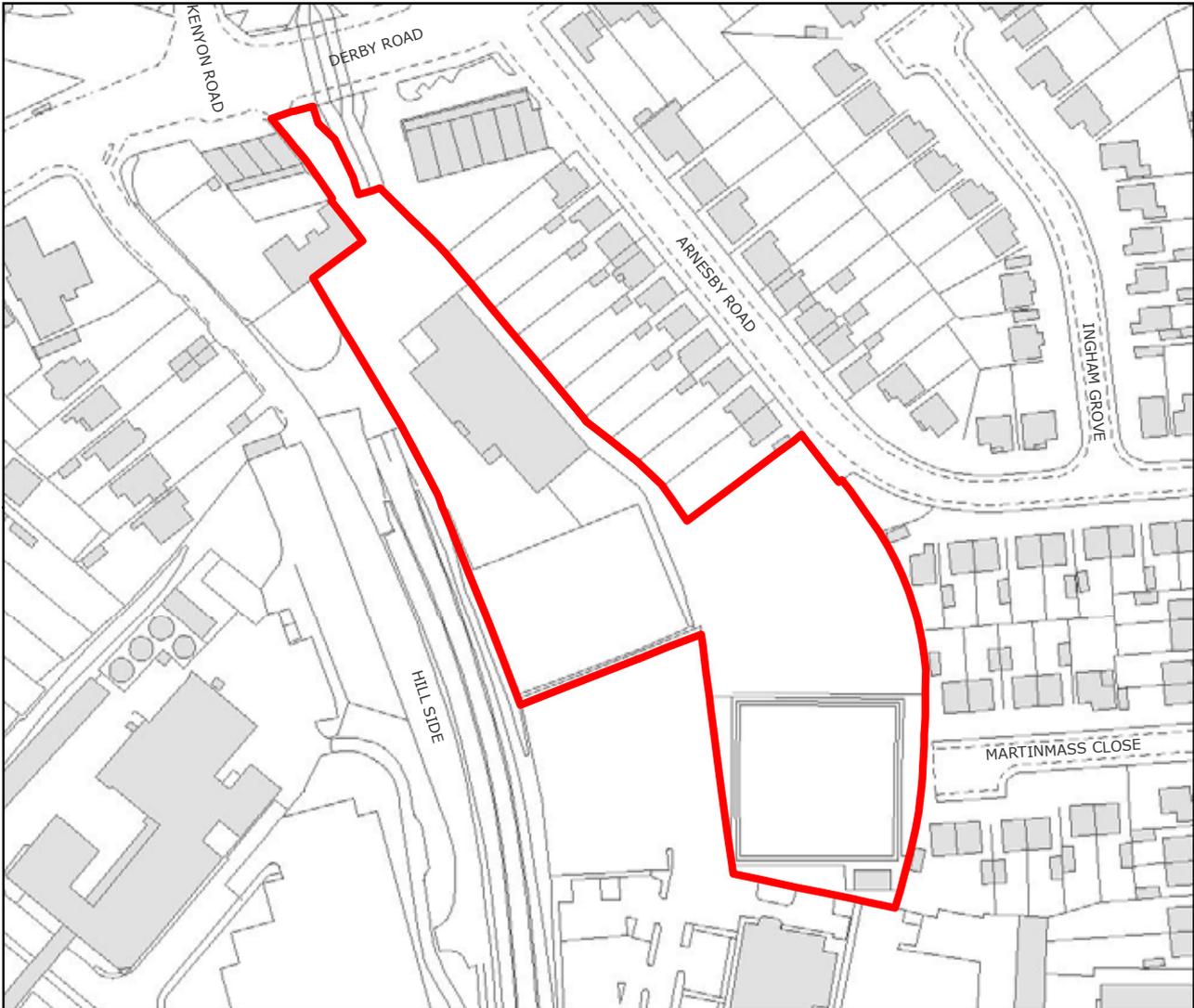
<p>Site Area (ha): 2.75</p> <p>Ward: Bilborough</p> <p>Address: Denewood Crescent</p> <p>Current use: Training Facility</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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LA29 Derby Road (Western Club)



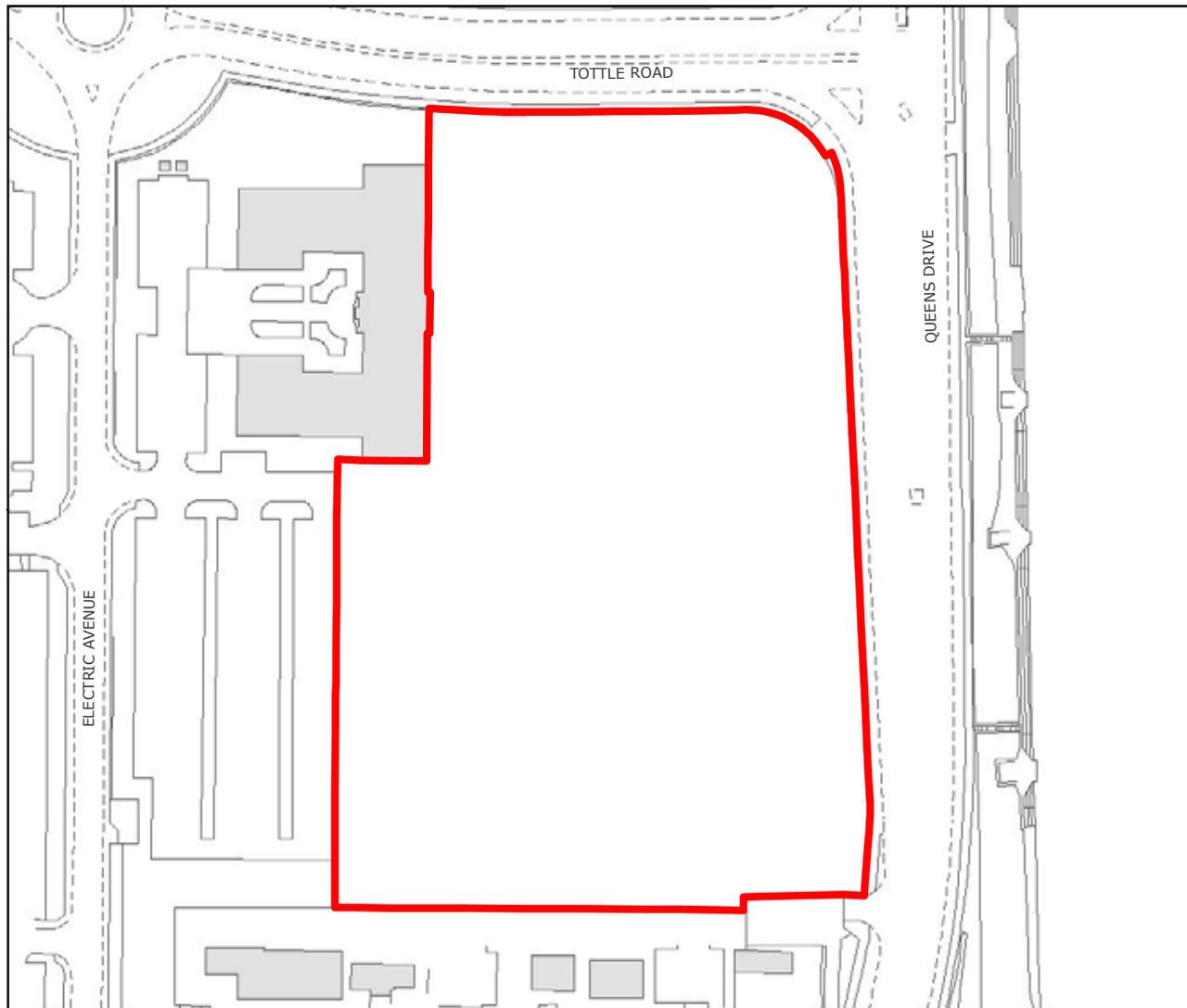
<p>Site Area (ha): 1.06</p> <p>Ward: Dunkirk and Lenton</p> <p>Address: Leen Gate</p> <p>Current use: Vacant</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing) with access from Arnesby Road. The River Leen runs in a culvert through the site. The alignment of the culvert should be established and the opportunity should be taken to open up the watercourse to provide a green corridor, where possible. 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.</p>
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0 10 20 40 Meters

LA30 Electric Avenue



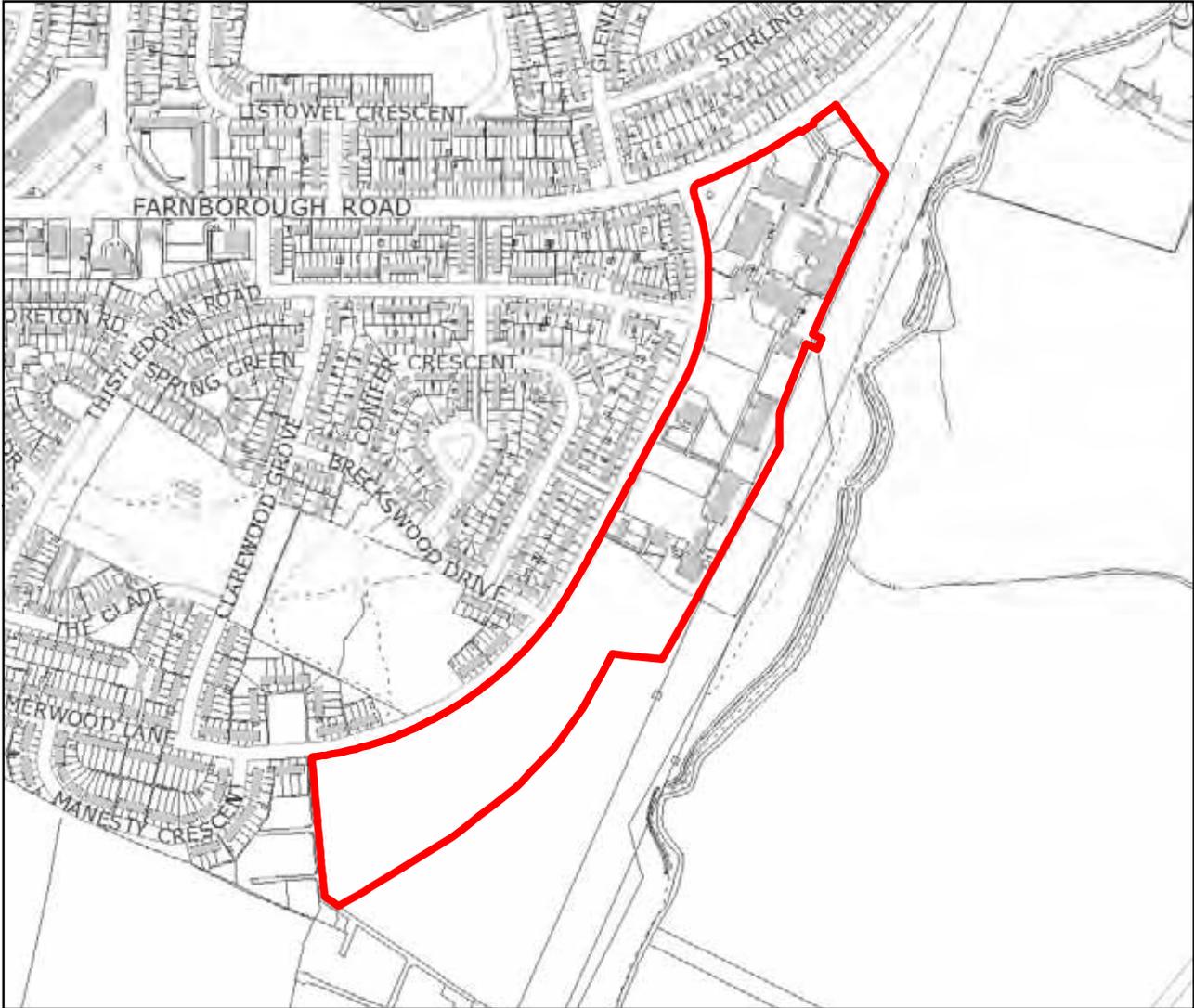
<p>Site Area (ha): 2.28</p> <p>Ward: Bridge</p> <p>Address: Queens Drive</p> <p>Current use: Open space</p>	<p>Development principles: Proposed uses - office / research and development / industrial (B1). The surrounding area consists of modern employment development and new proposals should be commensurate with this. Access to the site should be taken from Tottle Road. 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. An element of green space should be retained or provided and integrated into the layout of the development.</p>
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LA31 Fairham Comprehensive School



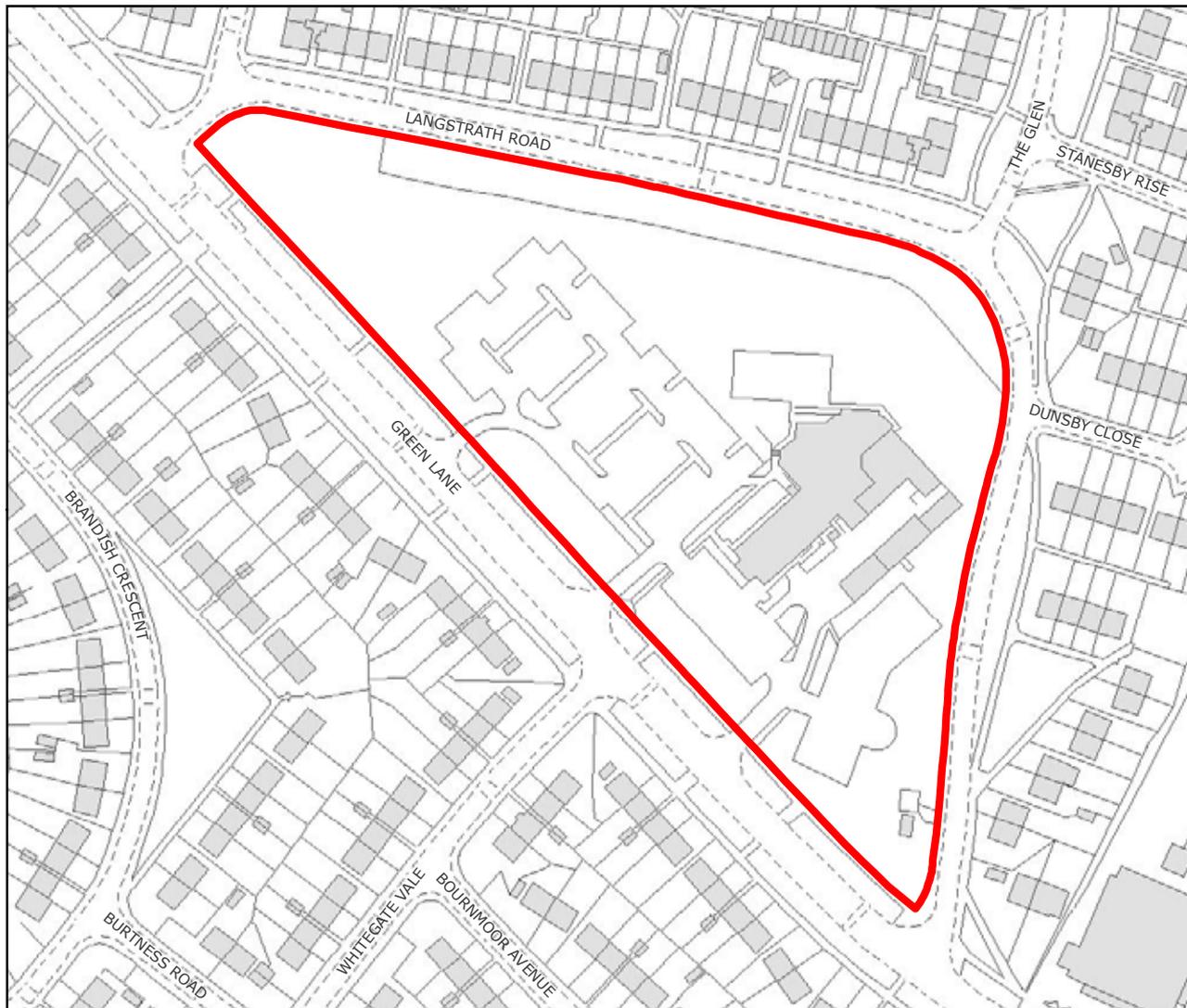
<p>Site Area (ha): 7.5</p> <p>Ward: Clifton South</p> <p>Address: Summerwood Lane</p> <p>Current use: Education & Open Space</p>	<p>Development principles: Proposed uses - residential development (C3, predominantly family housing) and community uses. Initial screening shows that the site is located in an area of sports pitch deficiency. Prior to development, the local demand for sports pitches should be explored. If demand exists, replacement provision on or off-site may be required. 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 Wood Lane.</p>
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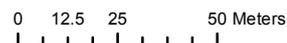
LA32 Fairham House



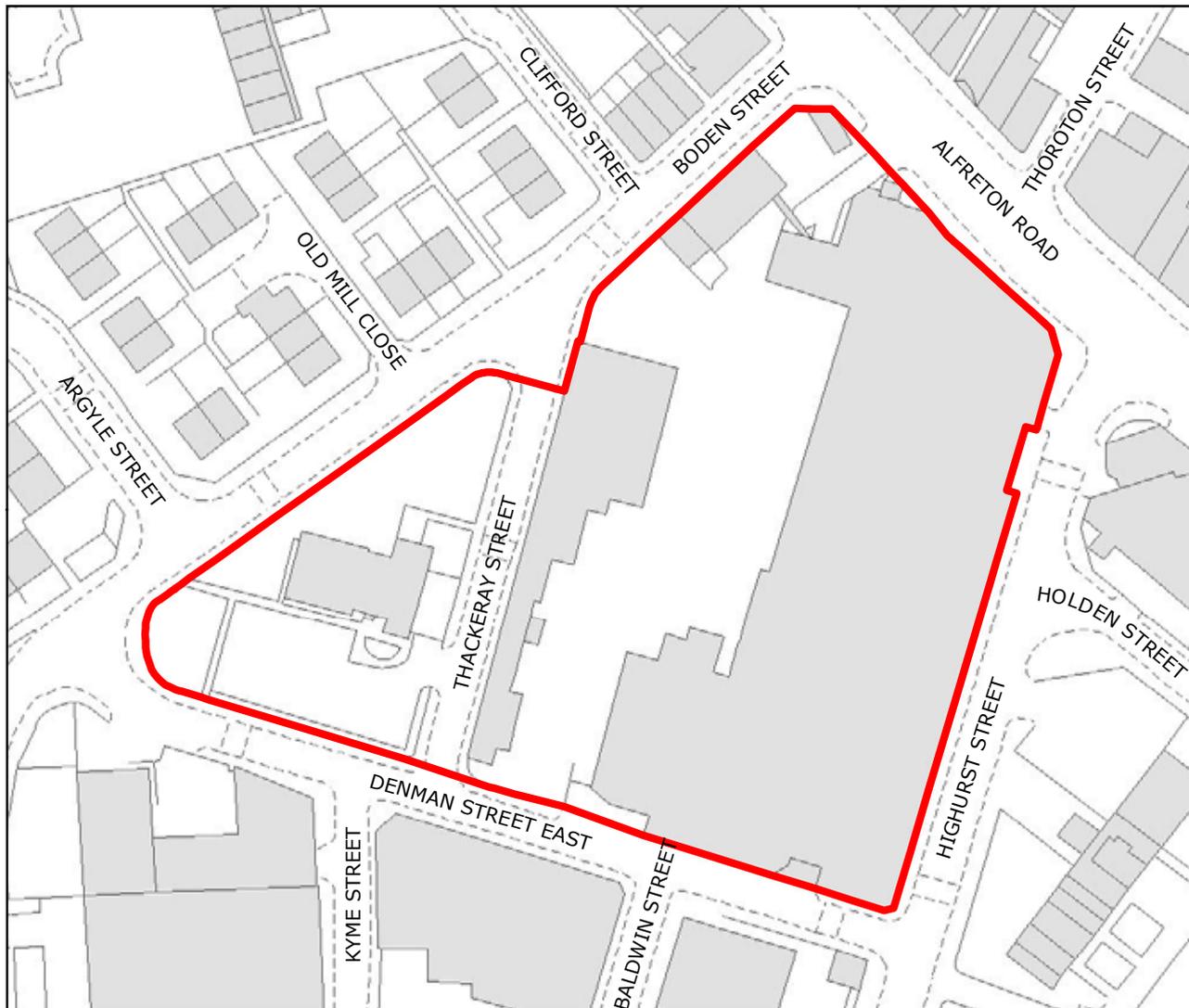
<p>Site Area (ha): 2.19</p> <p>Ward: Clifton South</p> <p>Address: Green Lane</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family) and an element of retail (delivered as an integral part of a mixed use scheme) or B1 uses close to the District Centre. The existing tree belt surrounding the site should be protected as part of any development. Retail should be limited to 1,000sqm - too much retail may impact on Clifton. There is potential for this development to help address identified open space deficiencies in the area, including for allotment provision.</p>
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LA33 Forest Mill



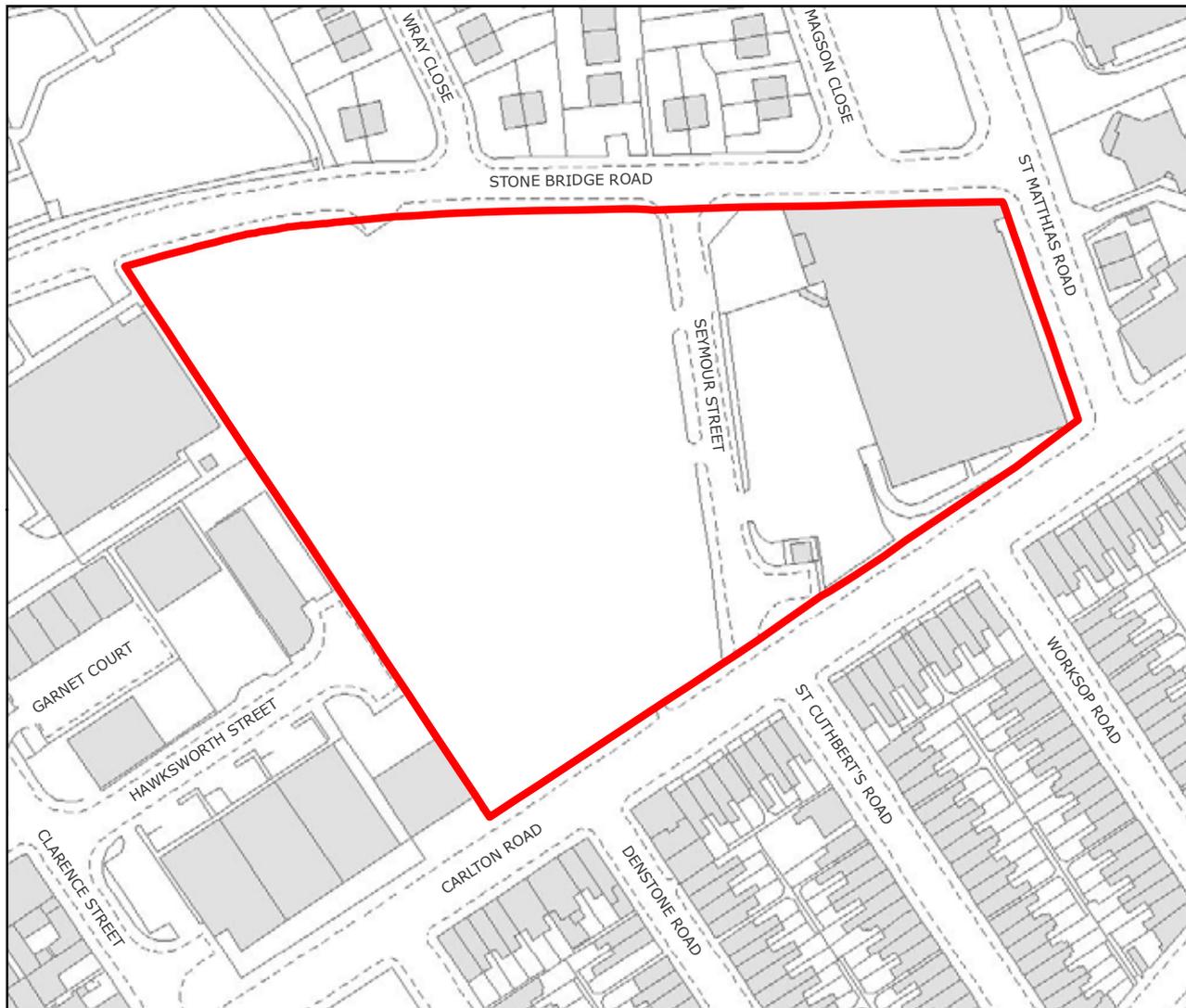
<p>Site Area (ha): 1.2</p> <p>Ward: Radford and Park</p> <p>Address: Denman Street</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - retail (A1) (as component of mixed use scheme), residential (C3), student accommodation, office (B1), non-residential institution (D1). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA34 Former Albany Works and Former Co-op



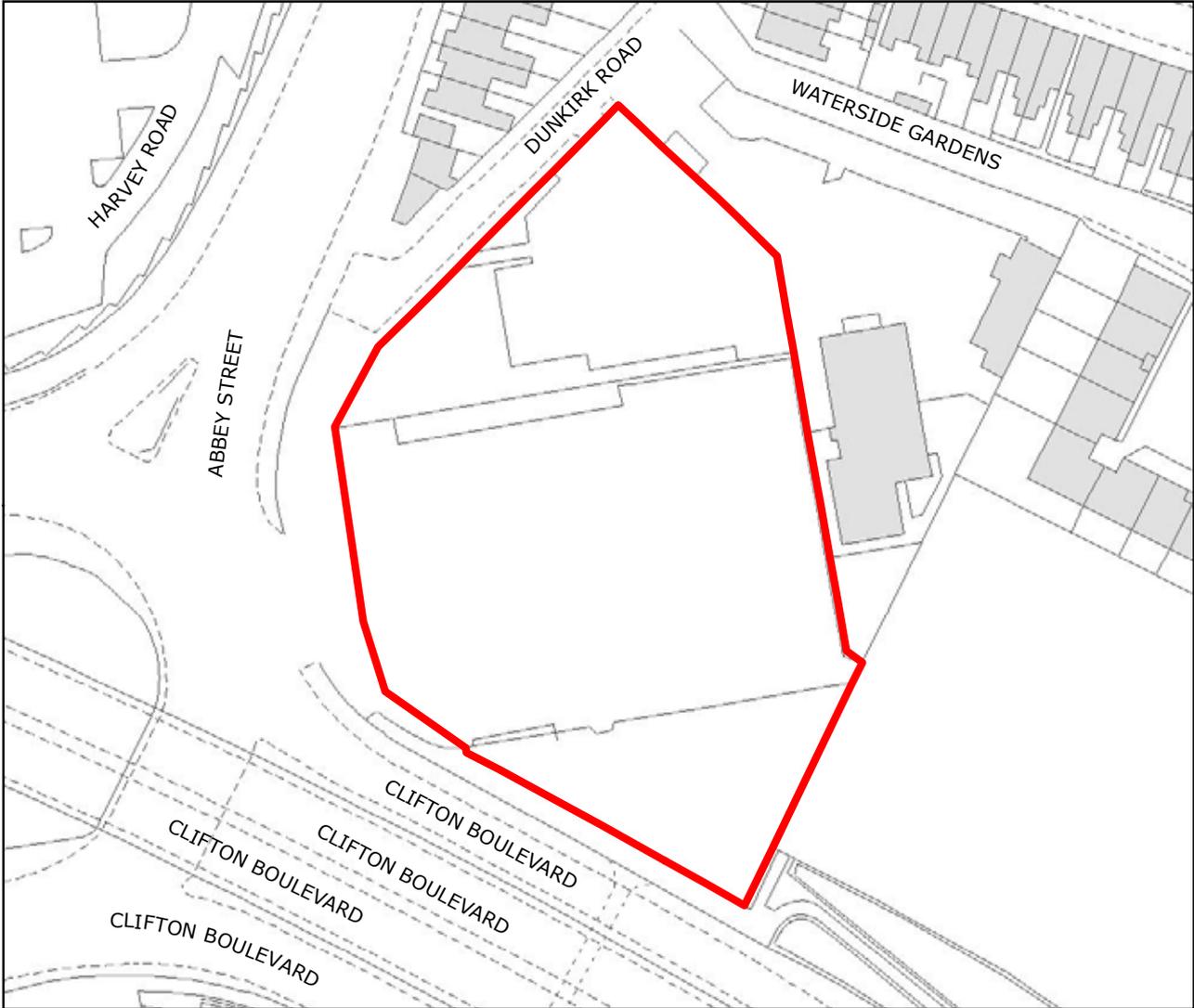
<p>Site Area (ha): 1.25</p> <p>Ward: St Ann's</p> <p>Address: Carlton Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - retail (supermarket A1) and residential (C3, predominantly family housing). The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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0 10 20 40 Meters

LA35 Former Dunkirk Fire Station



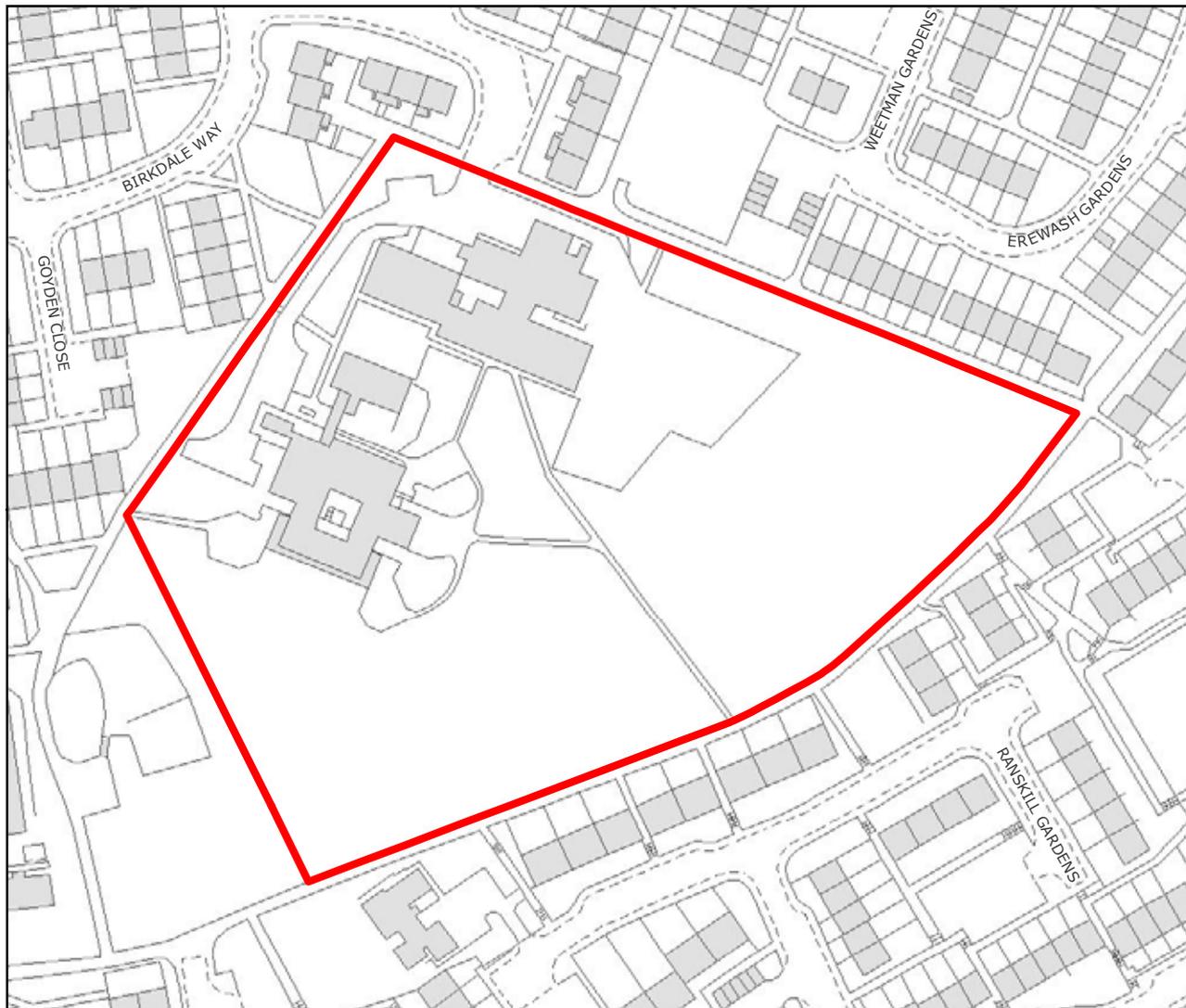
<p>Site Area (ha): 0.56</p> <p>Ward: Dunkirk and Lenton</p> <p>Address: Dunkirk Road</p> <p>Current use: Employment</p>	<p>Development principles:</p> <p>Proposed uses - education (D1) and/or commercial. Access to this site is constrained and preference will be given to achieving an access from Dunkirk Road. 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. 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 close to the Queen's Medical Centre Combined Heat and Power Plant and, depending on the scale of future development, further dispersion modelling may be required.</p>
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0 5 10 20 Meters

LA36 Former Eastglade Primary and Nursery School



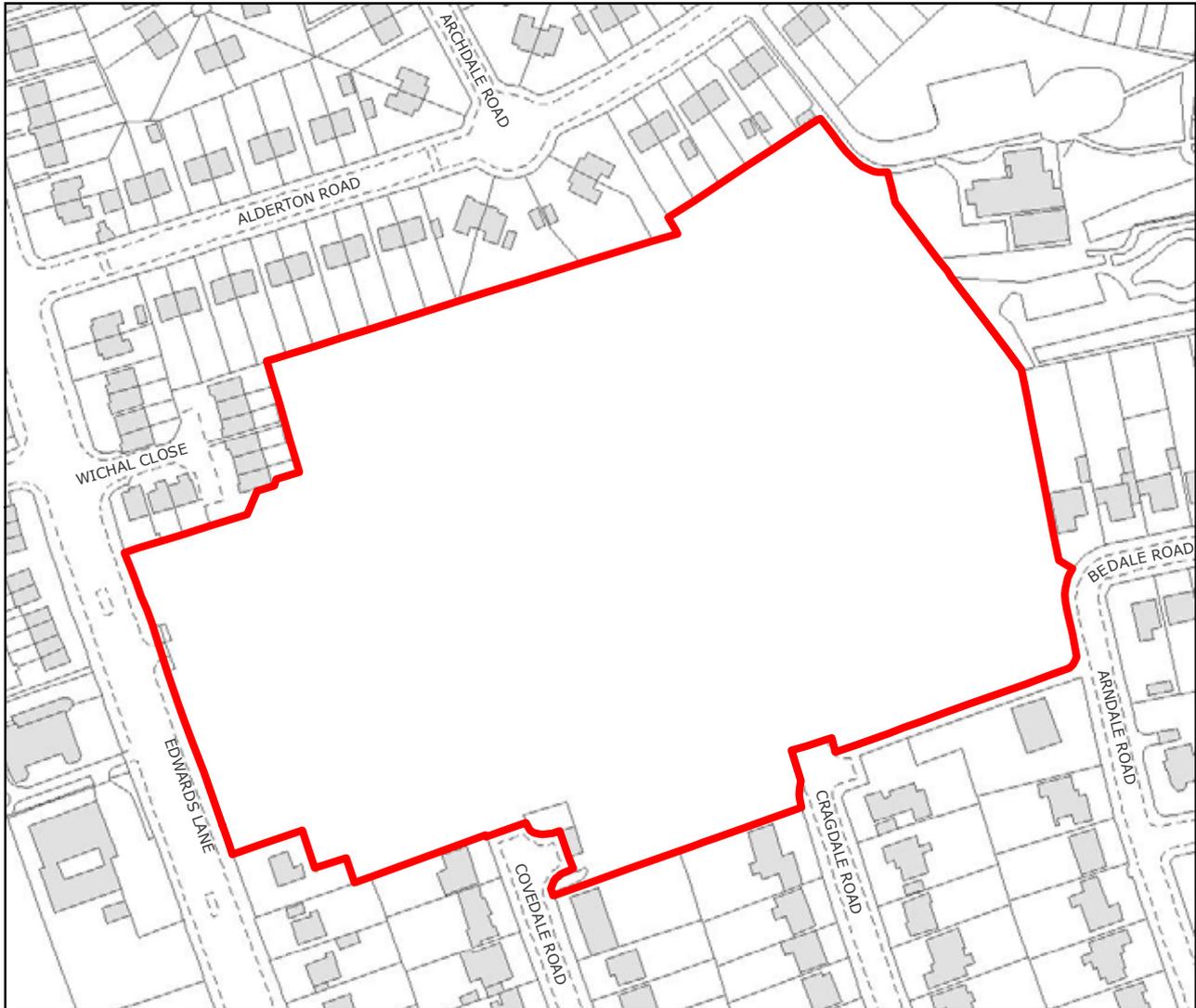
<p>Site Area (ha): 2.43</p> <p>Ward: Bestwood</p> <p>Address: Birkdale Way</p> <p>Current use: Vacant / open space</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA40, LA41, LA42 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. Appropriate mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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0 10 20 40 Meters

LA37 Former Haywood School Site



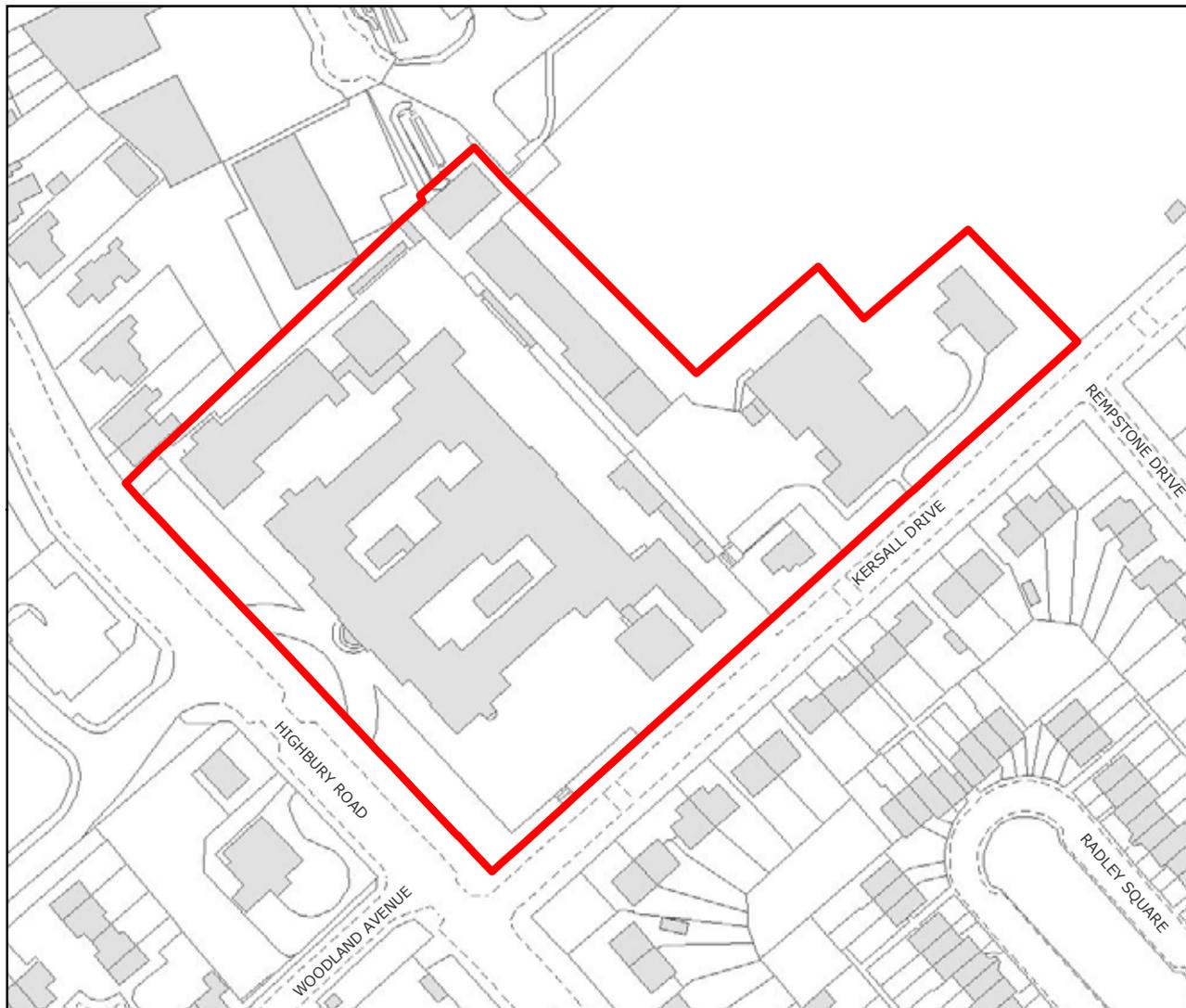
<p>Site Area (ha): 3.33</p> <p>Ward: Sherwood</p> <p>Address: Edwards Lane</p> <p>Current use: Vacant</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing). New public open space is required to serve the development and should be located to the east of the site (where grass banks currently exist) adjoining Leen Valley open space. A green link corridor 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.</p>
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0 12.5 25 50 Meters

LA38 Former Henry Mellish Main School



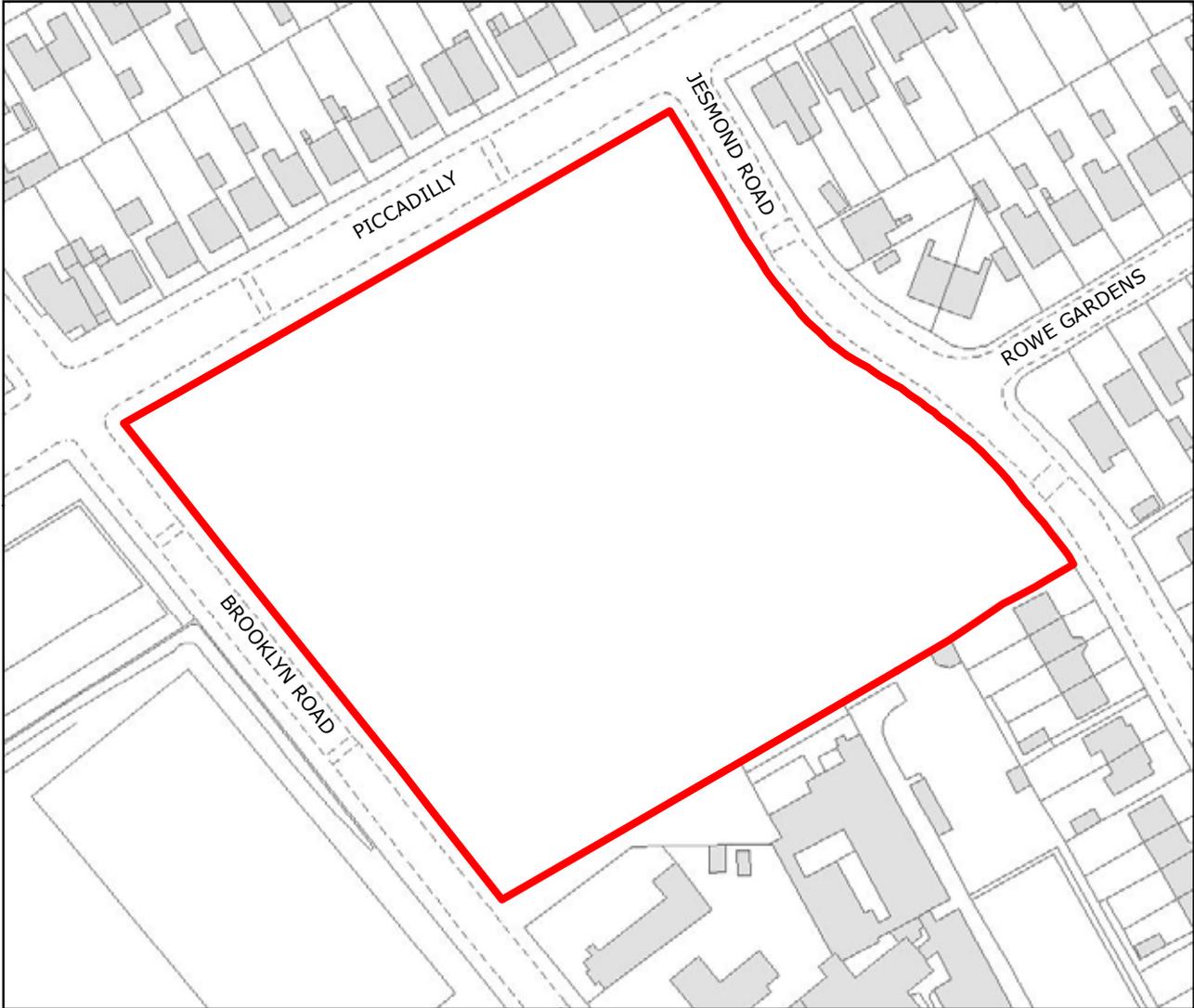
<p>Site Area (ha): 2.15</p> <p>Ward: Bulwell</p> <p>Address: Highbury Road</p> <p>Current use: Education</p>	<p>Development principles: Proposed use - residential (C3, predominantly family housing). Potential for community and education facilities to be provided.</p>
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LA39 Former Henry Mellish School playing field (Piccadilly)



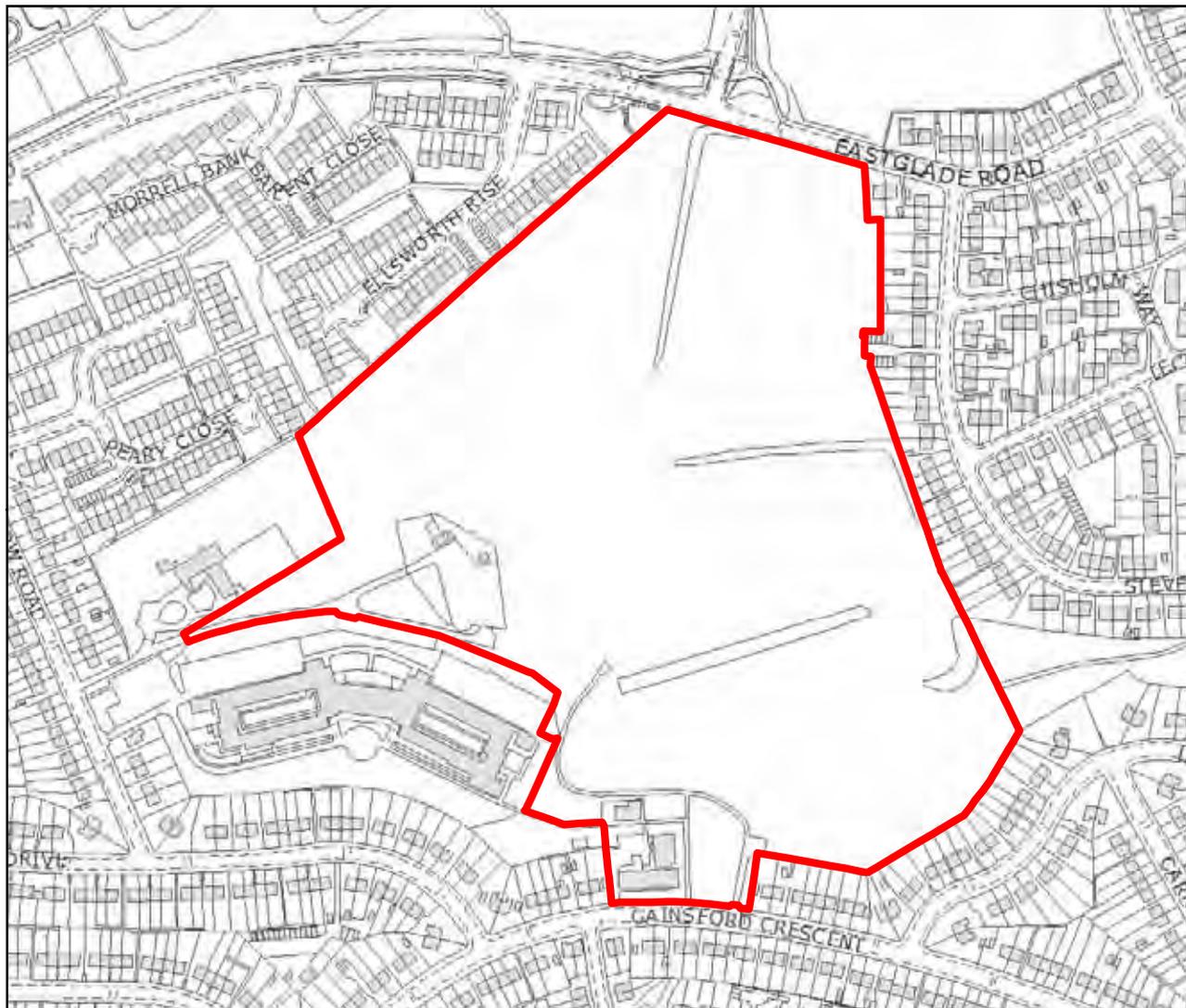
<p>Site Area (ha): 1.15</p> <p>Ward: Bulwell Forest</p> <p>Address: Piccadilly</p> <p>Current use: Open space</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). Initial screening shows that the site is located in an area of sports pitch deficiency. Prior to development, the local demand for sports pitches should be explored. If demand exists, replacement provisions on or off-site may be required. Access to the development should be taken from Brooklyn Road or Piccadilly. Mitigation for loss of open space is required.</p>
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LA40 Former Padstow School



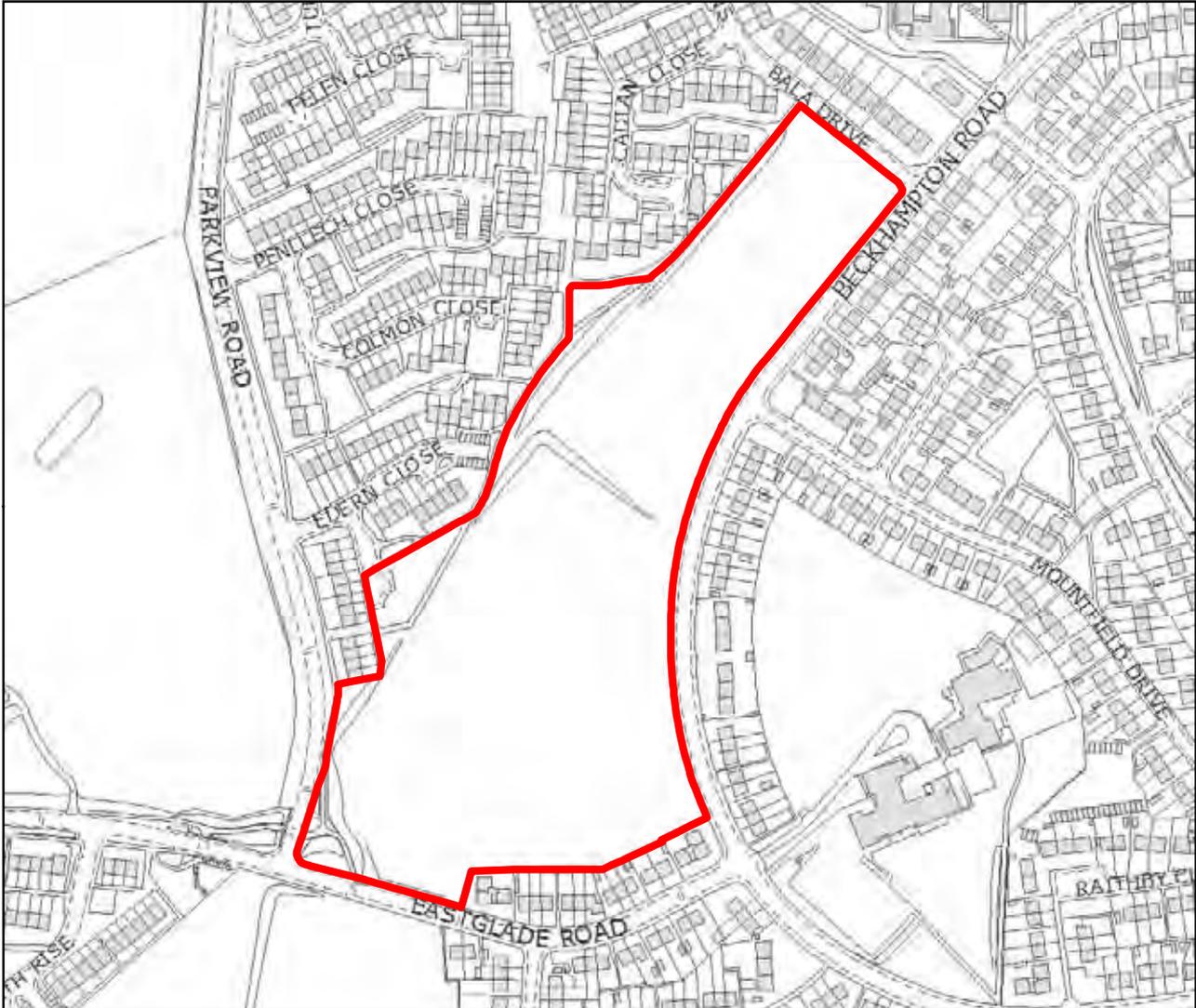
<p>Site Area (ha): 9.93</p> <p>Ward: Bestwood</p> <p>Address: Eastglade Road</p> <p>Current use: Open Space / Former School</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA41, LA42 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. A corridor of semi-natural habitat must be retained and enhanced in the eastern boundary of the site, linking with the adjacent Sunrise Hill LNR. Appropriate additional mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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LA41 Former Padstow School Detached Playing Field (Beckhampton Road)



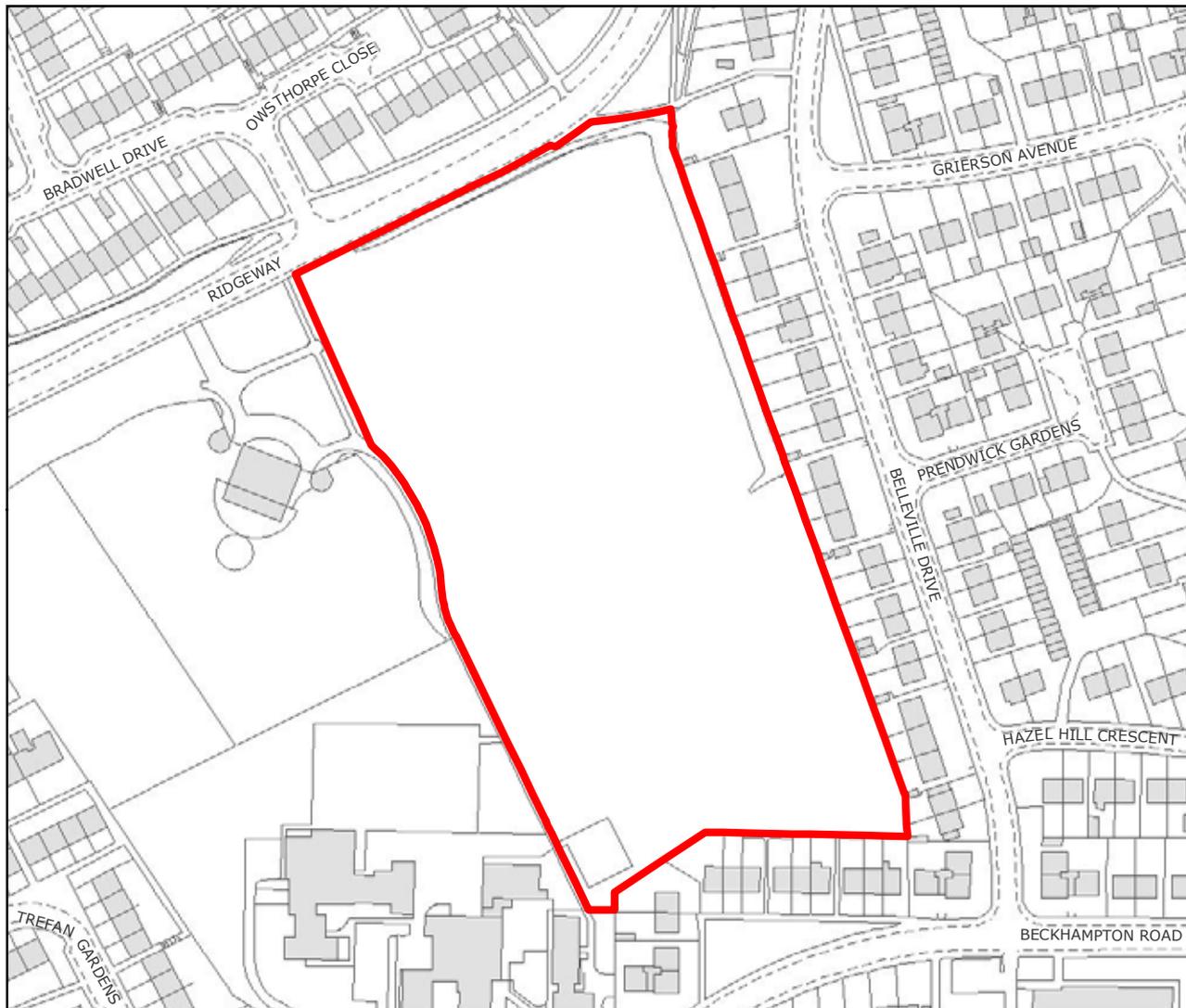
<p>Site Area (ha): 5.12</p> <p>Ward: Bestwood</p> <p>Address: Beckhampton Road</p> <p>Current use: Open space</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA40, LA42 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. Appropriate mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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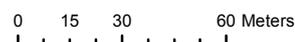
LA42 Former Padstow School Detached Playing Field (Ridgeway)



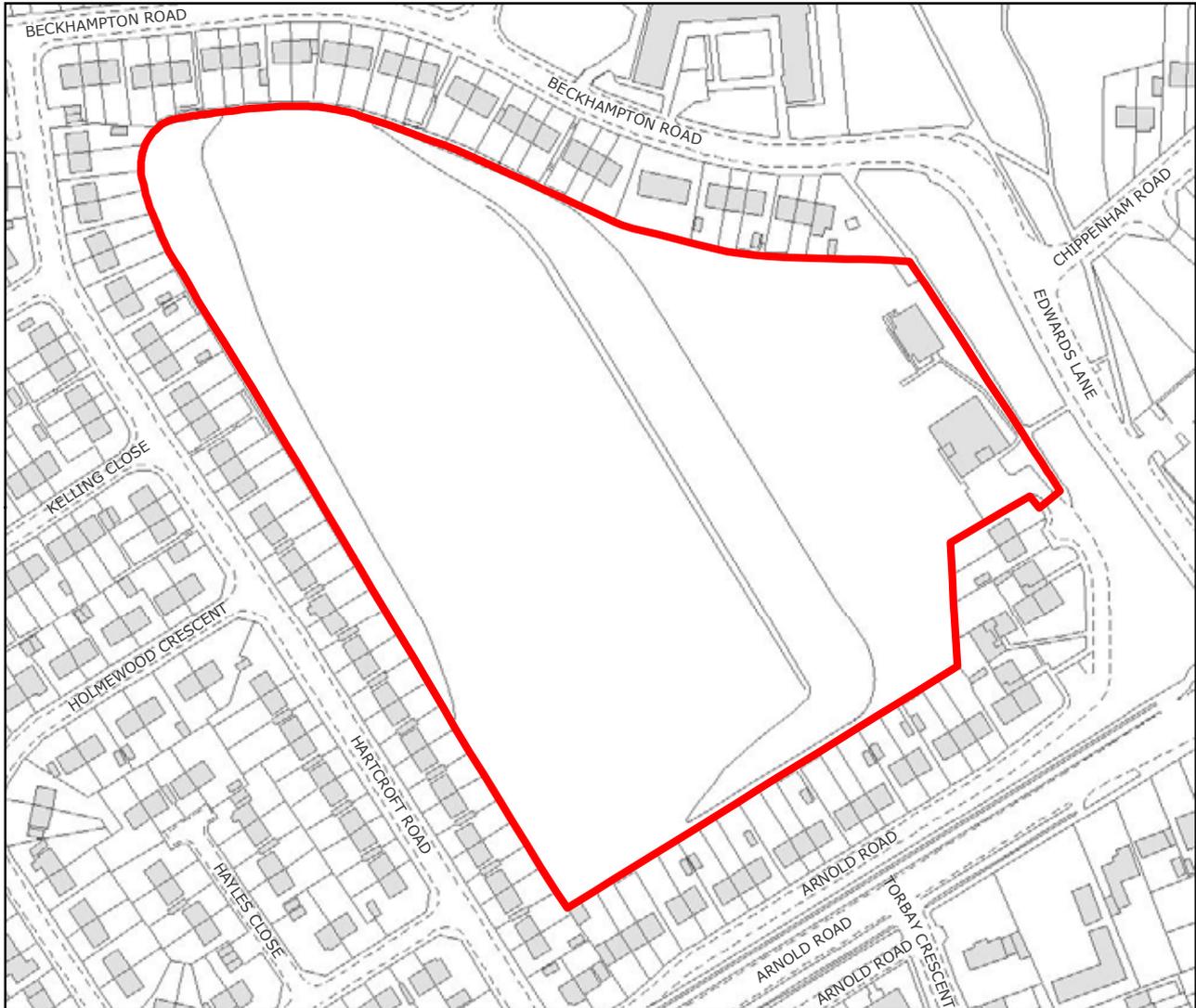
<p>Site Area (ha): 2.59</p> <p>Ward: Bestwood</p> <p>Address: Ridgeway</p> <p>Current use: Open space</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA40, LA41 and LA43) and there should be an overall increase in quality and ecological value of open space in the area. Appropriate mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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LA43 Haywood Detached Playing Field



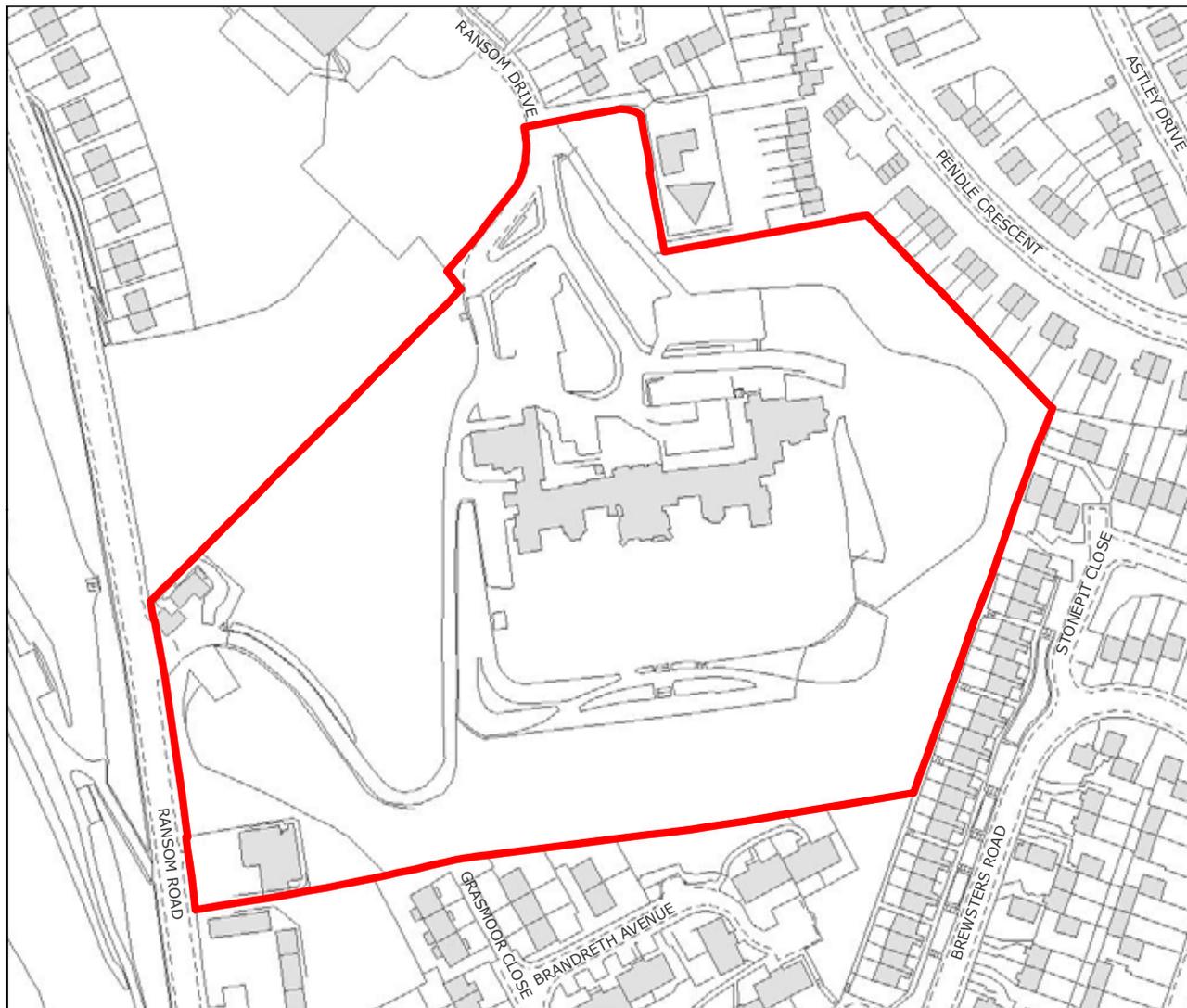
<p>Site Area (ha): 3.02</p> <p>Ward: Bestwood</p> <p>Address: Edwards Lane</p> <p>Current use: Open space</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing) with a significant proportion of the site retained as open space. Any loss of open space on this site should be considered alongside the other allocations in the Padstow area (LA36, LA40, LA41 and LA42) and there should be an overall increase in quality and ecological value of open space in the area. Proximity of and connectivity to Sandy Banks LNR should influence the type and location of retained open space. Appropriate additional mitigation could consist of: improved green corridors; improvement of local LNRs; new equipped play area; creation of additional accessible open space elsewhere. New allotments should be provided on one of the Padstow sites. It should be ensured that an appropriate access to the site can be established and that the surrounding transport network has capacity for the traffic generated by development.</p>
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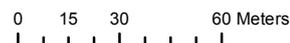
LA44 Hine Hall



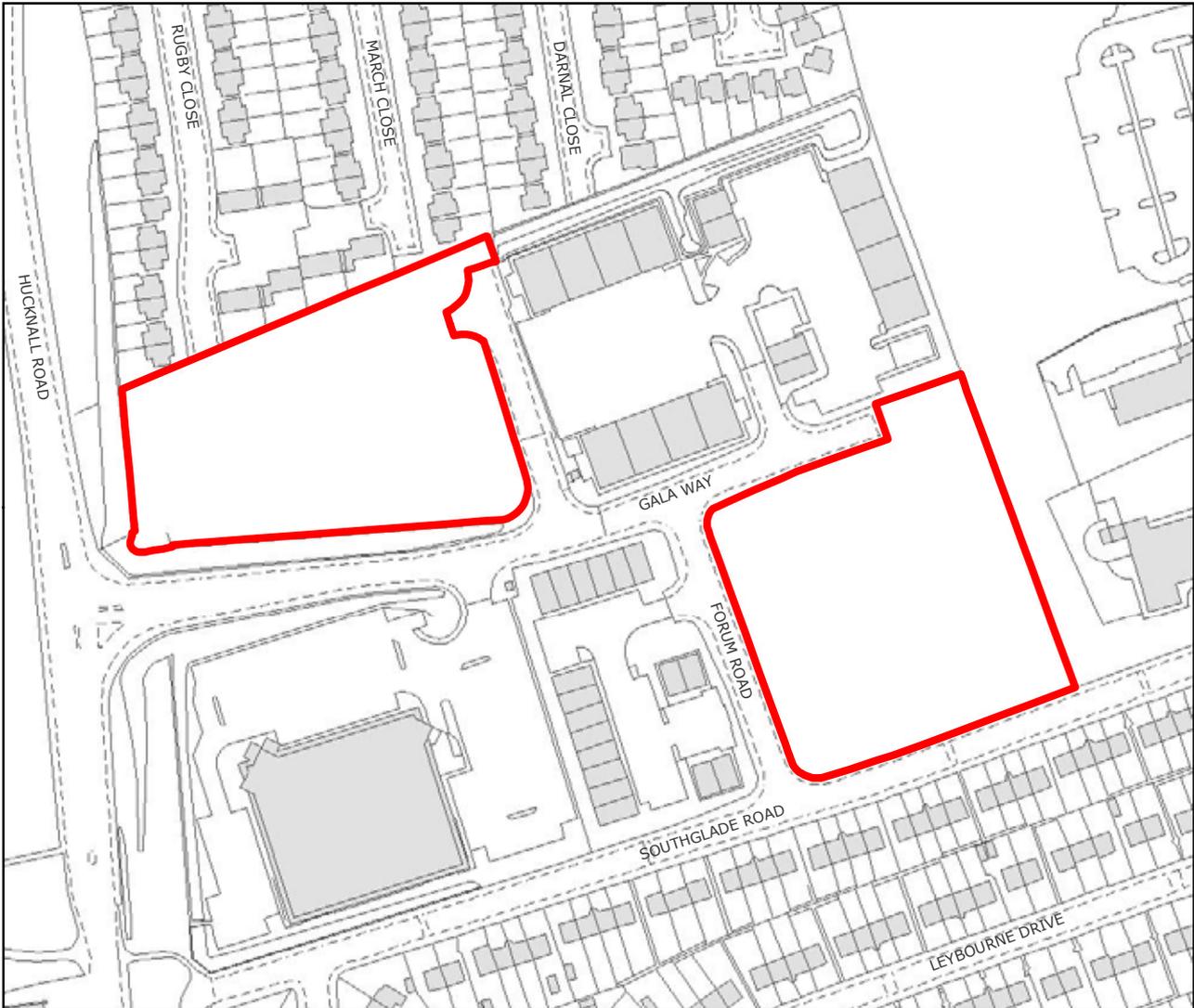
<p>Site Area (ha): 4.61</p> <p>Ward: Mapperley</p> <p>Address: Ransom Road</p> <p>Current use: Residential, open space</p>	<p>Development principles: Proposed uses - low density high quality residential (C3, predominantly family housing including provision of affordable and accessible housing). Development should be positioned only on identified parts of the site in accordance with the City Council's Development Brief (2007) and served by vehicular access 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.</p>
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LA45 Hucknall Road/Southglade Road (Southglade Food Park)



<p>Site Area (ha): 1.66</p> <p>Ward: Bulwell Forest</p> <p>Address: Gala Way</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - Employment (B1 and B2). The design should be complementary and compatible with those currently on 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.</p>
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LA46 Linby Street/Filey Street



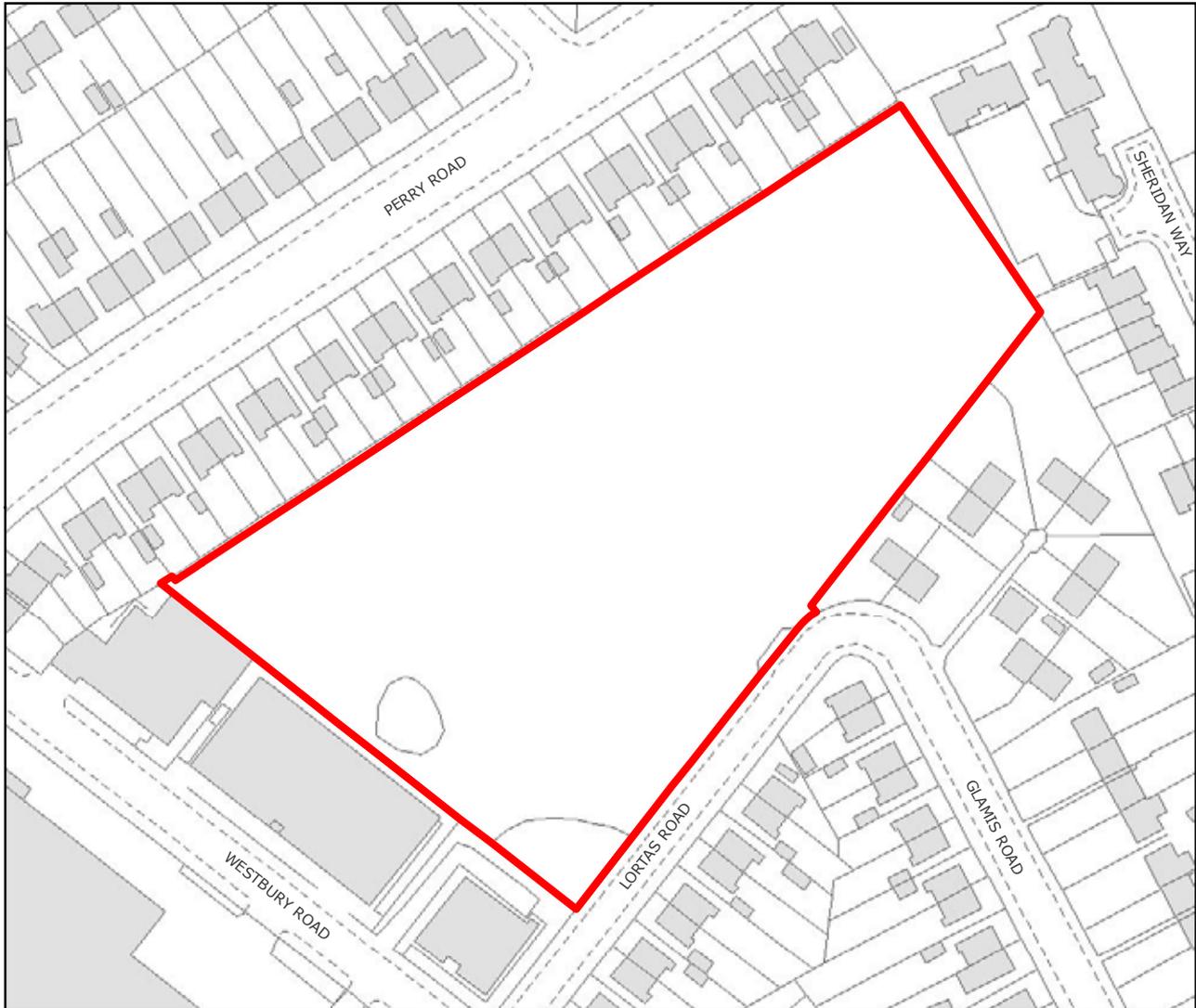
<p>Site Area (ha): 1.29</p> <p>Ward: Bulwell</p> <p>Address: Main Street</p> <p>Current use: Retail, Employment, Residential</p>	<p>Development principles: Proposed uses - Employment (B1 and B8), residential (C3, predominantly family housing), retail (A1). The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The 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 the adjacent River Leen SINC.</p>
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LA47 Lortas Road



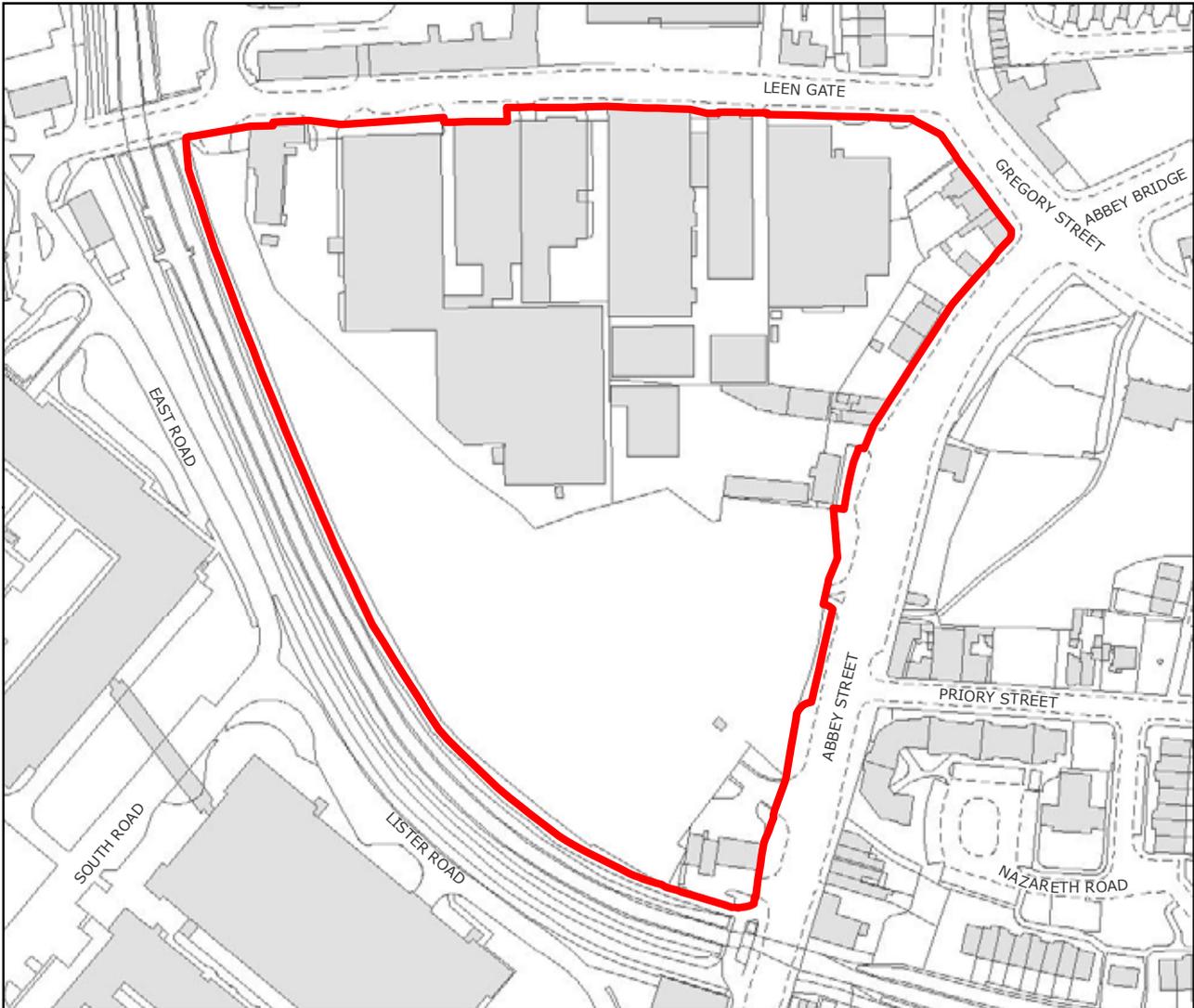
Site Area (ha): 1.39	Development principles: Proposed use - residential (C3, predominantly family housing). Public open space to be provided on-site, being integrated, secure, accessible and well overlooked. Full protected species and Phase 1 survey required.
Ward: Berridge	
Address: Perry Road	
Current use: -	



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LA48 Medi Park



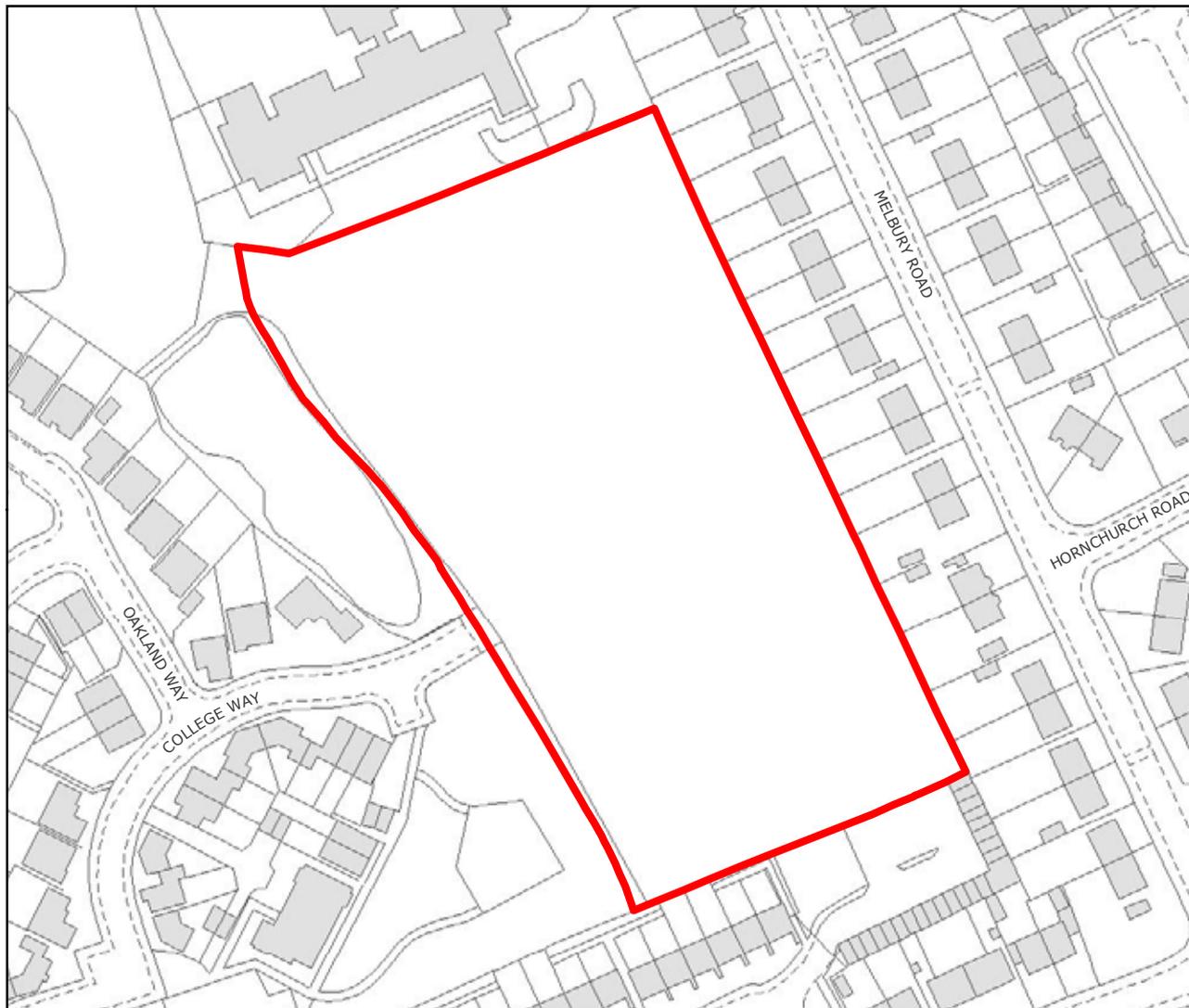
<p>Site Area (ha): 3.76</p> <p>Ward: Dunkirk and Lenton</p> <p>Address: Leen Gate</p> <p>Current use: Mixed use</p>	<p>Development principles:</p> <p>Site is part of an Enterprise Zone. Proposed uses - employment (principally hospital/health related B1) with auxilliary residential (C3). There may also be scope for student accommodation (Sui Generis) and/or a hotel (C1). Any proposal should consider the potential impact on any undesignated archaeology within the site itself, along with the adjacent heritage assets. The new tram line (NET Phase Two) runs through this site and any proposal will need to address this. 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.</p>
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LA49 Melbury School Playing Field



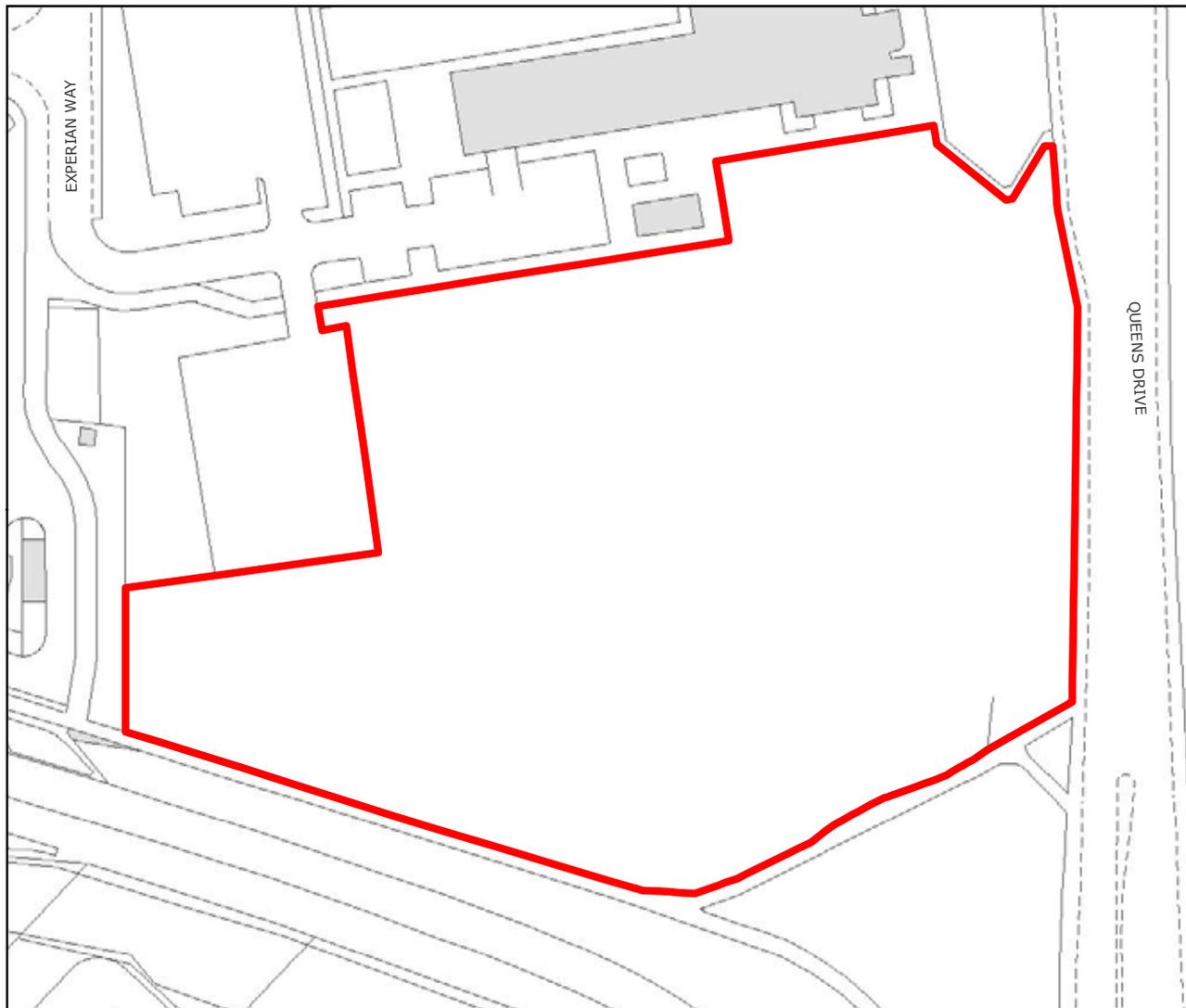
<p>Site Area (ha): 1.39</p> <p>Ward: Bilborough</p> <p>Address: College Way</p> <p>Current use: Open space</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing) with some open space. There is potential for this development to help address identified open space deficiencies in the area. Some retained and enhanced open space should be provided on the site, to link to existing open space in the north west. It should be ensured that an appropriate access to the site can be established and that the surrounding network has capacity for the traffic generated by development.</p>
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LA50 NG2 South



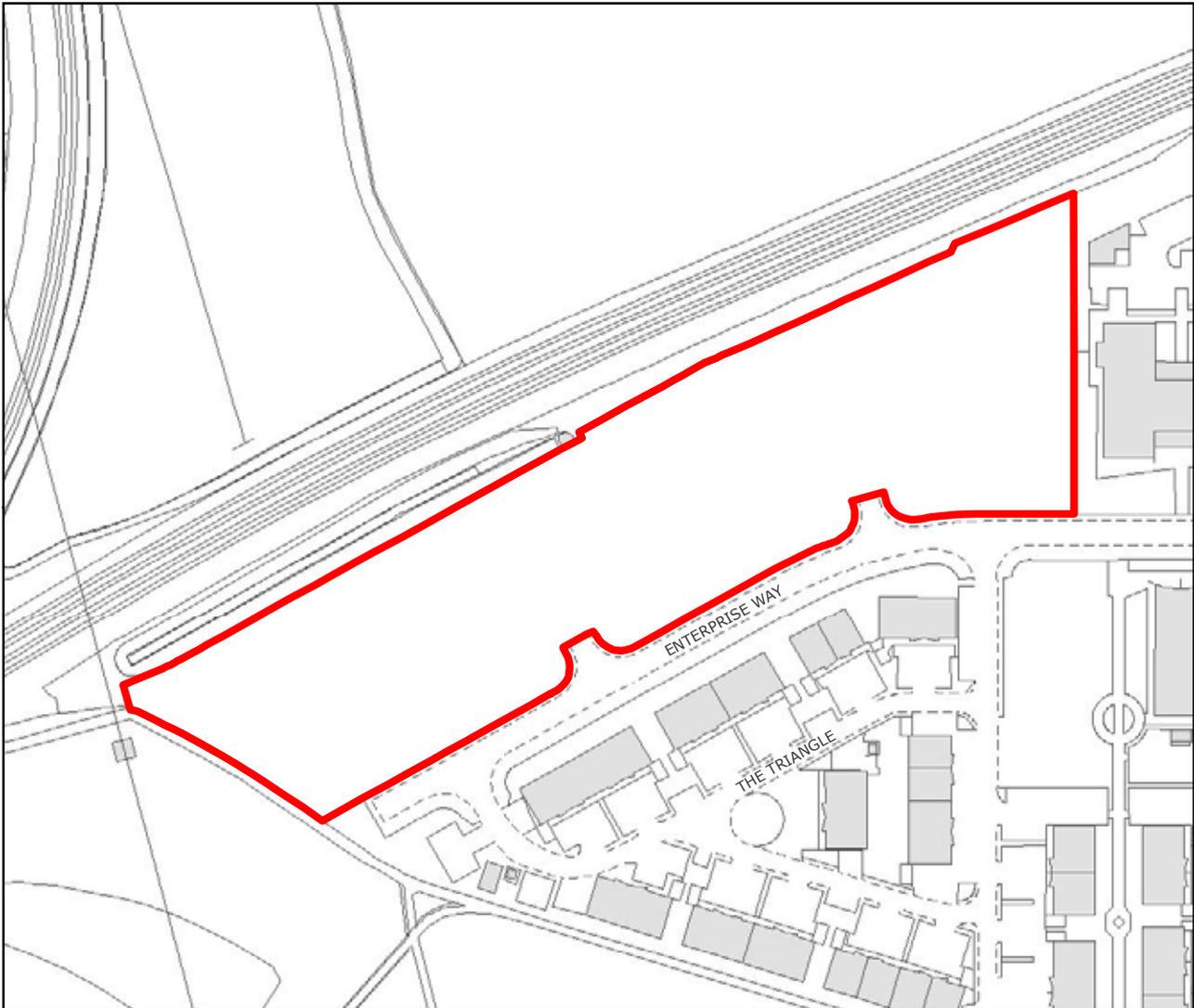
<p>Site Area (ha): 1.52</p> <p>Ward: Bridge</p> <p>Address: Queens Drive</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - Employment (B1a/b). The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Design should be of a modern standard commensurate with existing development on site, with due consideration to it'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.</p>
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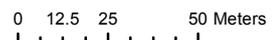
LA51 NG2 West



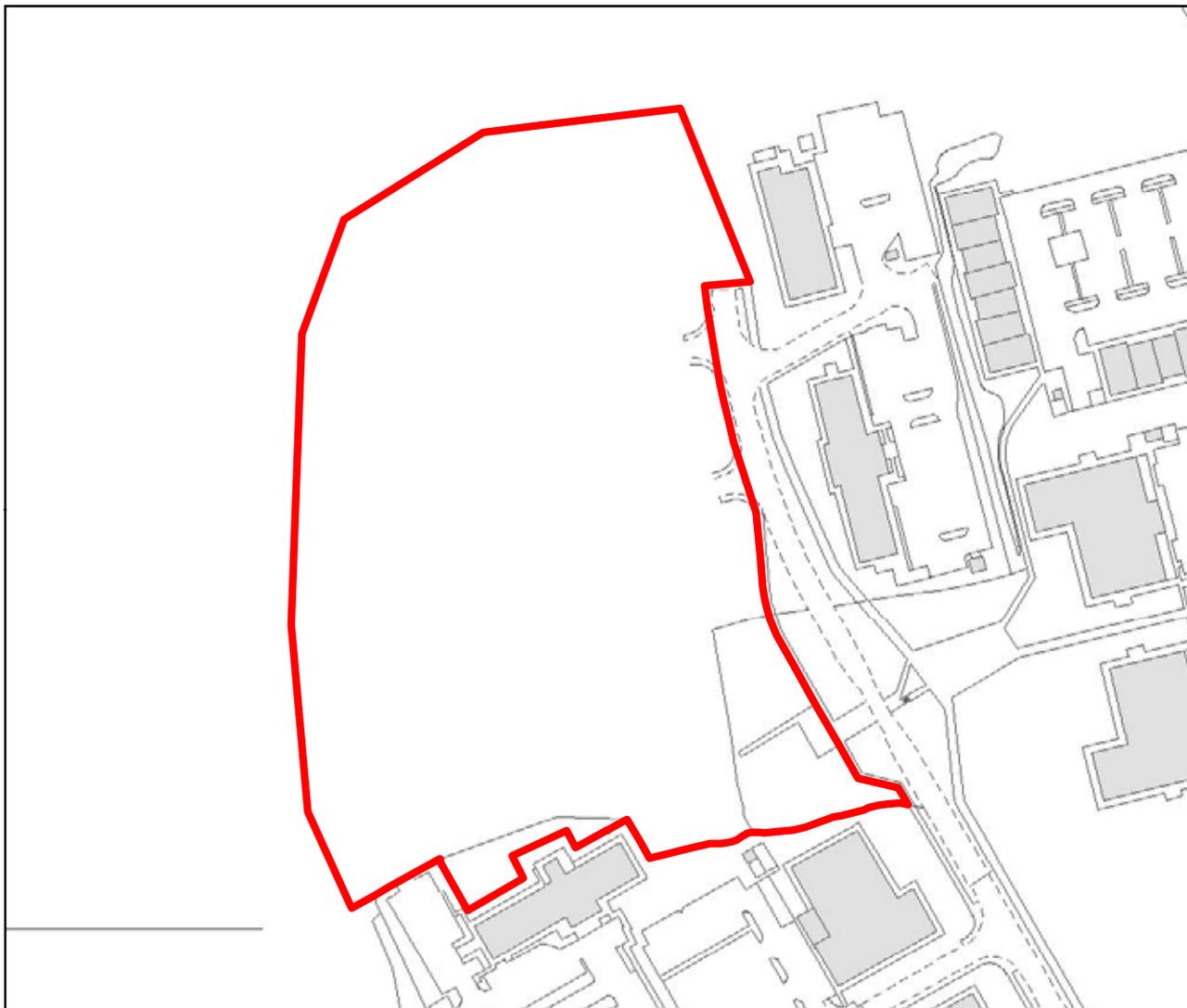
<p>Site Area (ha): 1.13</p> <p>Ward: Bridge</p> <p>Address: Enterprise Way</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - Employment (B1a/b). The site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. 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 adjacent Queen's Meadow.</p>
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LA52 Nottingham Business Park North



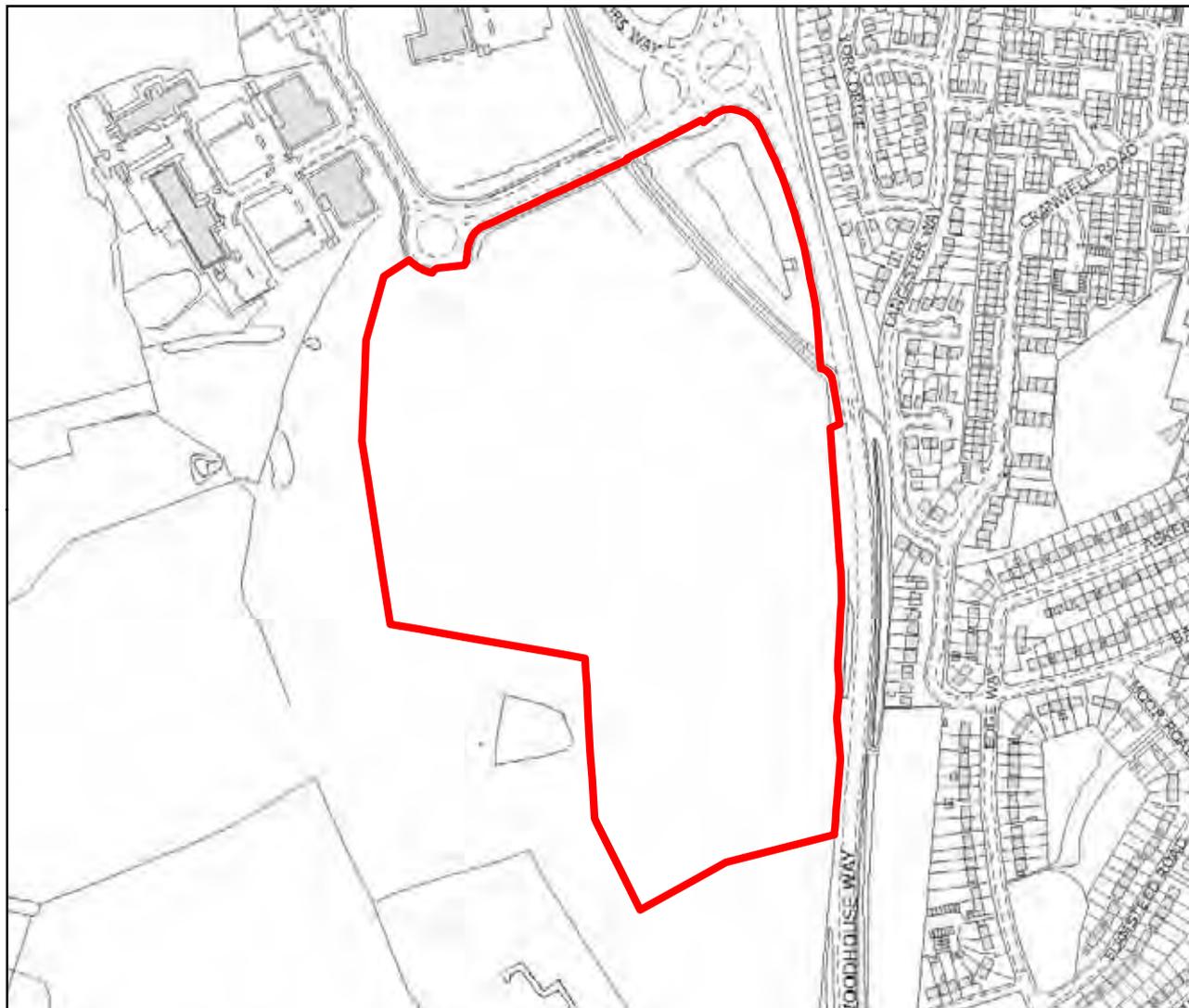
<p>Site Area (ha): 3.41</p> <p>Ward: Bilborough</p> <p>Address: Land Off Woodhouse Way</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - Employment (B1, B2, B8). The site is affected by the proposed line of HS2. Development proposals will need to take into account the final alignment of HS2 proposals.</p>
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LA53 Woodhouse Park (formerly Nottingham Business Park South)



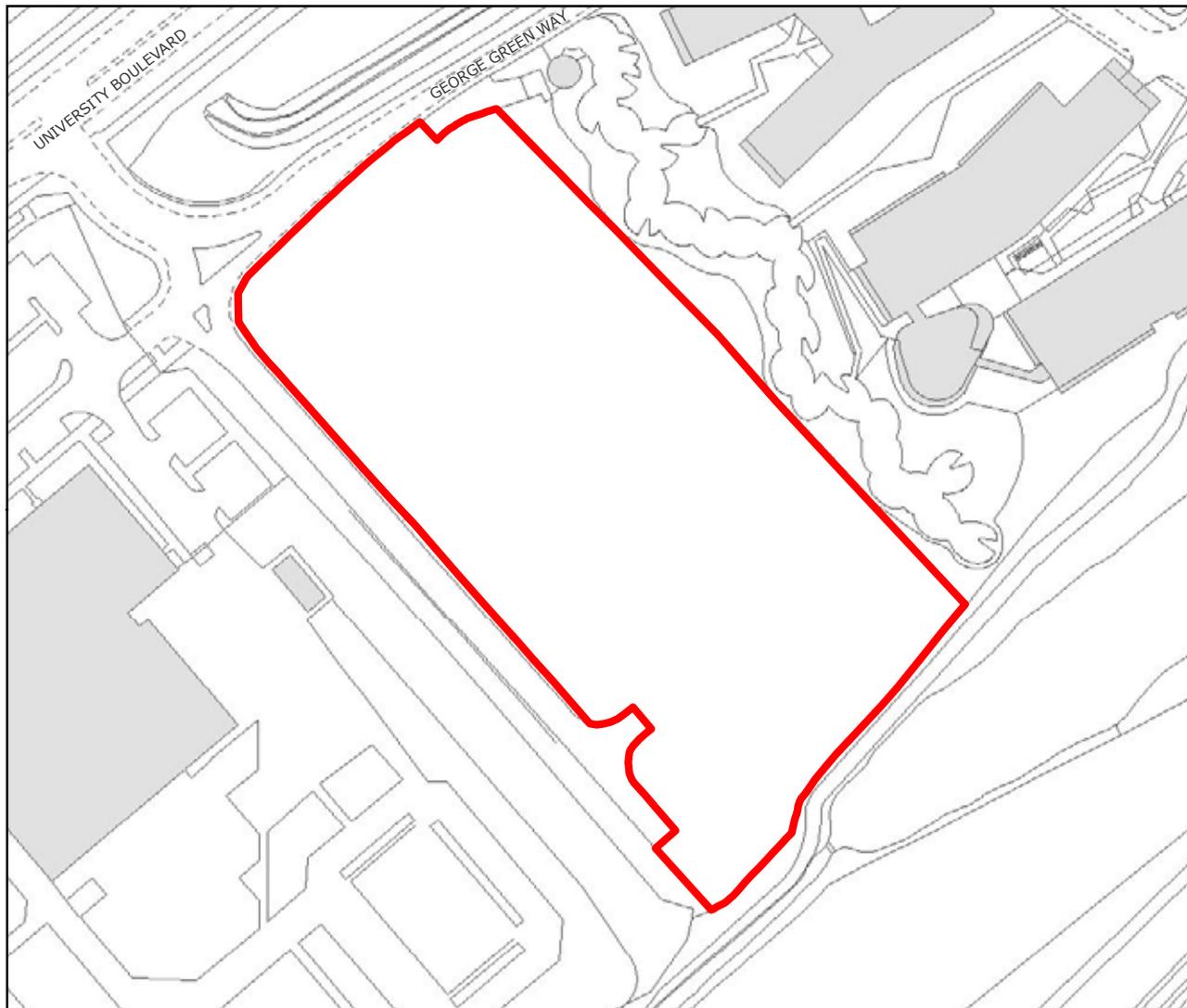
<p>Site Area (ha): 12.24</p> <p>Ward: Bilborough</p> <p>Address: Land Off Woodhouse Way</p> <p>Current use: -</p>	<p>Development principles:</p> <p>Proposed uses - residential use, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store, employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential. The pond in the north east corner of the site should be retained and the wildlife value enhanced. There is potential for this development to help address identified open space deficiencies in the area. Part of the site is in an Archaeological Constraints Area and adjacent to the Strelley Conservation Area. Development proposals should take this into account. 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.</p>
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LA54 Nottingham Science and Technology Park



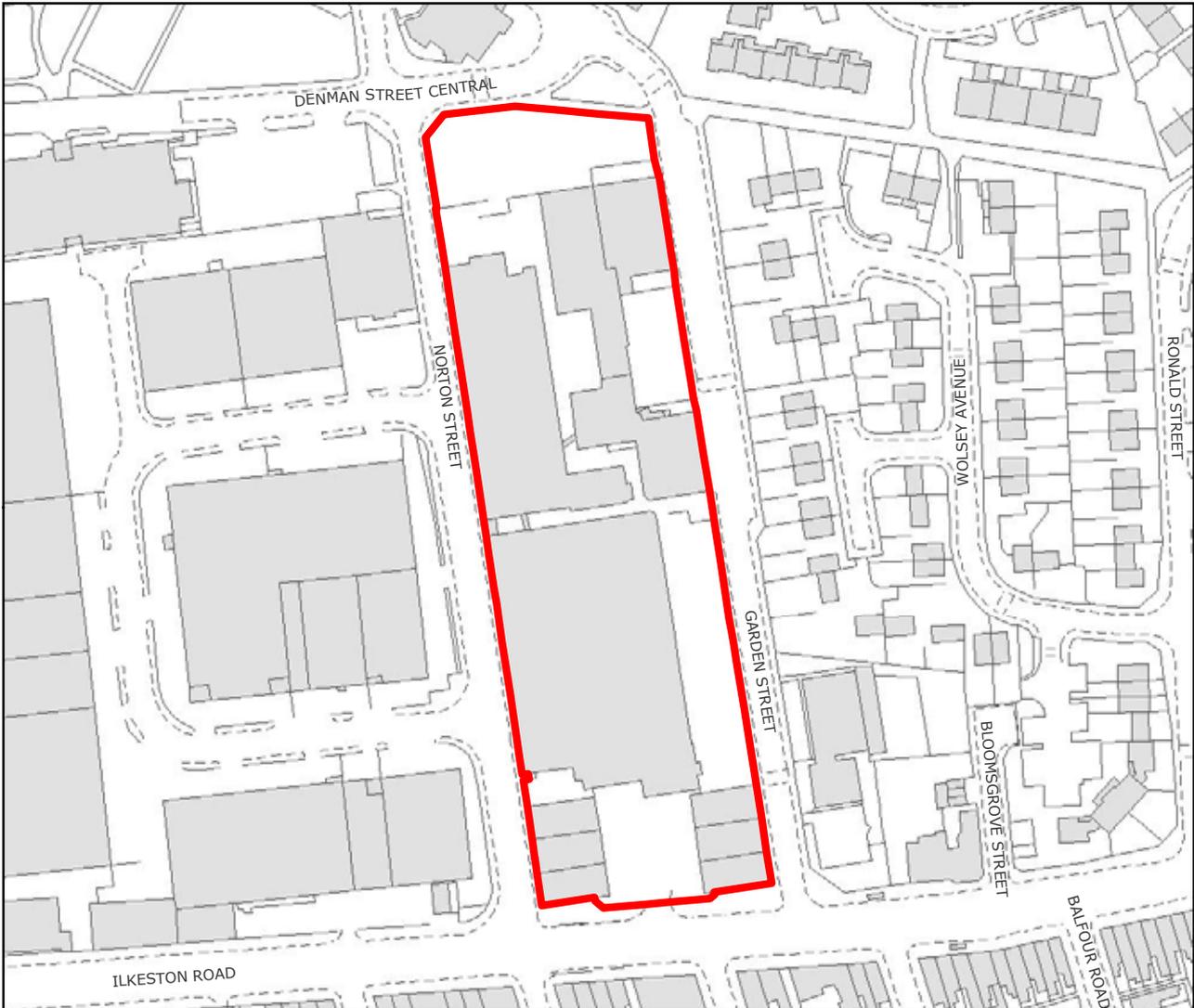
<p>Site Area (ha): 2.11</p> <p>Ward: Dunkirk and Lenton</p> <p>Address: George Green way</p> <p>Current use: Open space</p>	<p>Development principles: Site is part of an Enterprise Zone. Proposed use - Employment (B1a/b) and auxilliary/compatible uses. Development should be in line with other recent 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. 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. There are contamination issues from former industrial uses on the site and the impact of these should be considered.</p>
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LA55 Radford Mill



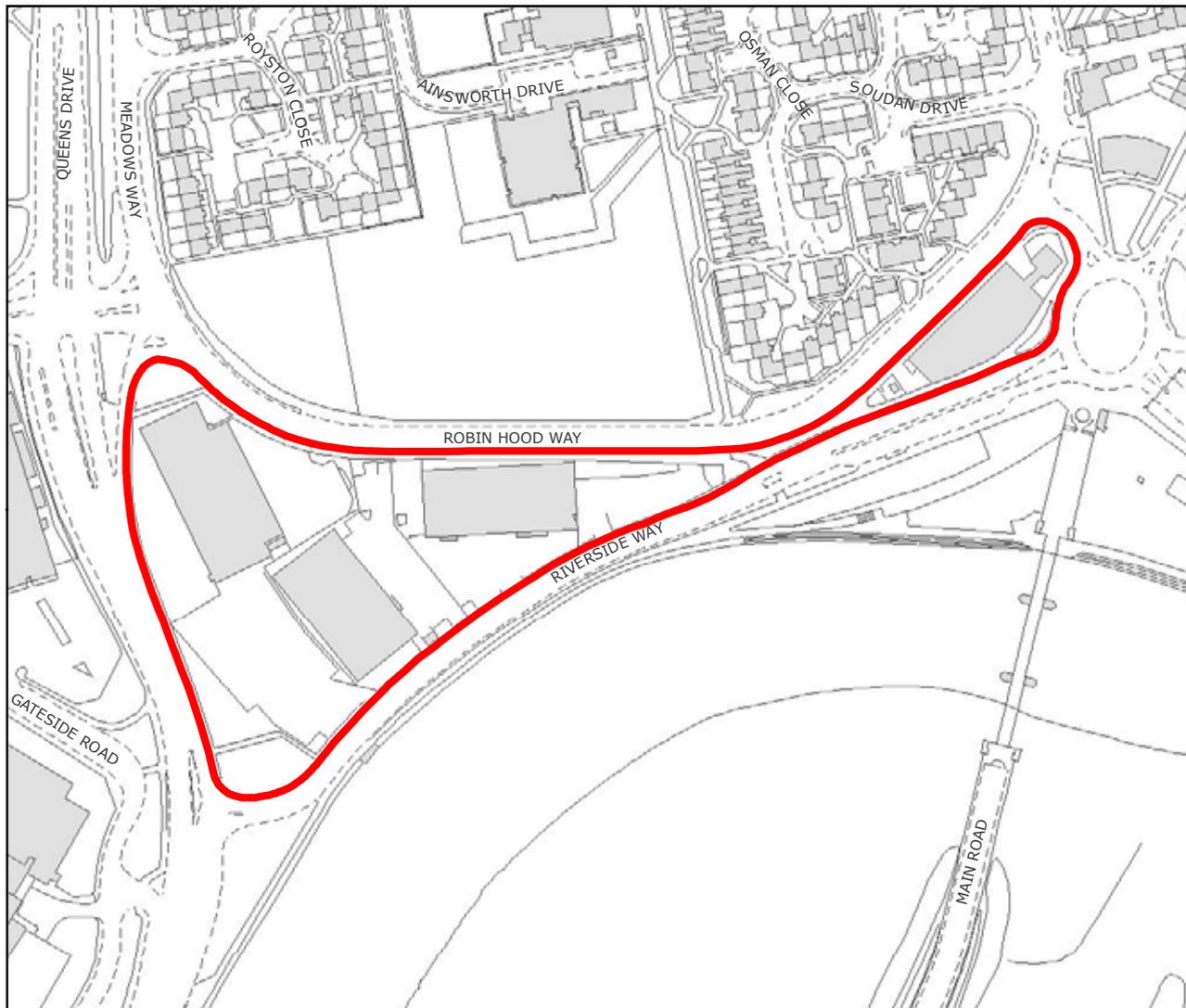
<p>Site Area (ha): 1.36</p> <p>Ward: Radford and Park</p> <p>Address: Garden Street/Ilkeston Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing). Potential for community facilities (D1) and/or employment (B1) uses. Retention 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.</p>
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LA56 Riverside Way



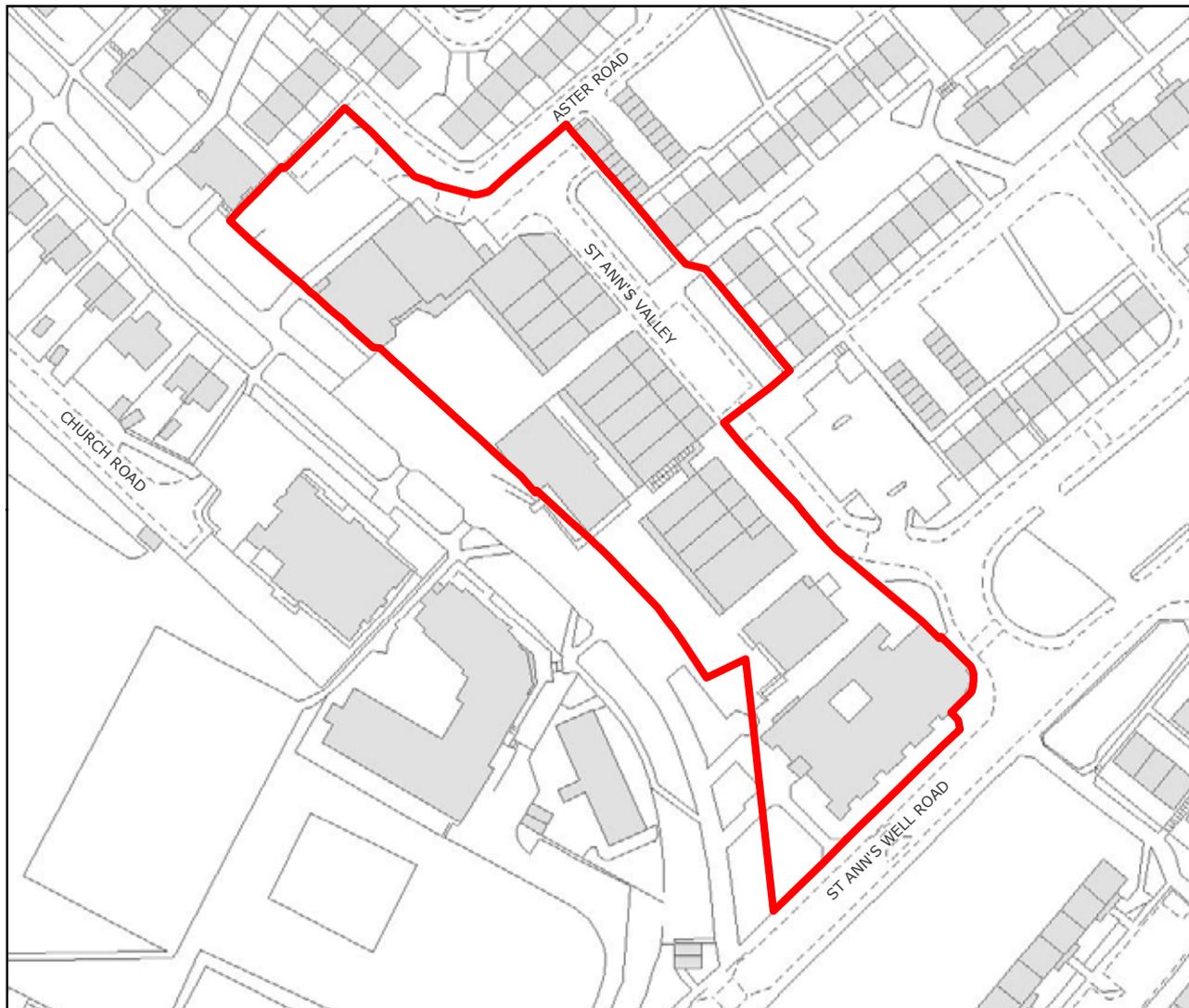
<p>Site Area (ha): 2.91</p> <p>Ward: Bridge</p> <p>Address: Robin Hood Way</p> <p>Current use: Mixed use</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3), offices/research and development/light industry (B1). The residential element(s) of the site should be developed in the riverside 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. 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. NET Phase Two (an extension to the existing tram system) will travel 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..</p>
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LA57 Robin Hood Chase



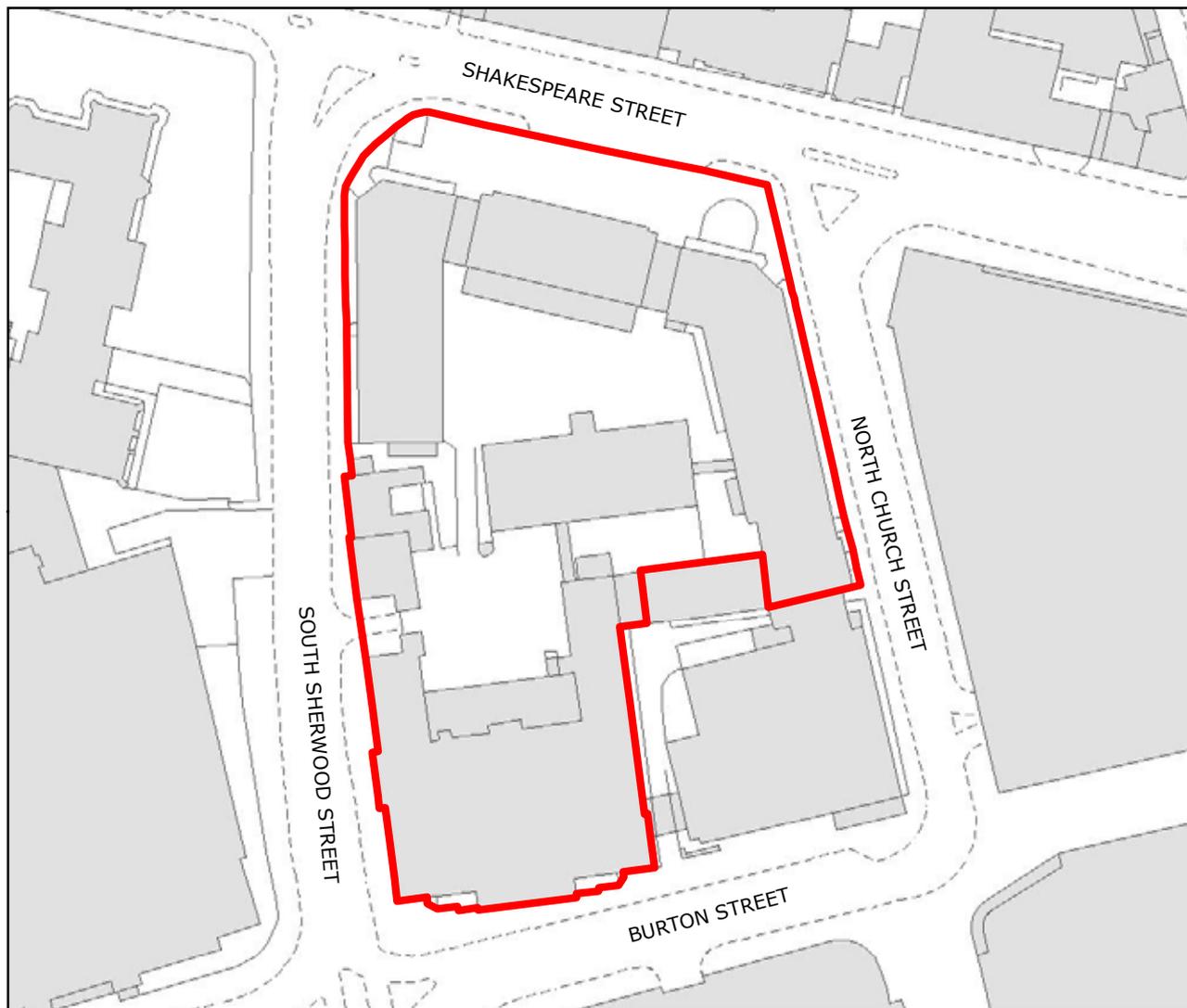
<p>Site Area (ha): 2.36</p> <p>Ward: St Ann's</p> <p>Address: St Ann's Well Road</p> <p>Current use: Retail / community</p>	<p>Development principles:</p> <p>Proposed uses - retail (A1), residential (C3, to include elderly and family housing provision) and a community facility/centre (D1). The development should be orientated so that it provides frontages and overlooks the main routes through the area (St Ann's Well Road, St Ann's Valley Road and Robin Hood Chase). The importance of these main routes should also be reinforced through the development. Retail development should be located in a highly visible location fronting St Ann's Well Road. 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.</p>
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LA58 Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)



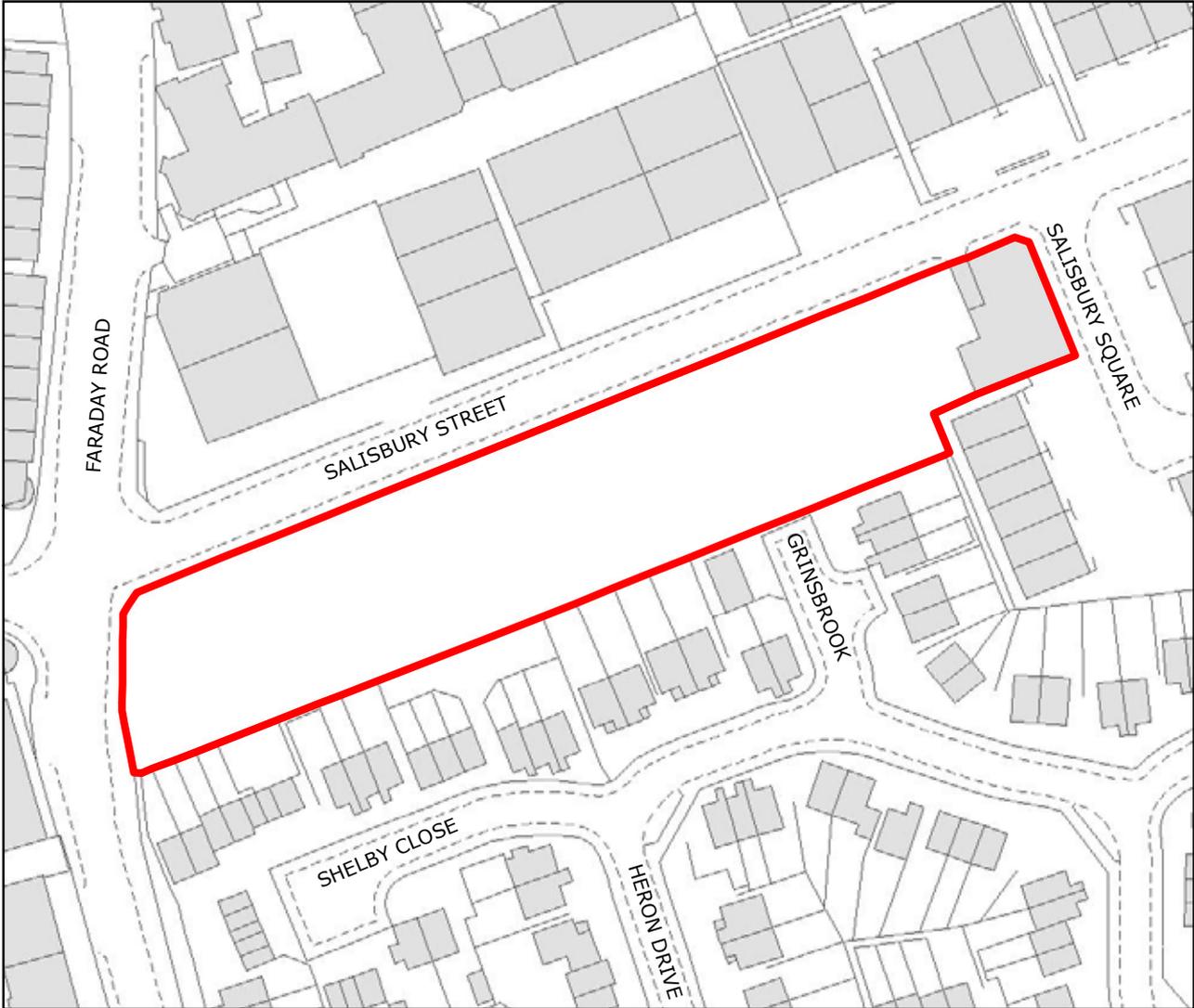
<p>Site Area (ha): 0.9</p> <p>Ward: St Ann's</p> <p>Address: Burton Street</p> <p>Current use: Mixed use</p>	<p>Development principles:</p> <p>Proposed uses - hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (predominantly C3, potential for minor element of student accommodation). Auxiliary uses retail (A1), financial and professional services (A2), food and drink (A3/A4 delivered as integral part of a mixed use scheme). Development should preserve or enhance the significance of the Guildhall (a Grade II listed building to be retained), other nearby listed buildings and the adjacent Arboretum Conservation Area. Transport assessment to be undertaken according to scale and nature of development(s). The site is in close proximity to the London Road Heat Station and the Eastcroft Energy from Waste site. As such, air dispersion modelling may be required, depending on the scale of the proposal.</p>
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LA59 Salisbury Street



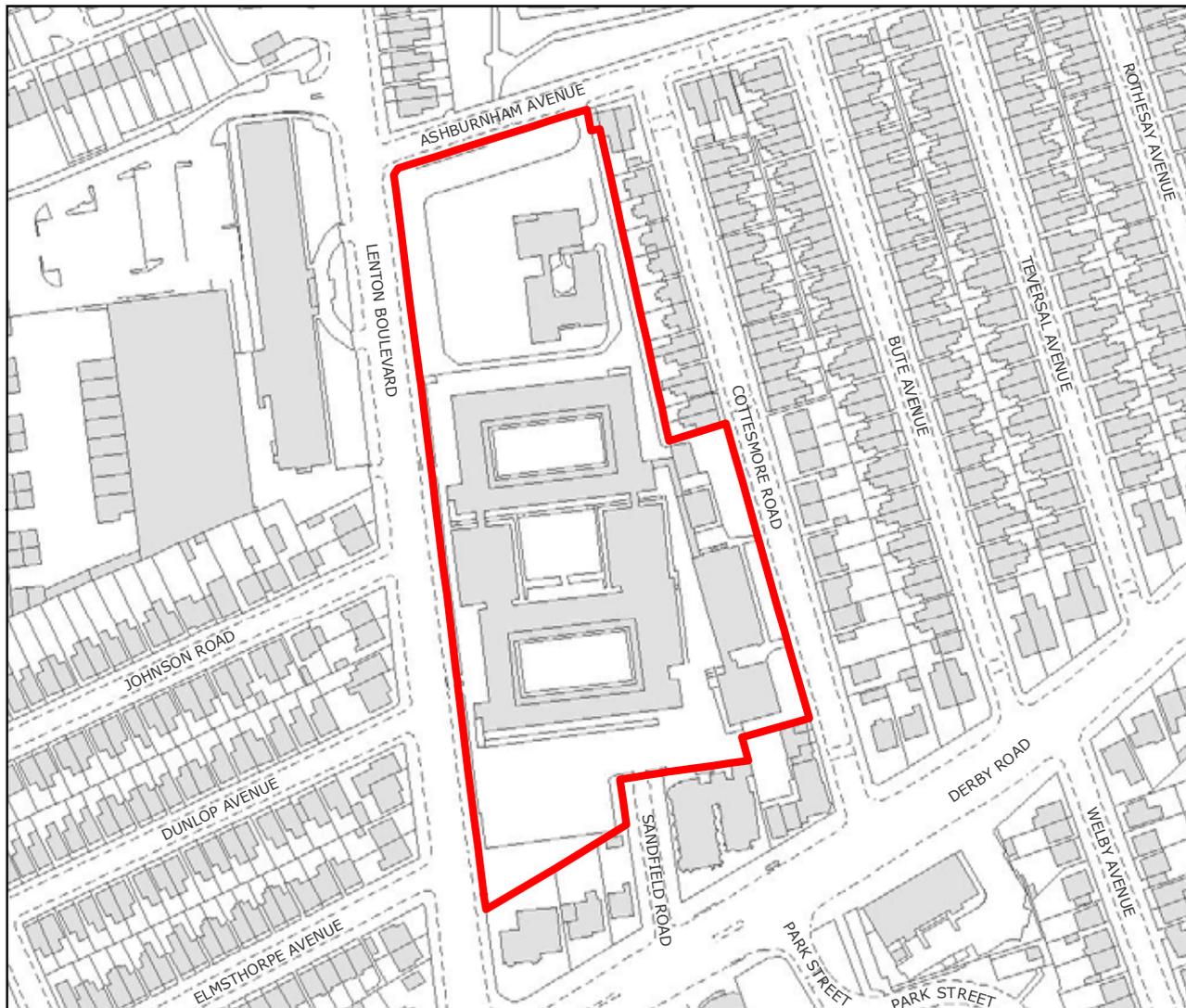
<p>Site Area (ha): 0.52</p> <p>Ward: Radford and Park</p> <p>Address: Faraday Road</p> <p>Current use: Vacant</p>	<p>Development principles: Proposed uses - residential (primarily C3) and small scale retail (A1) delivered as integral part of mixed use scheme. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application. 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.</p>
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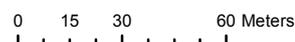
LA60 Sandfield Centre



<p>Site Area (ha): 1.85</p> <p>Ward: Radford and Park</p> <p>Address: Derby Road</p> <p>Current use: Education</p>	<p>Development principles: Proposed uses - residential (C3, predominantly private rented accommodation, with an element of family housing). There is potential scope for small scale commercial uses (i.e. A1 retail and A3 café), along with employment (B1a) and community facilities (D1). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA61 Severn Trent Water Depot



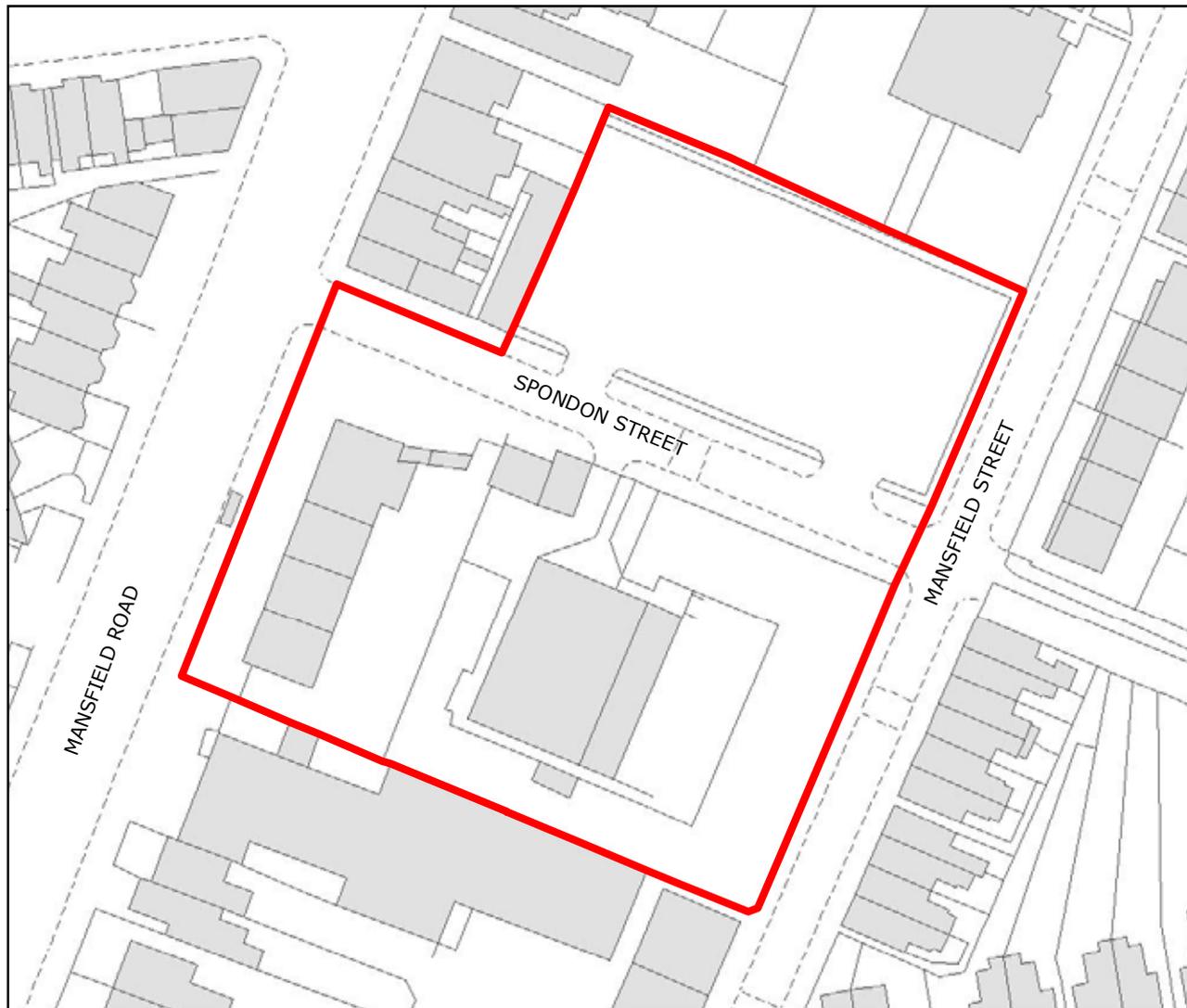
<p>Site Area (ha): 1.52</p> <p>Ward: Berridge</p> <p>Address: Hucknall Road</p> <p>Current use: Depot / employment</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing) and employment (B1). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA62 Sherwood Library



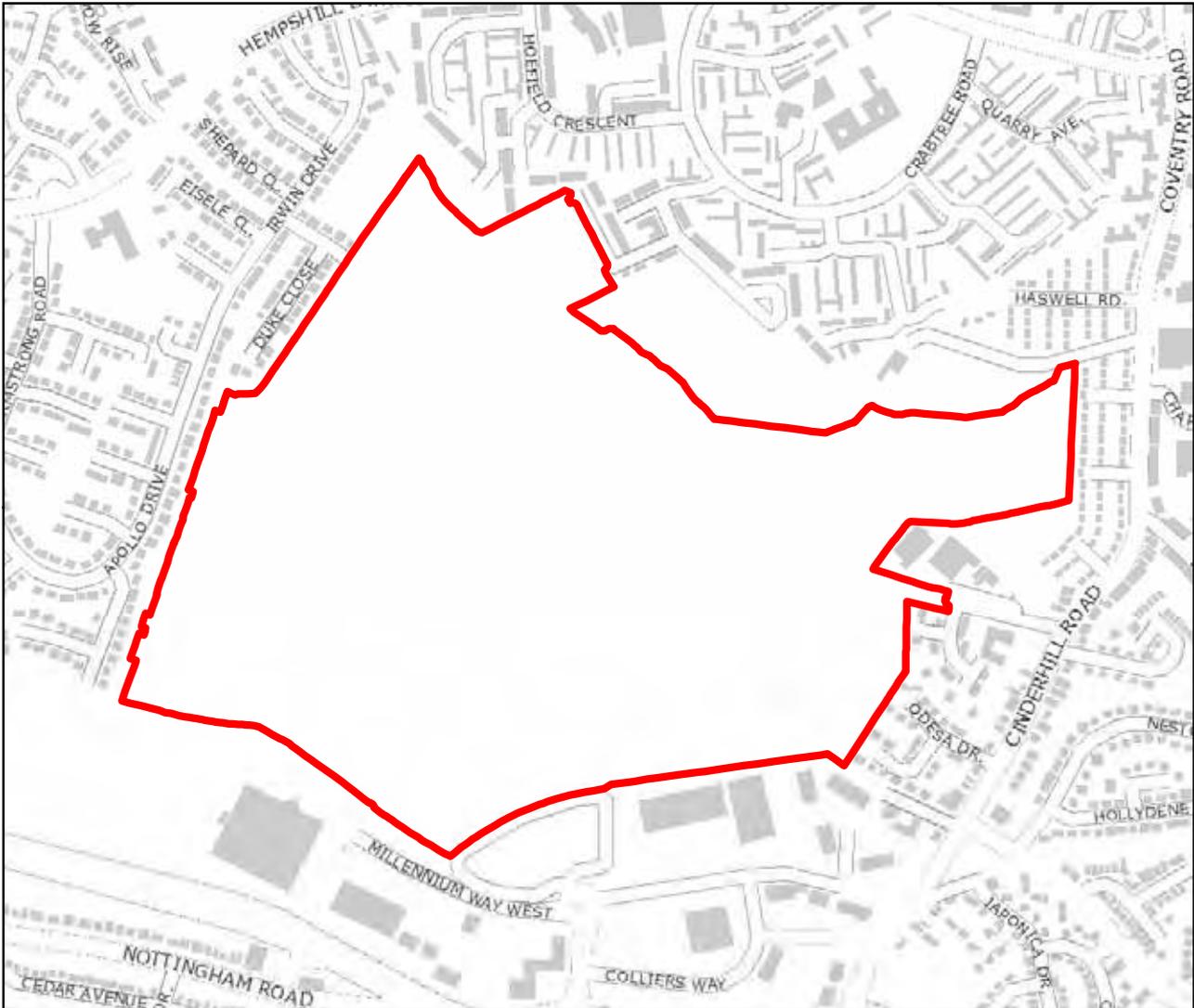
<p>Site Area (ha): 0.59</p> <p>Ward: Sherwood</p> <p>Address: Mansfield Road</p> <p>Current use: Retail, Community, Car Park</p>	<p>Development principles: Proposed uses - retail (A1), residential (C3), office (B1) community facility (D1 - there is a desire to accommodate the existing library on this site as part of any redevelopment proposal). The site could be redeveloped in part, retaining the existing car park to the north of 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.</p>
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LA63 Stanton Tip



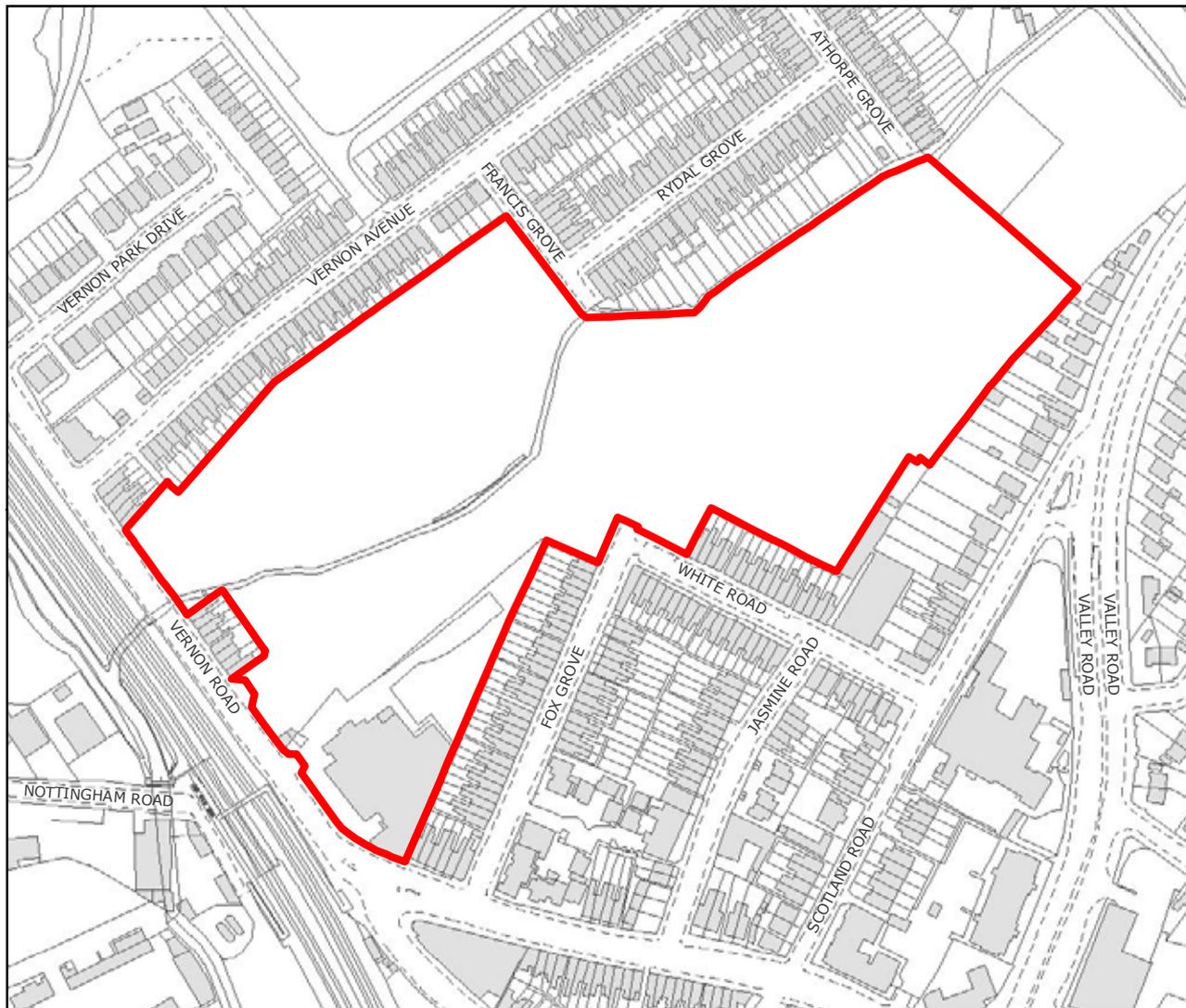
<p>Site Area (ha): 42.3</p> <p>Ward: Bulwell</p> <p>Address: Hempshill Vale</p> <p>Current use: Naturally Reclaimed Spoil Tip</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing). Additional uses should include leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1). Biodiversity to be retained/enhanced with creation/maintenance of green space through and beyond the site, incorporating semi-natural habitats and green infrastructure through the developed landscape that help to connect the nearby River Leen corridor with the site and wider countryside. The SINC within the site should also be retained / enhanced. Site is in a low flood risk area, but there is potential for flooding due to steep topography. Any planning application to be accompanied by a site specific flood risk assessment. A culverted watercourse runs through the site, which should be opened up if possible. No development should take place on top of the culvert. A transport impact assessment may be required according to scale of development. Site is a former tip. Development therefore has the potential to cause groundwater pollution and will require careful consideration.</p>
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LA64 Vernon Road (Former Johnsons Dyeworks)



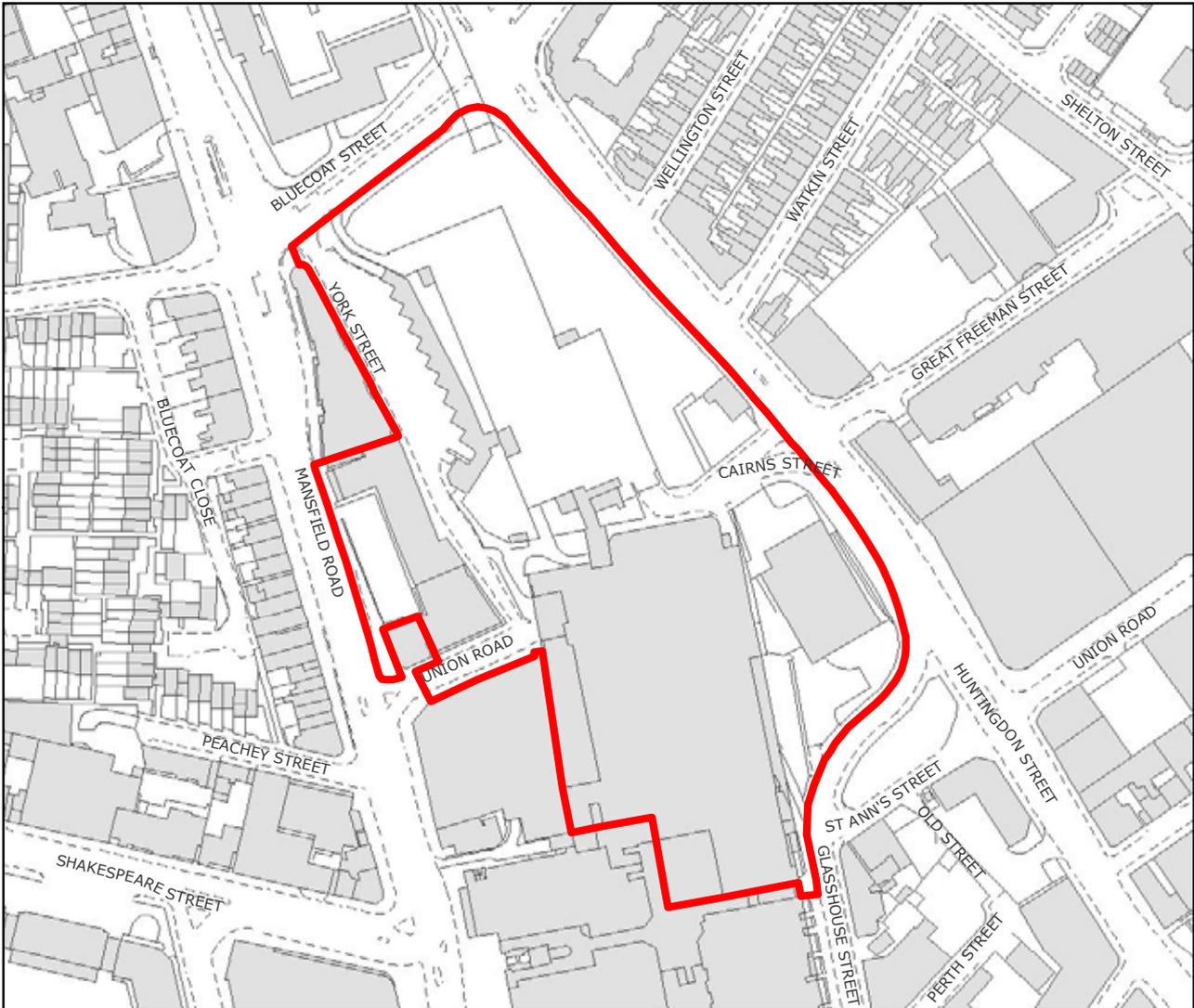
<p>Site Area (ha): 2.17</p> <p>Ward: Basford</p> <p>Address: Vernon Road</p> <p>Current use: Employment, open space, cleared land</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing). The site is located immediately adjacent to the Day Brook and the ecological 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. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. An appropriate access to the site should be provided, potentially from Vernon Road, however, further work should be undertaken to assess the capacity of the network.</p>
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LA65 Victoria Centre



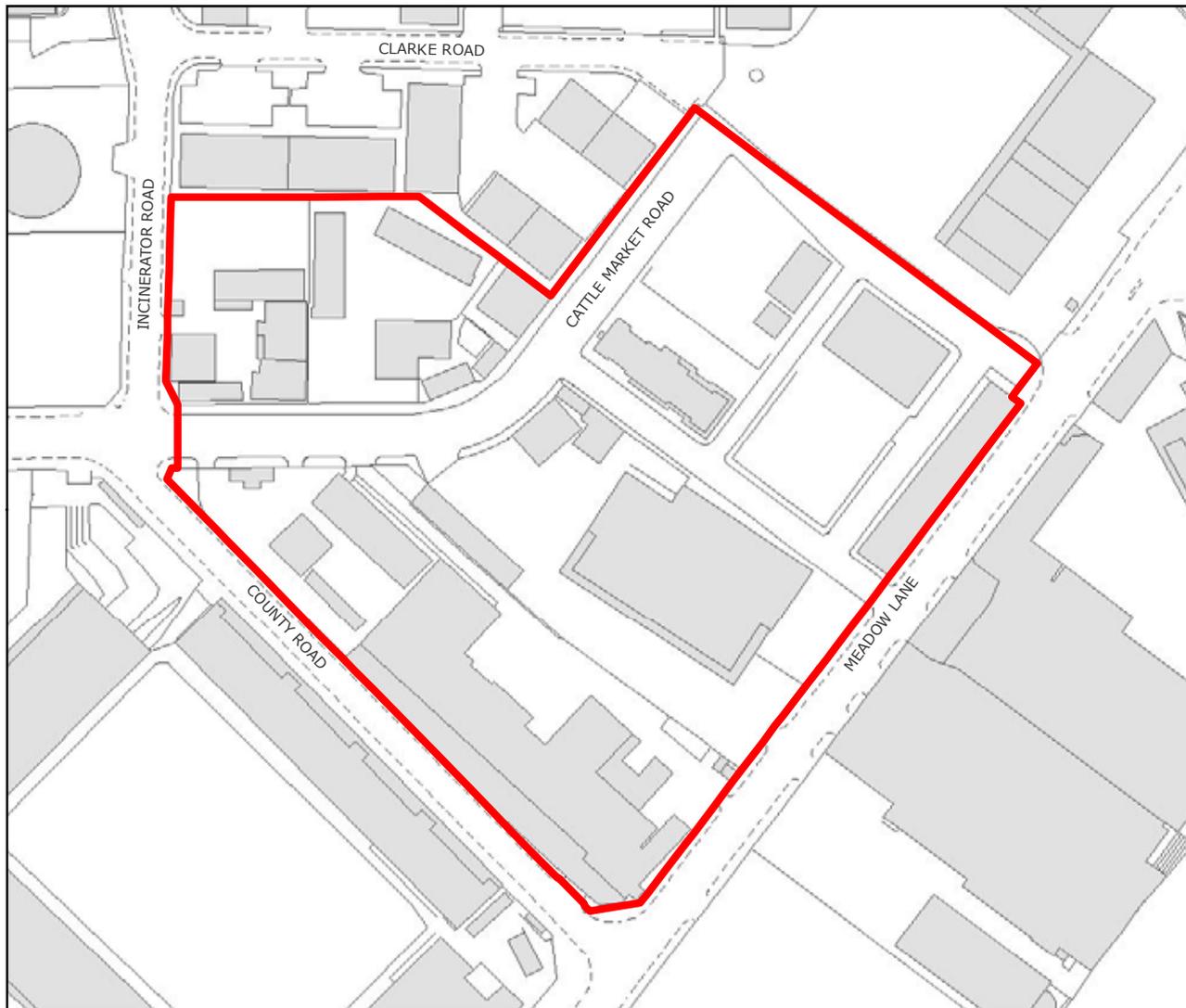
<p>Site Area (ha): 1.62</p> <p>Ward: St Ann's</p> <p>Address: Huntingdon Street</p> <p>Current use: Shopping Centre, Car Park</p>	<p>Development principles: Proposed uses - retail (A1), leisure (D2), office (B1a), financial and professional services (A2), food and drink (A3, A4, A5), public transport facility (Sui Generis). Development to incorporate high quality building design and public realm and provide enhanced pedestrian linkages. Transport assessment to be undertaken according to scale and nature of development(s). The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA66 Waterside - Cattle Market



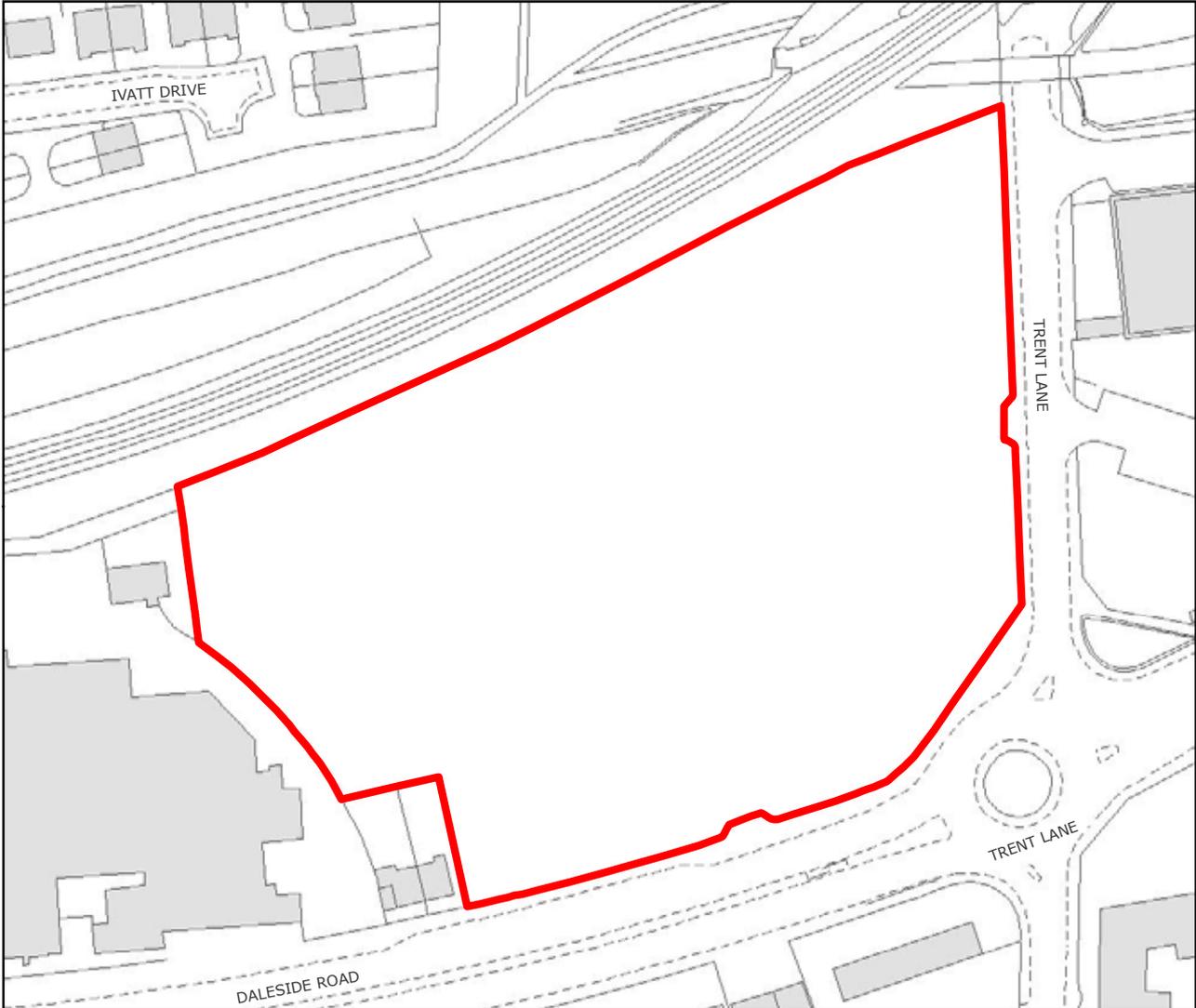
<p>Site Area (ha): 3.48</p> <p>Ward: Bridge</p> <p>Address: Meadow Lane</p> <p>Current use: Employment</p>	<p>Development principles: Proposed uses - offices/light industry/research and development (B1), residential (C3), hotel (C1), non-residential institution (D1), assembly and leisure (D2), trade counter. Auxiliary uses - retail (A1), financial and professional services (A2), food and drink (A3) delivered as an integral part of mixed use scheme. High quality design required that takes account of the need to preserve the significance of listed buildings and structures. Development to support the delivery of enhanced east west linkages across 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. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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0 12.5 25 50 Meters

LA67 Waterside - Daleside Road (Eastpoint)



<p>Site Area (ha): 1.8</p> <p>Ward: Dales</p> <p>Address: Daleside Road</p> <p>Current use: Cleared land</p>	<p>Development principles: Proposed uses - convenience retail (A1), offices (B1) and restaurant/café uses (A3). This site is in close proximity to the Eastcroft Energy from Waste facility, and if development is large in area or in height and is in reasonable proximity to the chimney, further dispersion modelling may be needed. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Sneinton Walkway natural site is adjacent to the site to the north, and should be protected from adverse impacts of development. Landscaping on the site should serve to increase the size of this green corridor.</p>
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LA68 Waterside - Daleside Road (Trent Lane Basin)



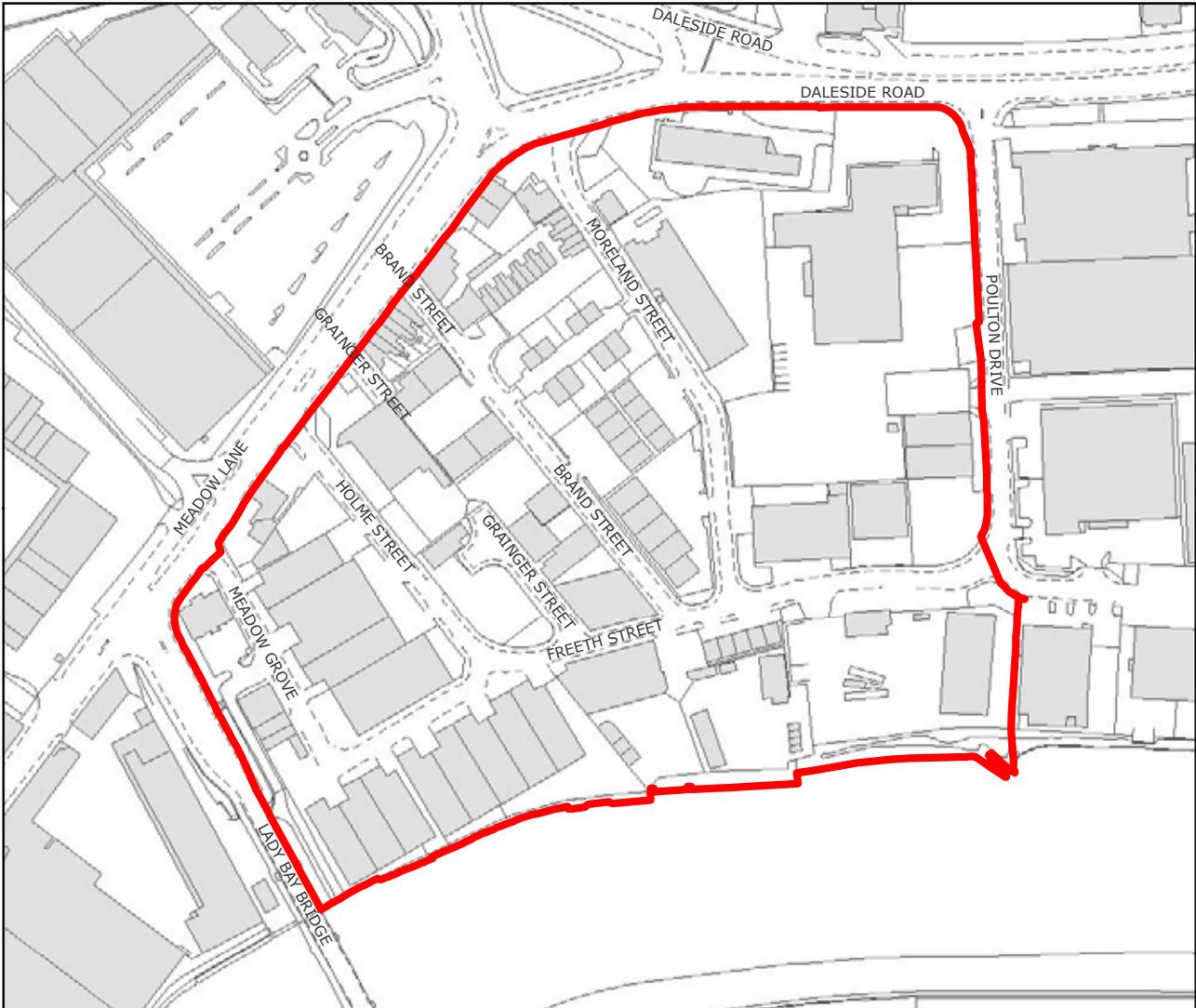
<p>Site Area (ha): 8.99</p> <p>Ward: Dales</p> <p>Address: Daleside Road</p> <p>Current use: Employment</p>	<p>Development principles:</p> <p>Proposed uses - employment (B1) and residential (C3). Design and layout to exploit riverside frontage. Existing bank-side habitats to be retained and an accessible riverside green corridor created that provide wildlife and community value. Site is in close proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station. If development is large in area or in height, there may be a need to carry out further air dispersion modelling. 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 Environment Agency's prior written consent is required for any works within 8 metres from the top of the river bank. An 8 metre strip may need to be kept free of obstruction for essential maintenance and flood risk management. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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0 20 40 80 Meters

LA69 Waterside - Freeth Street



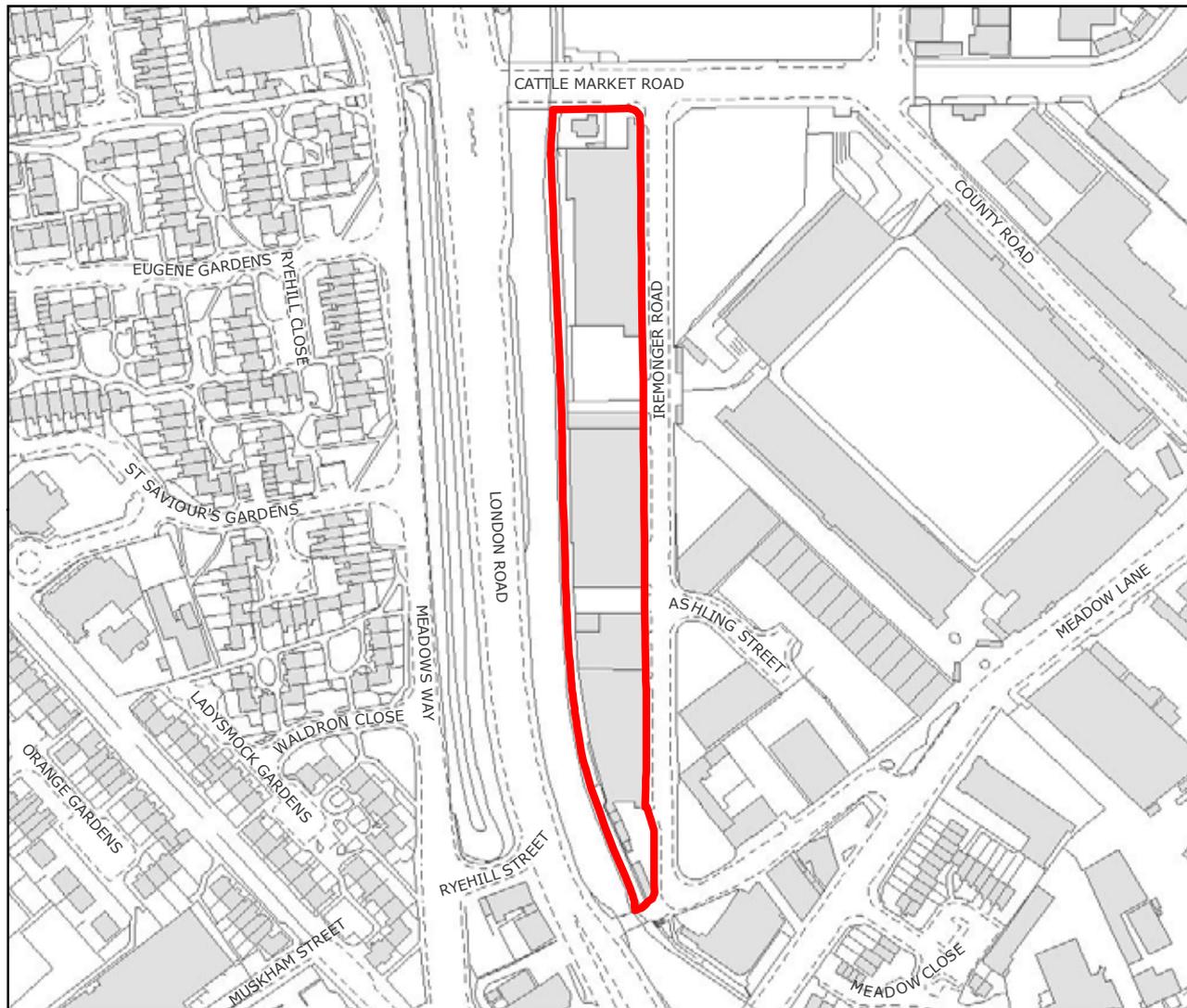
<p>Site Area (ha): 8.56</p> <p>Ward: Dales</p> <p>Address: Meadow Lane</p> <p>Current use: Employment</p>	<p>Development principles:</p> <p>Proposed uses - a mix of uses, to include residential (C3), Office (B1) and small scale convenience retail (A1) and A3 restaurant/café (A3). In general, the residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses in more inland locations. Site is in close 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 adjacent to the River Trent and the opportunity should be taken to improve this green corridor through development. Existing bank-side habitats must be retained and an accessible riverside green corridor created that will provide value for wildlife and the community.</p>
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0 20 40 80 Meters

LA70 Waterside - Iremonger Road



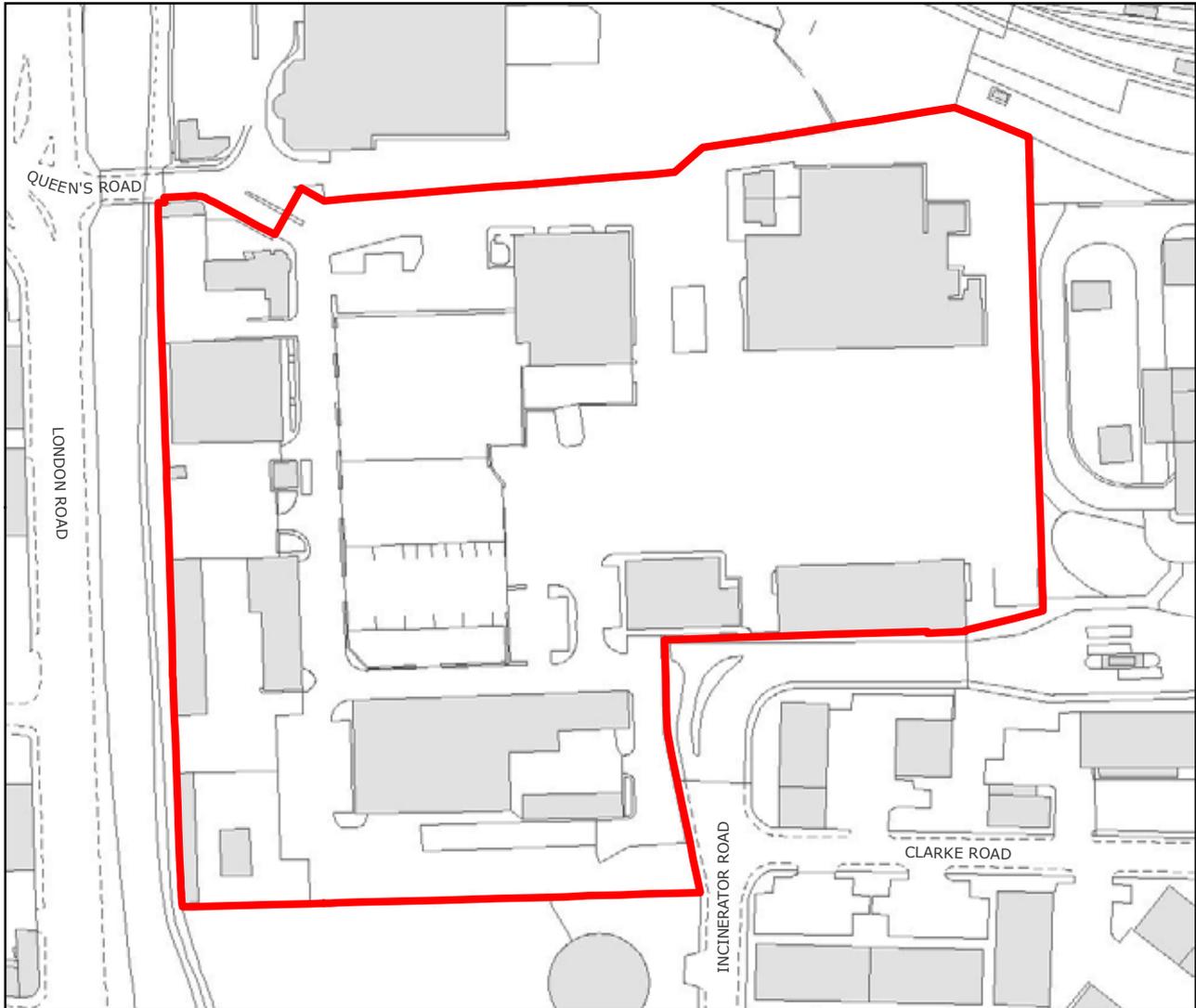
<p>Site Area (ha): 0.95</p> <p>Ward: Bridge</p> <p>Address: London Road</p> <p>Current use: Employment</p>	<p>Development principles: Proposed main uses - offices/high technology, light industry/research and development (B1), residential (C3), student accommodation (Sui Generis). Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. Transport assessment to be undertaken according to scale and nature of development(s). The site is in close proximity to the Eastcroft Energy from Waste facility and the London Road Heat Station. If development is large in area or in height, there may be a requirement to undertake further modelling. 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 site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA71 Waterside - London Road (Eastcroft Depot)



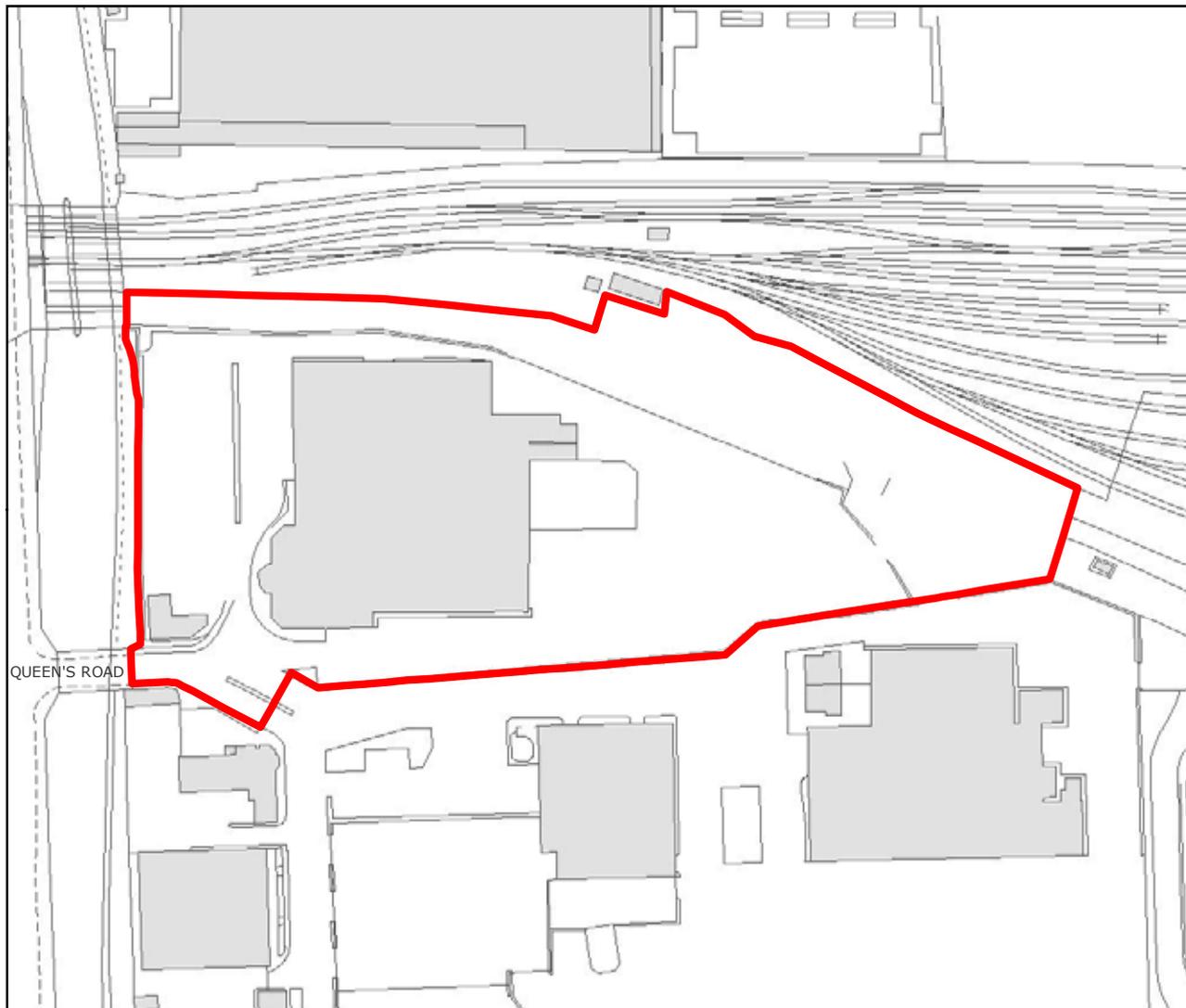
<p>Site Area (ha): 4.09</p> <p>Ward: Bridge</p> <p>Address: London Road</p> <p>Current use: Depot</p>	<p>Development principles:</p> <p>Proposed uses - offices/light industry/research and development (B1), residential (C3), hotel (C1), non-residential institution (D1), sports facility, assembly and leisure (D2). Auxiliary uses could include car parking, retail (A1 delivered as an integral part of a mixed use scheme), financial services (A2), food and drink (A3, A4, A5). Layout and design should exploit the canal side location, opening up access to the tow path. Transport assessment to be undertaken according to scale and nature of development(s). Four Grade II Listed Buildings on the site to be preserved or enhanced and archaeological interest along canal route. Site is in close proximity to the Eastcroft Energy from Waste facility and further dispersion modelling may be needed dependent on scale of development / proximity to the chimney. 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. 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 site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource.</p>
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LA72 Waterside - London Road (Former Hartwells)



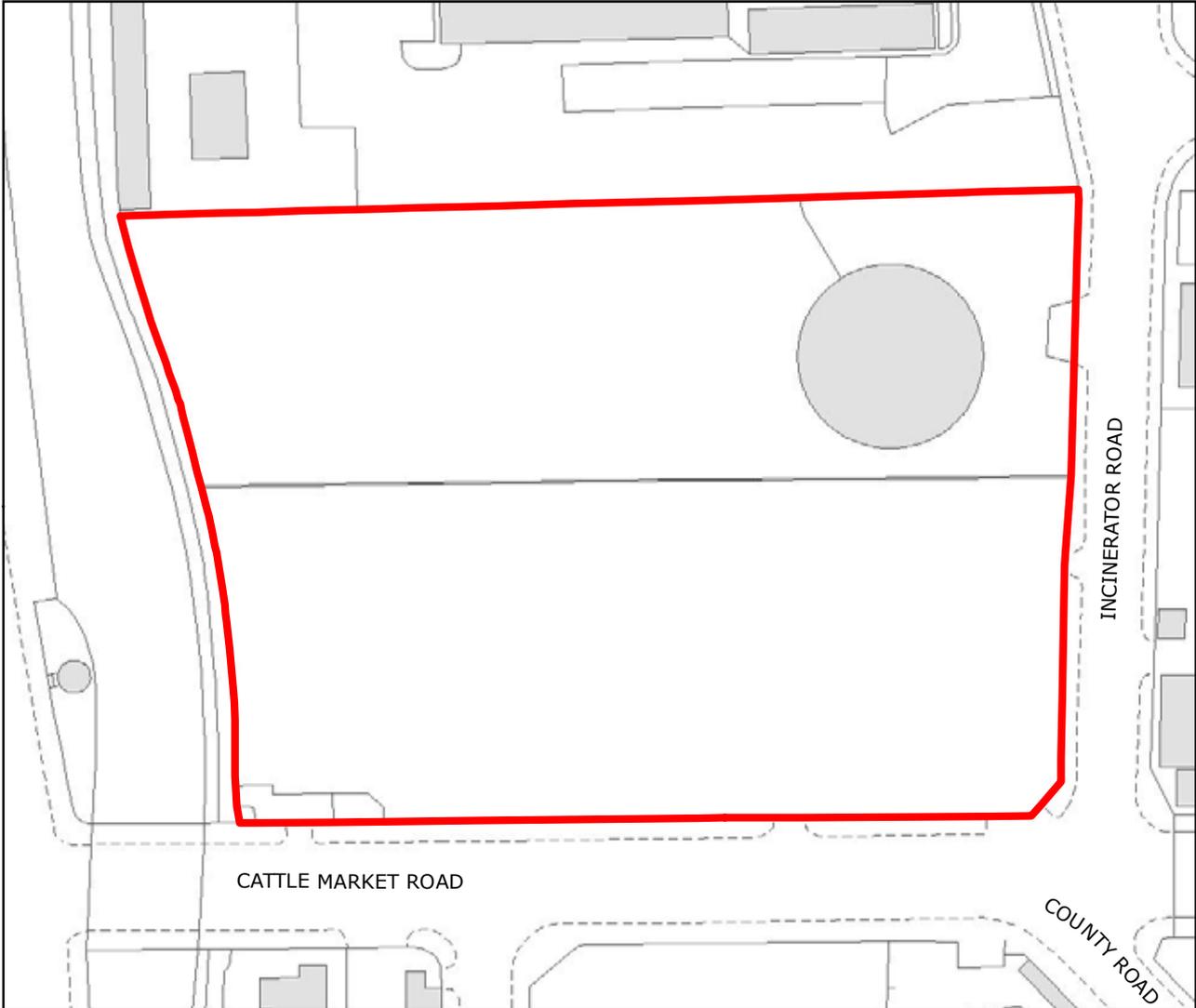
<p>Site Area (ha): 1.6</p> <p>Ward: Bridge</p> <p>Address: London Road</p> <p>Current use: Education</p>	<p>Development principles:</p> <p>Proposed uses - offices/high technology, light industry/research and development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), sports facility, assembly & leisure (D2). Auxiliary uses could include car parking, retail (A1 delivered as integral part of mixed use scheme), financial services (A2), food and drink (A3, A4, A5). Design should respond to and exploit opportunities provided by canal frontage. Transport assessment to be undertaken according to scale and nature of development(s). 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 Tinkers Leen runs in a culvert along the site's northern boundary. Development should not take place above it and if possible the watercourse should be opened up to improve its ecological value. Site is in close proximity to waste and heat station facilities. Dispersal modelling may be required dependent on scale/height 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.</p>
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0 10 20 40 Meters

LA73 Waterside - London Road (South of Eastcroft Depot)



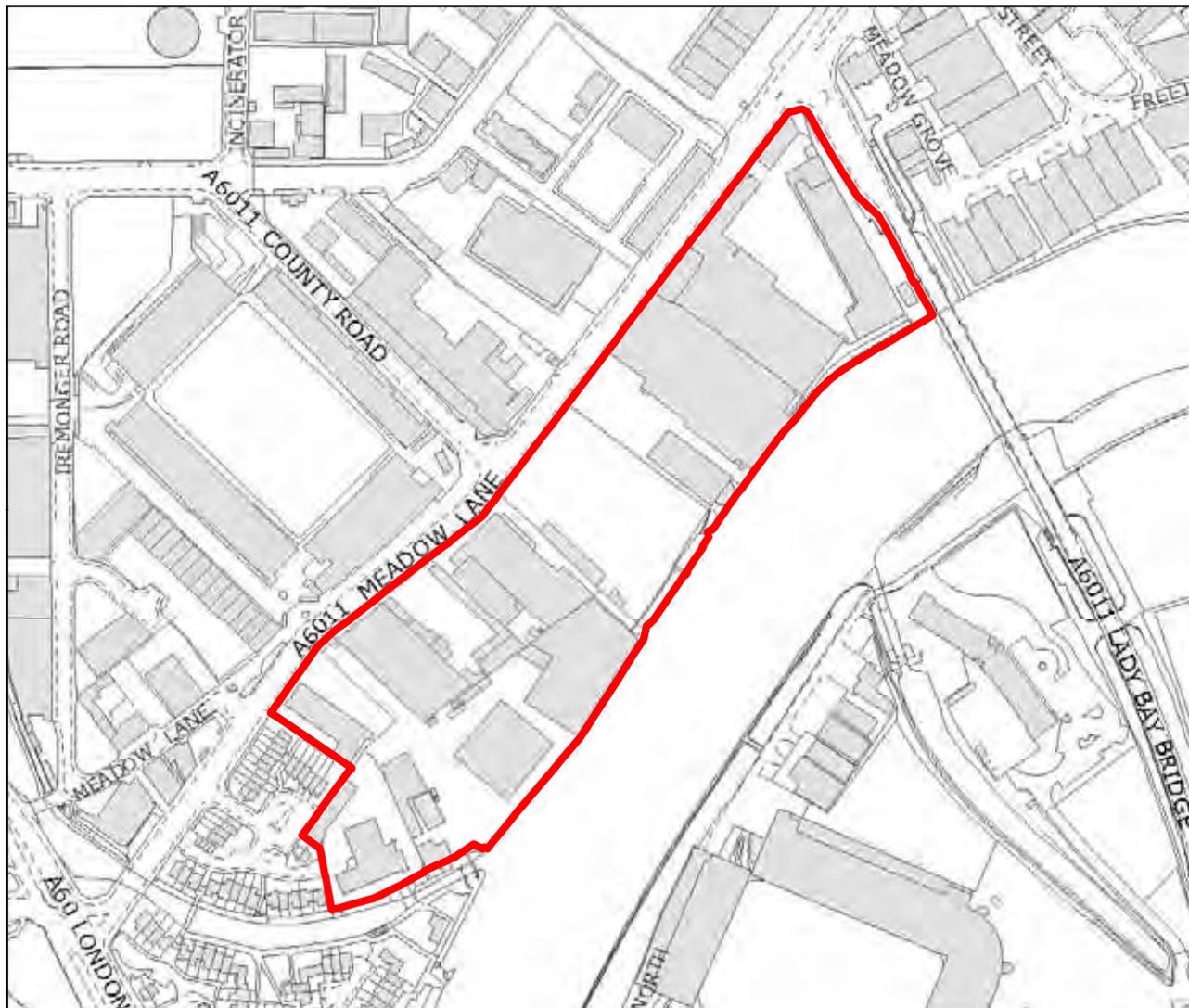
<p>Site Area (ha): 1.2</p> <p>Ward: Bridge</p> <p>Address: London Road</p> <p>Current use: Depot</p>	<p>Development principles:</p> <p>Proposed main uses: offices/light industry/research and development (B1), residential (C3), student accommodation (Sui Generis), assembly & leisure (D2), sports facility, mixed leisure/sui generis retail (A1) venue (delivered as integral part of comprehensive scheme) . Auxiliary uses could include food & drink (A3, A4, A5) to ground floor. Transport assessment to be undertaken according to scale and nature of development(s). Design and layout to exploit canal frontage, and provide improvements to the green corridor, increasing its value for wildlife and the community.. Site is in close 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.</p>
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LA74 Waterside - Meadow Lane



<p>Site Area (ha): 4.99</p> <p>Ward: Bridge</p> <p>Address: Meadow Lane</p> <p>Current use: Employment</p>	<p>Development principles: Primarily residential (C3) to maximise waterfront location with other uses - offices/high technology, light industry/research and development (B1), hotel (C1), non-residential institution (D1), assembly and leisure (D2), trade counter. Auxiliary uses could include retail (A1), financial services (A2), food and drink (A3) (delivered as an integral part of a mixed use scheme). Design should exploit riverside position. Transport assessment to be undertaken according to scale and nature of development(s). Existing bank-side habitats to be retained and accessible riverside green corridor created providing wildlife and the community value. Site is in close 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 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.</p>
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LA75 Waterside - Trent Lane (Park Yacht Club)



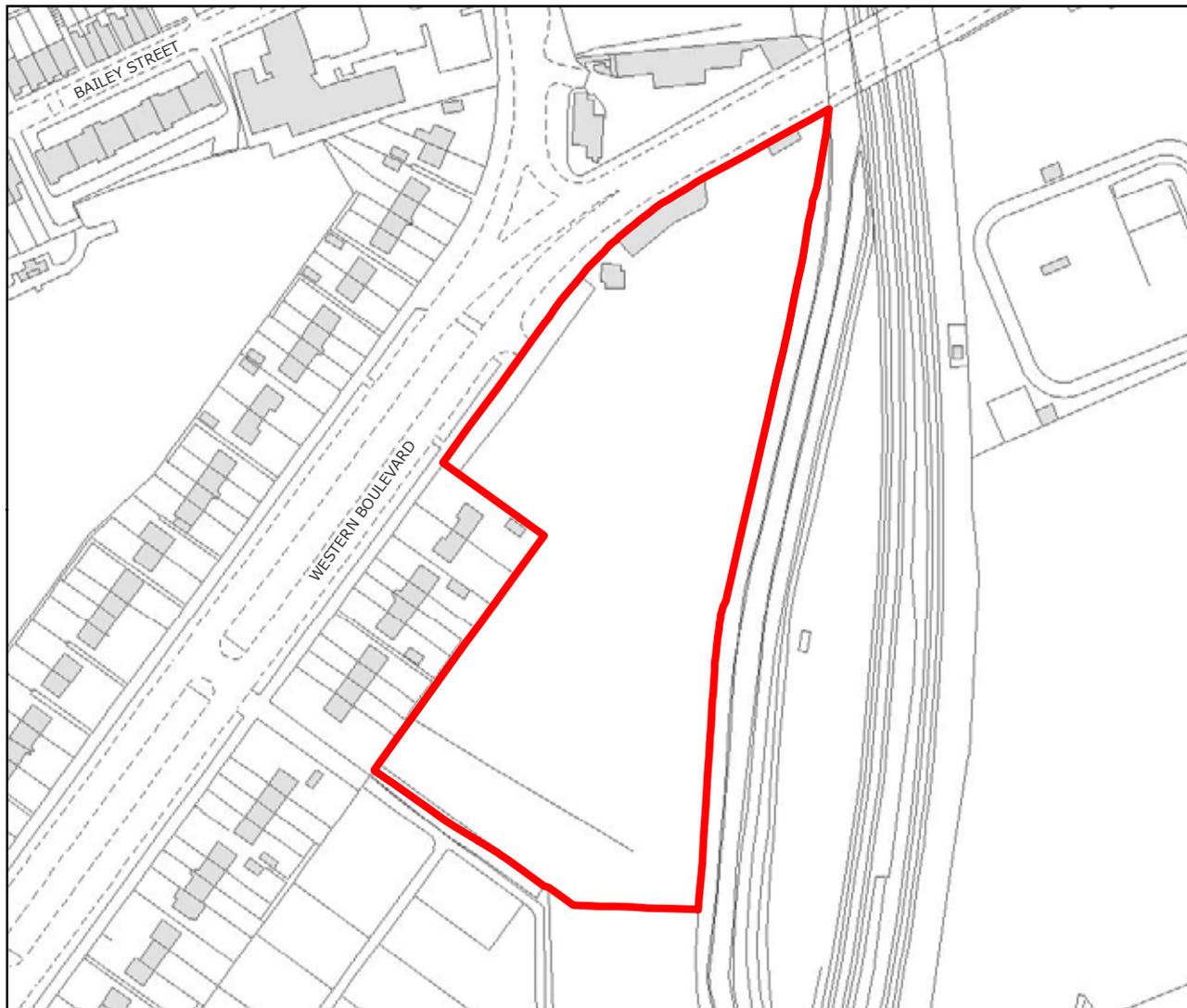
<p>Site Area (ha): 2.66</p> <p>Ward: Dales</p> <p>Address: Trent Lane</p> <p>Current use: Yacht club, employment</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3) and employment (B1/B2). In general, the residential element of the site should be developed in close proximity to the waterfront, with the employment generating uses in more inland locations. Site is in close 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 adjacent to the River Trent and the opportunity should be taken to improve this green corridor through 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.</p>
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LA76 Western Boulevard



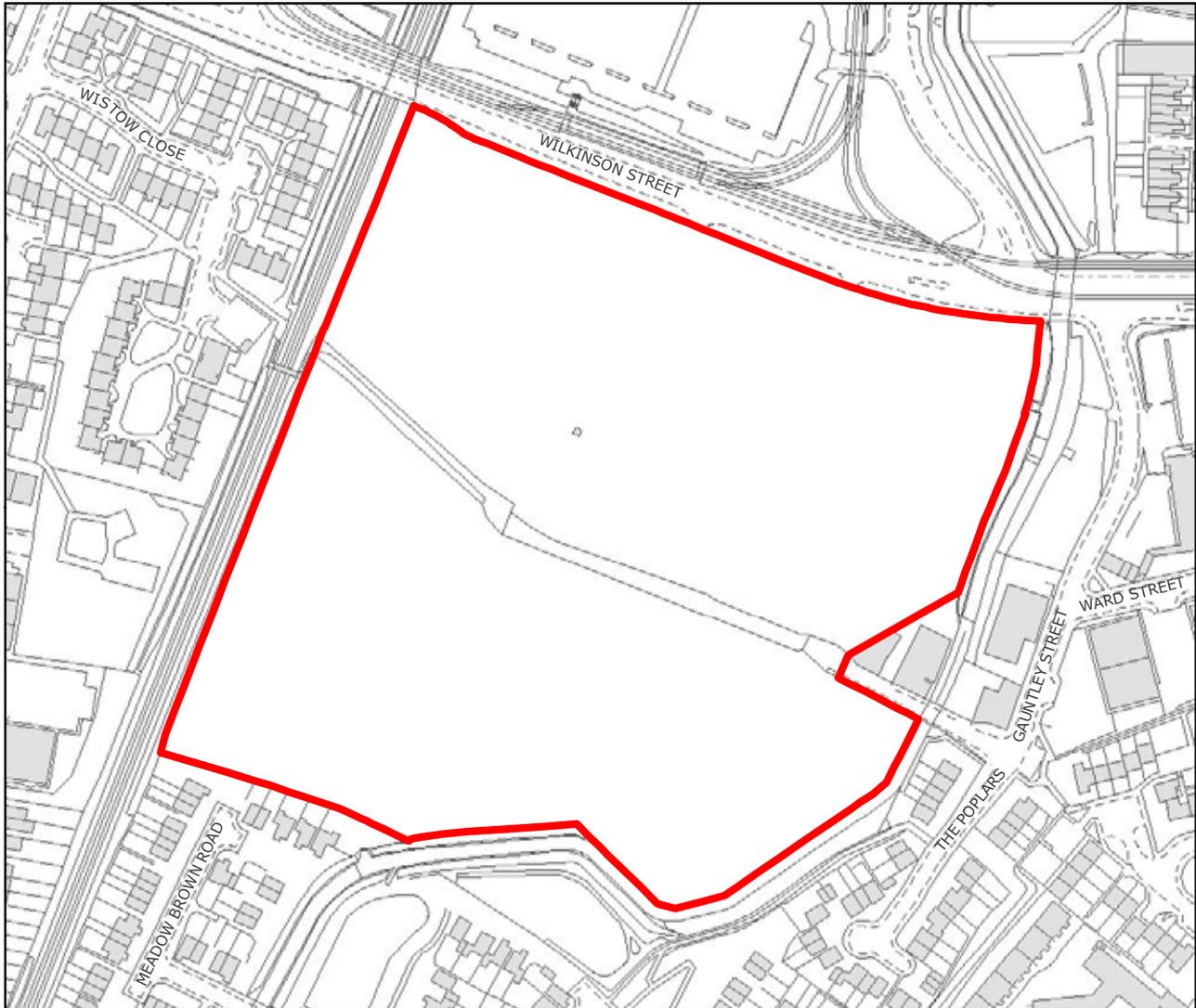
<p>Site Area (ha): 1.57</p> <p>Ward: Basford</p> <p>Address: Western Boulevard</p> <p>Current use: Travelling showpeople's accommodation</p>	<p>Development principles: Proposed uses - residential (C3) and employment (B1 only). Appropriate access should be provided to the site from Western Boulevard. 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 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 SINC and Whitemoor Nature Reserve are adjacent to the site. A corridor of soft landscaping in the east of the site should buffer these habitats.</p>
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LA77 Wilkinson Street (Former PZ Cussons)



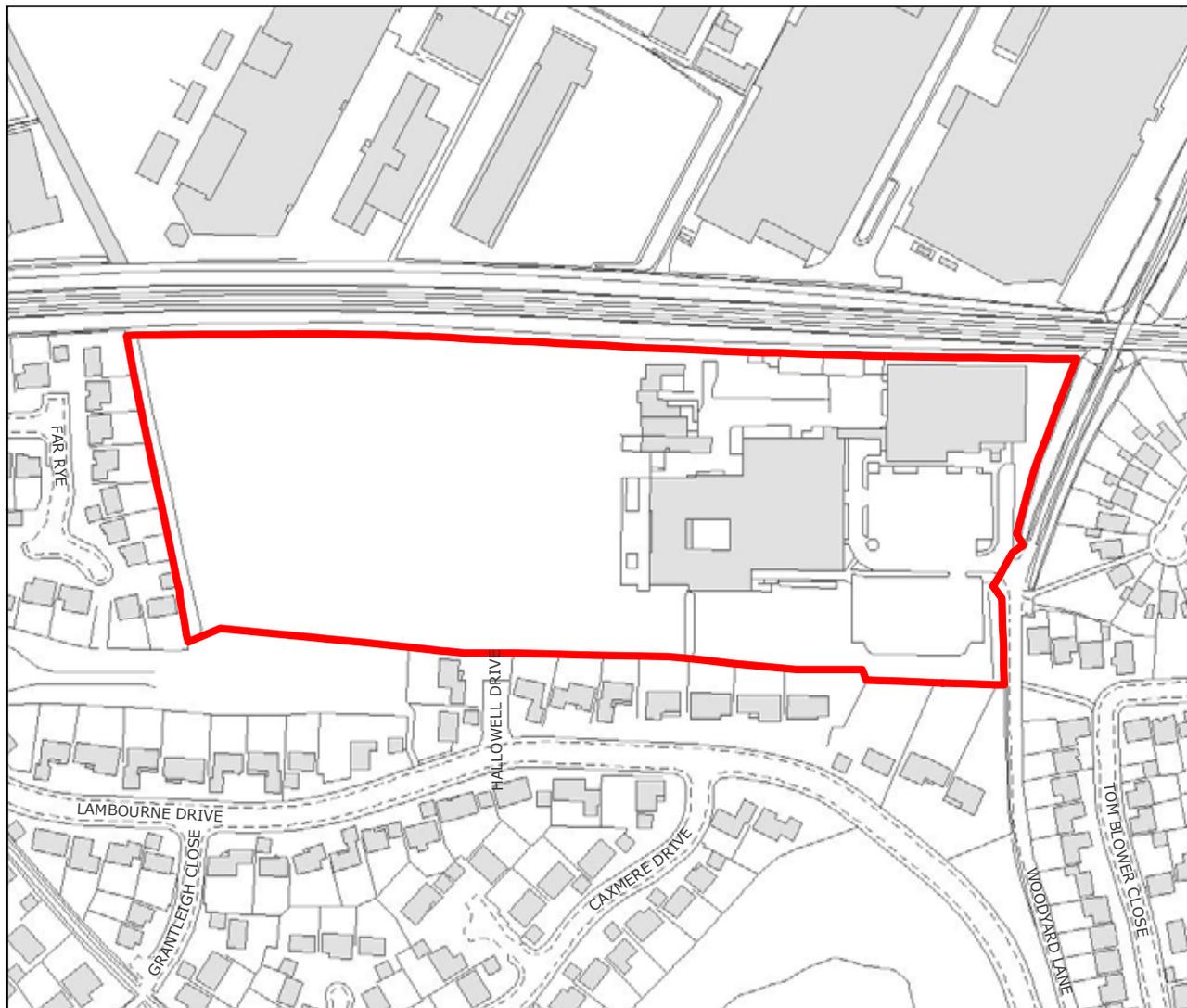
<p>Site Area (ha): 6.69</p> <p>Ward: Leen Valley</p> <p>Address: Wilkinson Street</p> <p>Current use: Cleared land</p>	<p>Development principles:</p> <p>Proposed uses - residential (C3, predominantly family housing) and open space. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Floodplain compensation should be provided within the site. The River Leen SINC, 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. 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.</p>
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LA78 Woodyard Lane (Siemens)



<p>Site Area (ha): 3.77</p> <p>Ward: Wollaton West</p> <p>Address: Lambourne Drive</p> <p>Current use: Employment, open space</p>	<p>Development principles: Proposed uses - residential (C3, predominantly family housing) and community facilities (D1). There is potential for the development to help address identified open space deficiencies in the area. Opportunities to retain the grassland. The trees along the western edge of the site, and links to Woodyard Lane should also be retained.</p>
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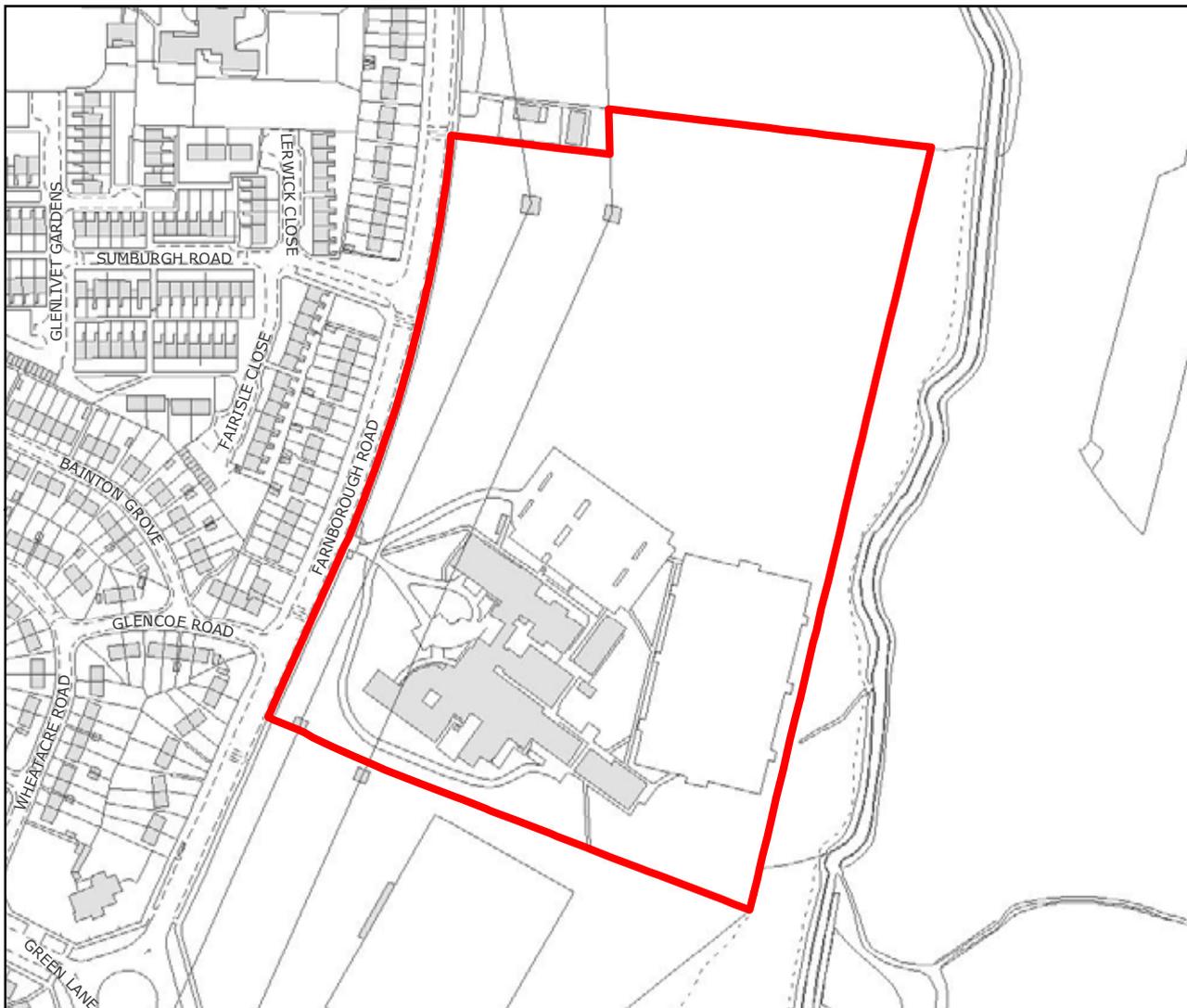
section eight

**Additional Sites Put Forward for Consultation
at the Preferred Options Stage**

Section 8:
Additional Sites put forward for consultation at the Preferred Options Stage

Reference	Site	Ward
DS103	Charnwood Centre	Clifton South
DS104	Clifton Lane (The Spinney)	Clifton North
DS105	Creative Quarter - Brook Street East	St Ann's
DS106	Creative Quarter - Brook Street West	St Ann's
DS107	Daleside Road Colwick Service Station)	Dales
DS108	Ruddington Lane (Rear 107-127)	Clifton North
DS109	Waterside - Clarke Road (Wholesale Fruit and Flower Market)	Bridge

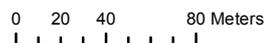
DS103 Charnwood Centre



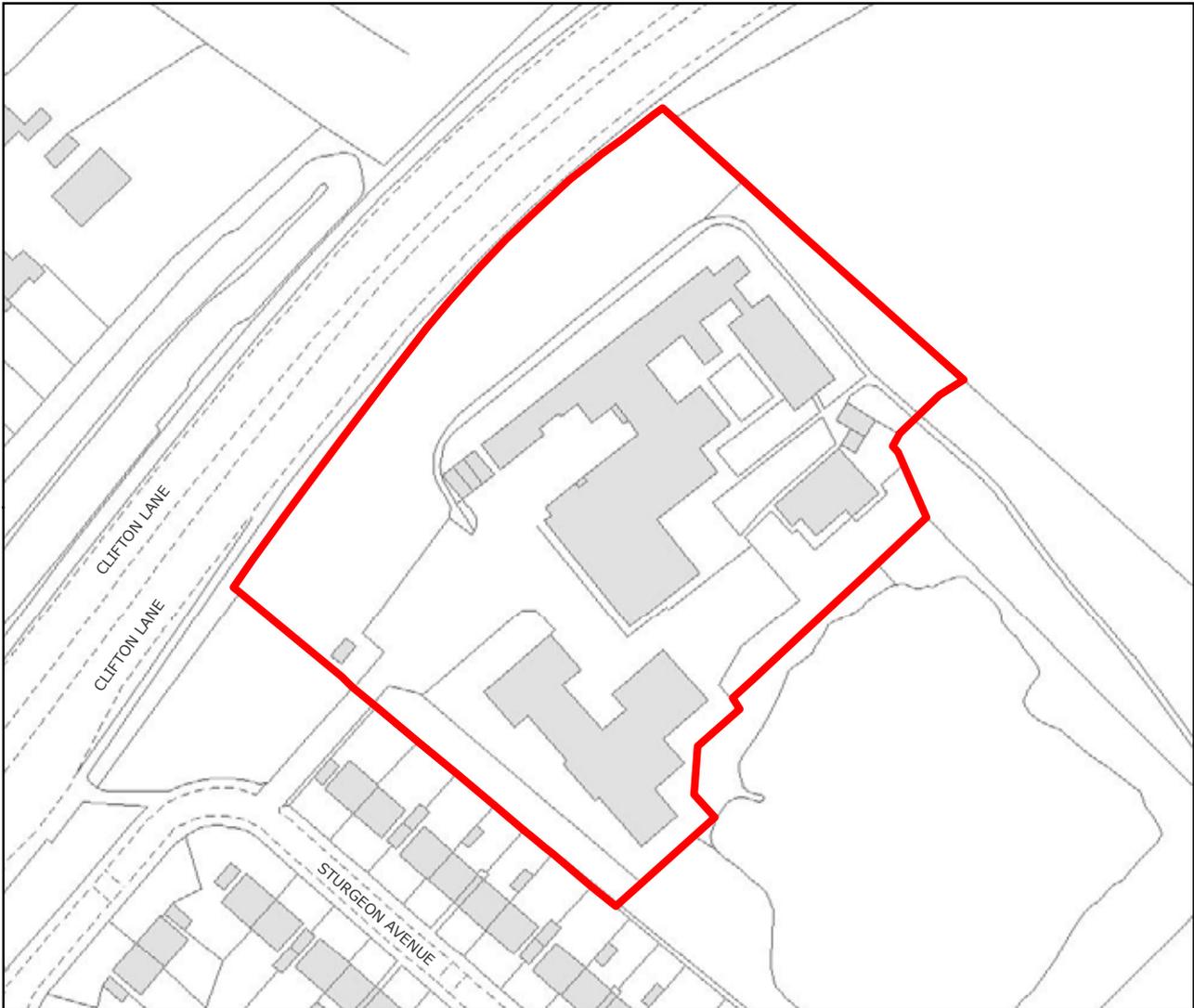
<p>Site Area (ha): 7.8</p> <p>Ward: Clifton South</p> <p>Address: Summerwood Lane</p> <p>Current use: Education</p>	<p>Development principles: Site is an option for consultation only and is not a Preferred Option at this stage. Potential use is residential</p>
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DS104 The Spinney



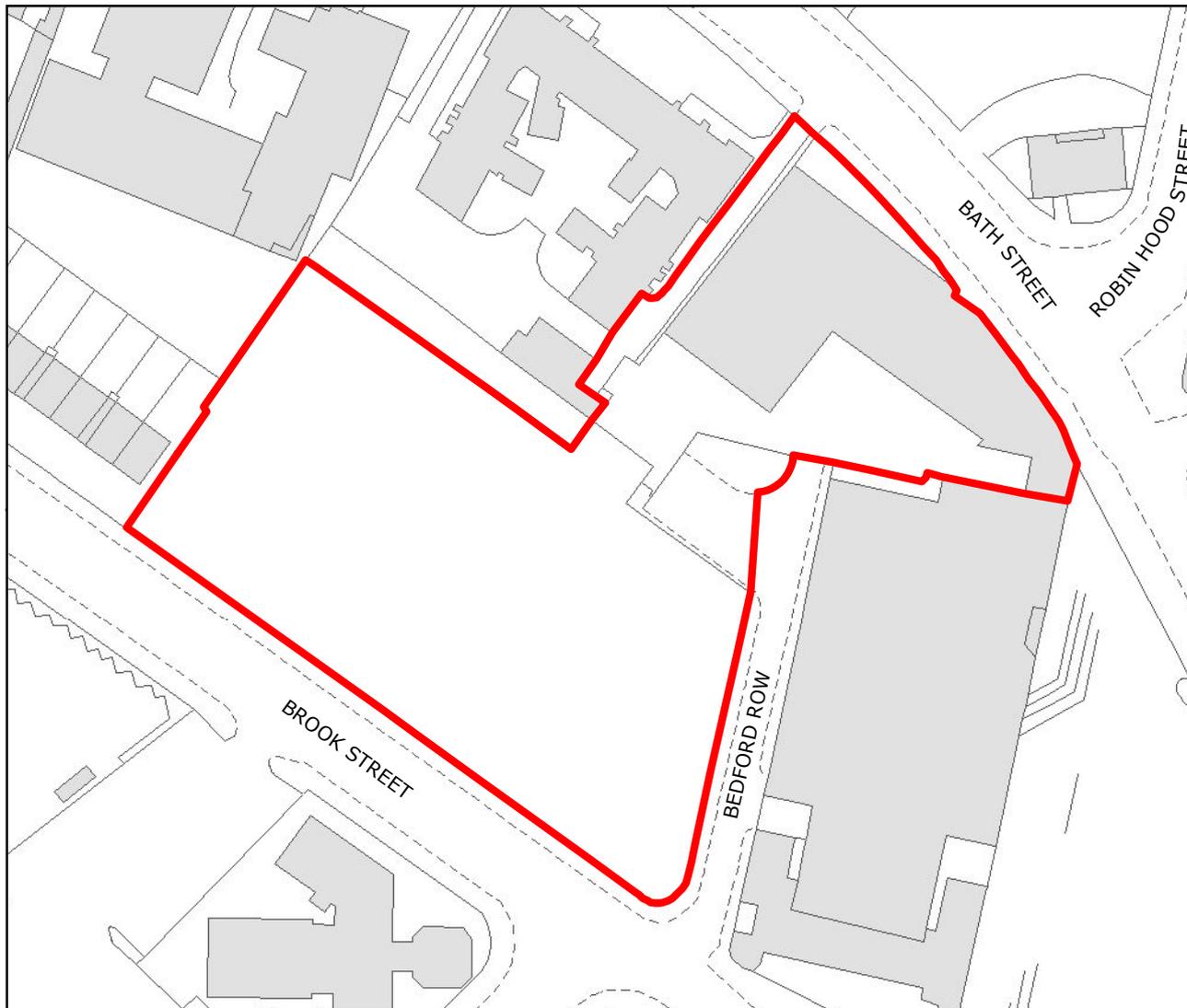
<p>Site Area (ha): 1.04</p> <p>Ward: Clifton North</p> <p>Address: off Sturgeon Avenue, Clifton</p> <p>Current use: Residential Home</p>	<p>Development principles: Site is an option for consultation only and is not a Preferred Option at this stage. Potential uses - Residential</p>
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DS105 Brook Street East



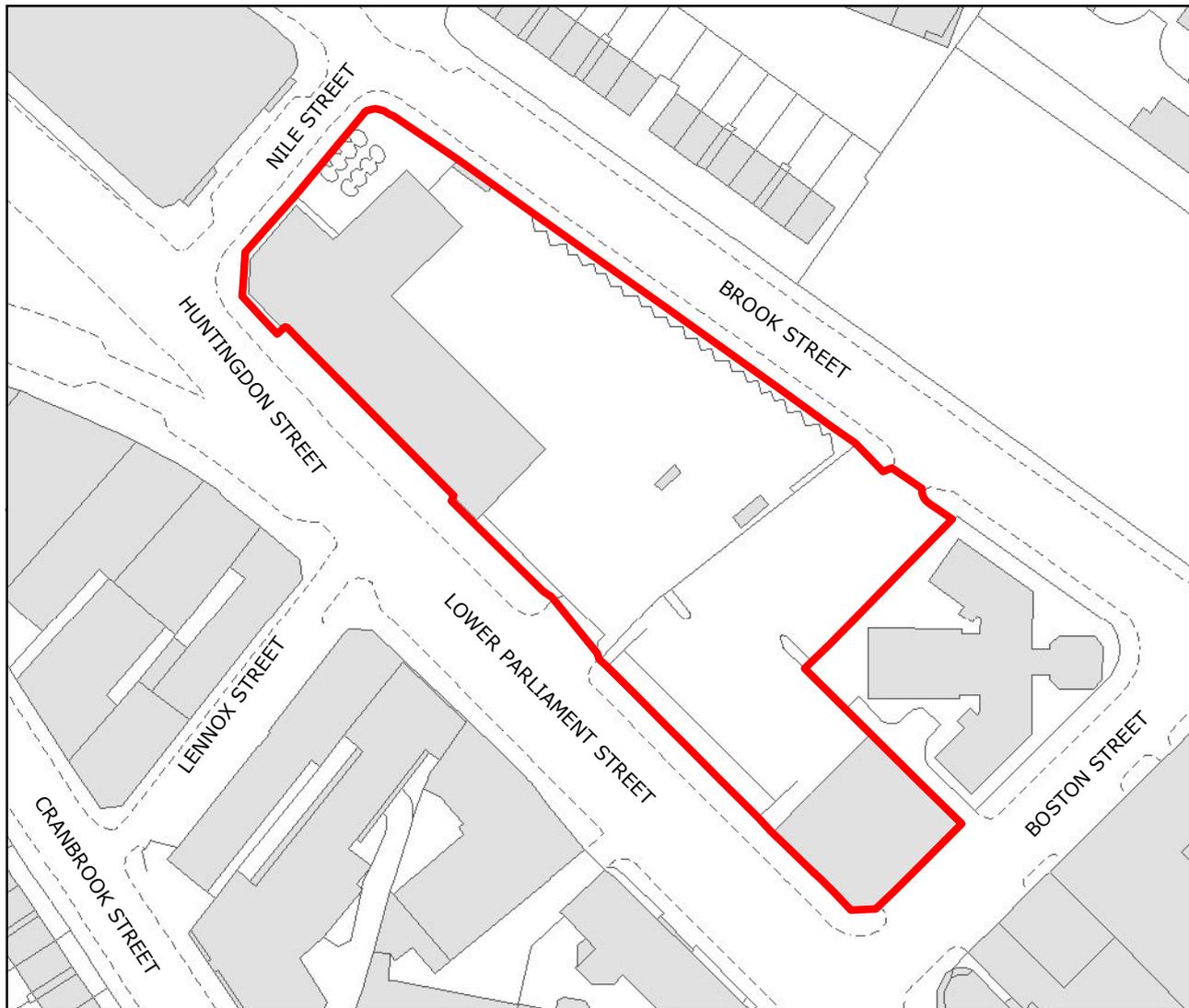
<p>Site Area (ha): 0.65</p> <p>Ward: St Ann's</p> <p>Address: Brook Street</p> <p>Current use: None.</p>	<p>Development principles: Site is an Option for Consultation only and is not a Preferred Option at this stage. Potential uses - Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation, Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial and Professional Services (A2), Food and Drink (A3).</p>
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DS106 Brook Street West



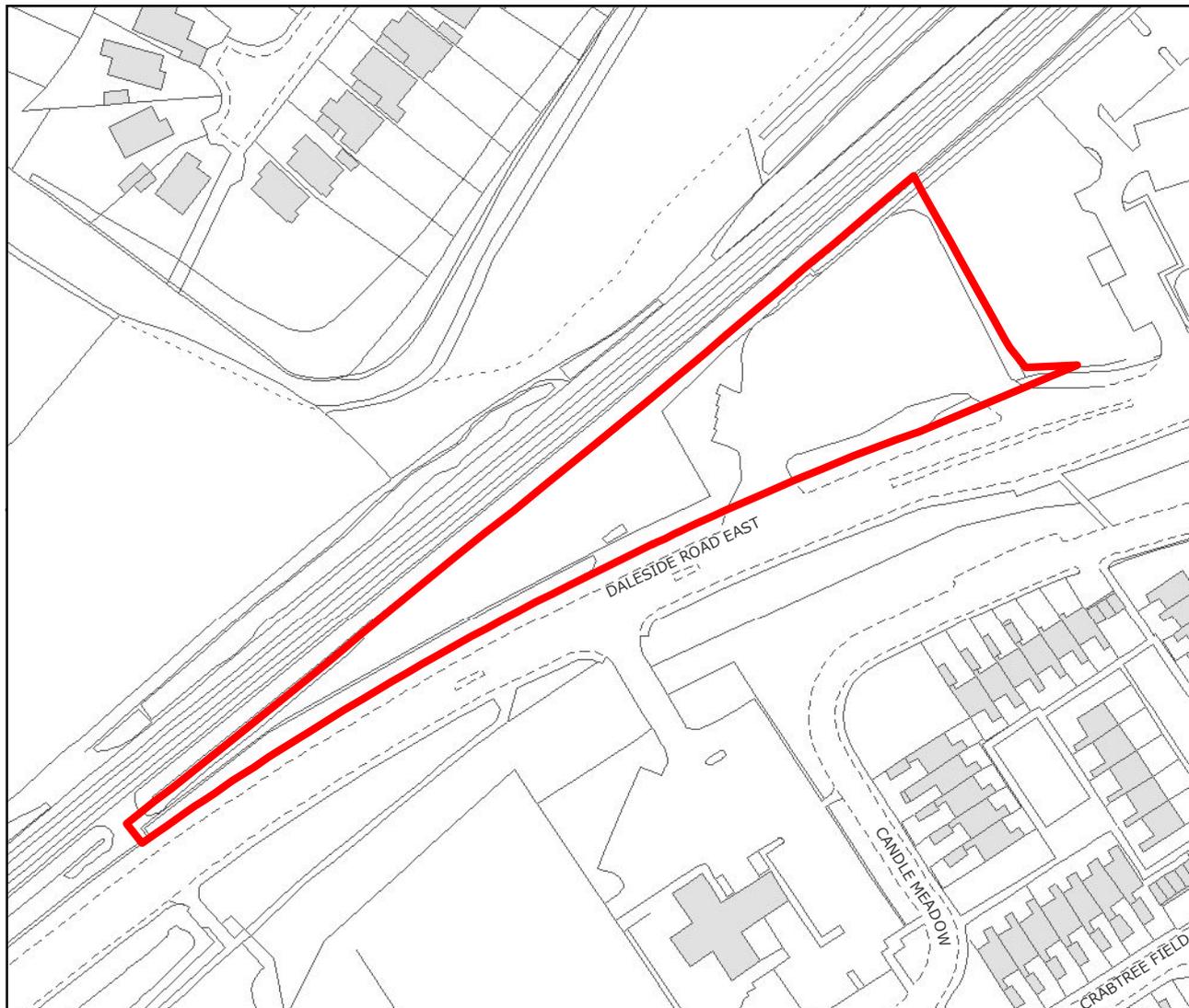
<p>Site Area (ha): 0.61</p> <p>Ward: St Ann's</p> <p>Address: Brook Street</p> <p>Current use: Mixed use</p>	<p>Development principles: Site is an Option for Consultation only and is not a Preferred Option at this stage. Potential uses - Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation, Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial and Professional Services (A2), Food and Drink (A3).</p>
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0 5 10 20 Meters

DS107 Colwick Service Station



<p>Site Area (ha): 0.54</p> <p>Ward: Dales</p> <p>Address: Daleside Road</p> <p>Current use: Vacant</p>	<p>Development principles: Site is an option for consultation only and is not a Preferred Option at this stage. Potential uses - Residential</p>
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DS108 Rear of 107-127 Ruddington Lane



<p>Site Area (ha): 0.62</p> <p>Ward: Clifton north</p> <p>Address: Rear of 107-127 Ruddington Lane</p> <p>Current use: Vacant</p>	<p>Development principles: Site is an option for consultation only and is not a Preferred Option at this stage. Potential uses - Residential</p>
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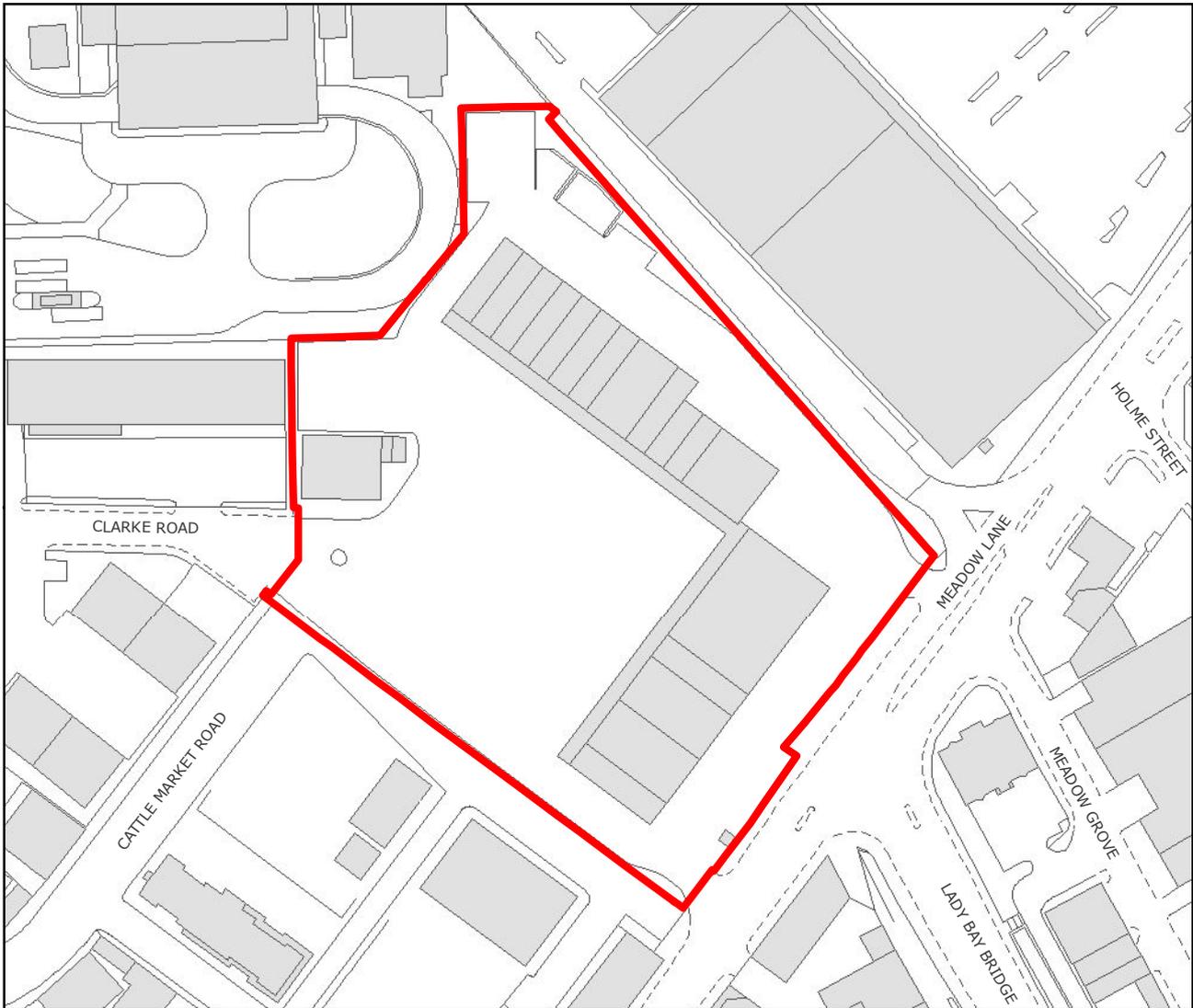


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0 5 10 20 Meters

A horizontal scale bar with four segments, labeled 0, 5, 10, and 20 Meters.

DS109 Flower Market



<p>Site Area (ha): 1.65</p> <p>Ward: Bridge</p> <p>Address: Clarke Road</p> <p>Current use: Market</p>	<p>Development principles: Site is an option for consultation only and is not a Preferred Option at this stage. Potential uses - residential, office, research and development, light industrial (B1), general industrial (B2), warehousing (B8), retail, sports and leisure and hotel.</p>
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0 10 20 40 Meters

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.

Allowable Solutions for Tomorrows New Homes (July 2011) – Document produced by Zero Carbon Hub and aimed at promoting a framework for the flexible delivery of zero carbon new homes.

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

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

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).

Building for Life – Sets out a national standard for well-designed homes and neighbourhoods.

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.

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

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 spatially defined in Appendix 6 of this document and the accompanying Policies Map Revisions Document.

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 – National standard for the sustainable design and construction of new homes. The Code aims to reduce carbon emissions and create homes that are more sustainable.

Community Infrastructure Levy (CIL) – A standard charge levied by councils on developers towards the cost of local and strategic infrastructure to support development (including transport, social and environmental infrastructure, schools and parks). Introduction of CIL is not mandatory but CIL is expected to substantially replace the use of S106 agreements by April 2014 (see definition below).

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.

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 – 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 – Refers to land used for employment purposes as defined by classes B1 to B8 of the Town & Country Planning (Use classes) Order 1987(as amended).

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, MediPark, 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.

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.

House 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.

Housing Market Area (HMA) – The area covered by the aligned Core Strategies. 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.

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 Core Strategy 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.

Lifetime Homes – Standard to help house builders produce flexible, adaptable and accessible homes that can respond to changes in individual circumstances.

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 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 - Retail (Class A1, A2, A3, A4, A5 and sui generis uses e.g. shops, estate agents, restaurants, bars, takeaways), Leisure and Culture (Class D2 and sui Generis uses e.g. cinemas, night-clubs, casinos, health and fitness centres, theatres, museums, galleries, hotel and conference facilities) and Offices (Class B1a).

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

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 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.

Neighbourhood Development Orders – An order defining specific developments or types of development which will have automatic planning permission without the need for any application to the local authority.

Neighbourhoods Plans – Community driven plans for the local area. Neighbourhood Plans must be in line with the strategic policies of the Local Development Plan.

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, cemeteries, play spaces, woodland, banks and towpaths of rivers and canals, other vegetated paths and track ways, squares and other incidental spaces. 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 the contributing to the visual character of the City. Smaller incidental spaces of less than 0.5 hectares are not shown on the accompanying Policies Map Revisions Document.

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

Planning condition – A condition imposed on the grant of a planning permission (in accordance with the Town and Country Planning Act 1990).

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.

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 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) and shown the Policies Map Revisions Document.

Priority Habitat – Habitat listed under Section 41 of the Natural Environment and Rural Communities Act 2006 as being of principal importance for the conservation of biodiversity in England. Listed are habitats that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework.

Priority Species - Species listed under Section 41 of the Natural Environment and Rural Communities Act 2006 as being of principal importance for the conservation of biodiversity in England. Listed are species that were identified as requiring action in the UK Biodiversity Action Plan (UK BAP) and continue to be regarded as conservation priorities in the subsequent UK Post-2010 Biodiversity Framework.

Proposals 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.

Regeneration Zone – Area designated in the Land and Planning Policies Document characterised by an under use of land, generally poor environment and poor linkages. They are proposed as a focus for regeneration through a mix of improvement and redevelopment.

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 Energy – The term 'renewable energy' covers those resources which occur and recur naturally in the environment. Such resources include heat from the earth or sun, power from the wind and from water and energy from plant material and from the recycling of domestic, industrial or agricultural waste, and from recovering energy from domestic, industrial or agricultural waste.

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 Government in 2005 aimed at promoting Nottingham as a centre of scientific innovation and promoting the knowledge economy.

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

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.

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.

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

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 Environmental Assessment (SEA) – A generic term used to describe environmental assessment as applied to policies, plans and programmes as required under the European 'SEA Directive' (2001/42/EC).

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.

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 coordinates 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 Assessment – A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.

Travel Plan – A travel plan is a package of measures produced by employers to encourage staff to use alternatives to single-occupancy car-use.

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 well-being.

Vitality (of a retail centre) – A measure of how active and buoyant a centre is.

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 Standards

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 DM46.

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 well being 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 with revenues invested in sustainable transport alternatives to the car. Separate funding sources will also be used to deliver highway maintenance schemes, 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 DM46. 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, 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 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, 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 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
- 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 Revisions Document) 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 ² gross floorspace.	1 space per 25m ² gross floorspace.	1 space per 14 m ² Applies above 1,000m ² gross floorspace.	Discuss with Planning/ Highway Authority
	Non-food retail	1 space per 125m ² gross floorspace.	1 space per 25m ² of gross floorspace	1 space per 20 m ² Applies above 1,000m ² gross floorspace.	Discuss with Planning/ Highway Authority
A2	Financial and Professional Services	1 space per 125m ² gross floorspace.	1 space per 25m ² 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 ² of gross floorspace	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
A4	Drinking Establishments	1 space per 100m ² gross floorspace.	1 space per 25m ² of gross floorspace	Discuss with Planning/ Highway Authority	Discuss with Planning/ Highway Authority
A5	Hot Food Takeaways	1 space per 50m ² gross floorspace.	1 space per 25m ² 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 ² gross floorspace.	1 space per 100m ² of gross floorspace	1 space per 40m ² Applies above 2,500m ² gross floorspace.	1 space per 40m ² gross floorspace
	Light Industrial	1 space per 120m ² gross floorspace.	1 space per 215m ² of gross floorspace	1 space per 85m ² Applies above 2,500m ² gross floorspace.	1 space per 85m ² gross floorspace
B2	General Industrial	1 space per 250m ² gross floorspace.	1 space per 215m ² of gross floorspace	Applies above 2,500m ² gross floorspace. 1 space per 85m ²	1 space per 85m ² gross floorspace
B8	Storage and Distribution, Transport Depots, Cash and Carry direct sales to traders	1 space per 250m ² gross floorspace.	1 space per 450m ² of gross floorspace	Discuss with Planning/ Highway Authority	1 space per 215m ² 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 per 2 beds for residents 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
	Places of worship	1 space per 10 visitors	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
D1	Higher and Further Education	1 space per 5 students. 1 space for every 10 members of staff (1 space for every 4 bed spaces in new student accommodation)	Discuss with Planning/ Highway Authority	1 space per 2 staff + 1 space per 15 students Applies above 2,500m2 gross floorspace	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
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 ²	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 ² Applies above 1,000m ² 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 ² Applies above 1,000m ² gross floorspace	Discuss with Planning/ Highway Authority

Parking facilities for Disabled People

The Council will require, wherever possible, that developments will be fully accessible to cater for all sections of the community. An appropriate level of disabled parking facilities 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:-

Employment Generating development	
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
Shops/premises to which the public have access/recreation	
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.

Motorcycles

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).

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 expected to provide parking space/s for the exclusive use of the City Council's preferred Car Club operator.

Electric Vehicles

The City Council will encourage the provision of Electric Vehicle charging facilities. If not provided at the time of the build of the development, parking arrangements and electrical connections should be designed to permit retrofitting with minimal disruption in the future.

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

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.

REF	Site Name	Address	min	max	mid point
LA01	Arnside Road (Former Chronos Richardson)	Arnside Road	63	87	75
LA02	Ascot Road (Speedo)	Ascot Road	41	41	41
LA03	Basford Gasworks	Radford Road	62	62	62
LA05	Beechdale Road (South of Former Co-op Dairy)	Beechdale Road	66	66	66
LA06	Bestwood Road (Former Bestwood Day Centre)	Bestwood Road	67	67	67
LA08	Bobbers Mill Bridge (Bobbers Mill Industrial Estate)	Bobbers Mill Bridge	96	144	120
LA09	Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)	Bobbers Mill Bridge	17	21	19
LA10	Boots	Thane Road	600	600	600
LA12	Bulwell Lane (Former Coach Depot)	Land off Bulwell Lane	22	22	22
LA14	Canal Quarter - Crocus Street (Southpoint)	Crocus Street	350	350	350
LA15	Canal Quarter - Island Site	Manvers Street	1,100	1,750	1,425
LA16	Canal Quarter - Queens Road (East of Nottingham Station)	Carrington Street	200	200	200
LA17	Canal Quarter - Sheriffs Way / Arkwright Street	Meadows Way	150	150	150
LA18	Canal Quarter - Sheriffs Way (Sovereign House)	Sheriffs Way	253	253	253
LA19	Canal Quarter - Station Street / Carrington Street	Station Street/Carrington Street	45	55	50

REF	Site Name	Address	min	max	mid point
LA20	Canal Quarter - Waterway Street	Traffic Street	42	42	42
LA21	Carlton Road (Castle College)	Carlton Road	0	38	19
LA22	Castle Quarter - People's College	Maid Marian Way	50	50	50
LA23	Chalfont Drive	Robin's Wood Road	475	475	475
LA24	Chingford Road Playing Field	Wigman Road	175	200	188
LA25	Clifton West	Hawksley Gardens	285	285	285
LA26	Creative Quarter - Bus Depot	Lower Parliament Street	102	170	136
LA27	Creative Quarter - Sneinton Market	Southwell Road	50	50	50
LA28	Denewood Crescent (Denewood Centre)	Denewood Crescent	110	110	110
LA29	Derby Road (Western Club)	Leengate	29	29	29
LA31	Fairham Comprehensive School	Summerwood Lane	183	210	196
LA32	Fairham House	Green Lane	38	77	58
LA33	Forest Mill	Denman Street	66	160	113
LA34	Former Albany Works and Former Co-op	Carlton Road	35	35	35
LA36	Former Eastglade Primary and Nursery School	Birkdale Way	97	97	97
LA37	Former Haywood School Site	EdwardS Lane	100	117	109
LA38	Former Henry Mellish Main School	Kersall Drive	20	25	22

REF	Site Name	Address	min	max	mid point
LA39	Former Henry Mellish School playing field (Piccadilly)	Piccadilly	35	46	41
LA40	Former Padstow School	Eastglade Road	216	216	216
LA41	Former Padstow School Detached Playing Field (Beckhampton Road)	Beckhampton Road	120	120	120
LA42	Former Padstow School Detached Playing Field (Ridgeway)	Ridgeway	104	104	104
LA43	Haywood Detached Playing Field	Edwards Lane	121	121	121
LA44	Hine Hall	Ransom Road	40	40	40
LA46	Linby Street/Filey Street	Main Street	0	26	13
LA47	Lortas Road	Perry Road	40	40	40
LA49	Melbury School Playing Field	College Way	56	56	56
LA53	Nottingham Business Park South	Land Off Woodhouse Way	250	300	275
LA55	Radford Mill	Garden Street/Ilkeston Road	96	96	96
LA56	Riverside Way	Robin Hood Way	0	100	50
LA57	Robin Hood Chase	St Ann's Well Road	40	80	59
LA58	Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)	Burton Street	0	45	23
LA59	Salisbury Street		20	20	20
LA60	Sandfield Centre	Derby Road	190	215	203
LA61	Severn Trent Water Depot	Hucknall Road/Hadyn Road	60	60	60
LA63	Stanton Tip	Hemphill Vale	500	500	500

REF	Site Name	Address	min	max	mid point
LA64	Vernon Road (Former Johnsons Dyeworks)	Vernon Road	87	87	87
LA66	Waterside - Cattle Market		65	65	65
LA68	Waterside - Daleside Road (Trent Lane Basin)	Daleside Road	1,260	1,360	1,310
LA69	Waterside - Freeth Street	Meadow Lane	210	479	345
LA70	Waterside - Iremonger Road	London Road	67	67	67
LA71	Waterside - London Road (Eastcroft Depot)	London Road	82	82	82
LA73	Waterside - London Road (South of Eastcroft Depot)	London Road	13	13	13
LA74	Waterside - Meadow Lane	Meadow Lane	765	765	765
LA75	Waterside - Trent Lane (Park Yacht Club)	Trent Lane	213	460	337
LA76	Western Boulevard	Western Boulevard	47	63	55
LA77	Wilkinson Street (Former PZ Cussons)	Wilkinson Street	200	200	200
LA78	Woodyard Lane (Siemens)	Lambourne Drive	150	150	150
	TOTAL		10,036	12,014	11,027

The following table shows housing provision in Nottingham 2011-2028

Past Completions 2011-13	1,221
Waterside	2,985
Boots Campus	600
Stanton Tip	500
Other LAPP Sites	6,942
Other sites deliverable by 2028 (taken from Strategic Housing Land Availability Assessment)	5,185
Windfall Allowance	1,610
Demolitions	-1,277
	17,766

This trajectory is consistent with the one in the Core Strategy Submission Version, as approved by the City Council on 11th February 2013, but has been updated to 2013. This leads to the following differences:

- The total for “other LAPP sites” is now 6,942. This is because sites totalling 171 dwellings have come forward for consultation in the LAPP which were not included in the Strategic Housing Land Availability Assessment’s (SHLAA) list of sites as at 31st March 2012, which was used as the basis for the Core Strategy trajectory (see the 2012 Housing Land Availability Report).
- The other sites deliverable by 2028 has also been increased to allow for sites which were not in the 2012 SHLAA but have been granted planning permission or been added into the 2013 update of the SHLAA. The 2013 SHLAA update is currently in draft form, so these figures could be changed slightly.
- The windfall figure has been reduced by 100, as there is now one year less to 2028 than in the 2012 SHLAA trajectory and Government guidance does not allow windfalls to be included until after the first 5 years

appendix three

Employment Delivery

The emerging Core Strategy requires a minimum of 253,000sqm of offices and 12 hectares for industry and manufacturing. The office site allocations provide greater than the emerging Core Strategy requires as there is an identified oversupply of poor quality employment floorspace which will be redeveloped for other uses. The minimum range figure is a safeguard to meet the emerging Core Strategy requirement. The Boots Campus and Blenheim Lane sites are expected to provide both office and industrial development, industrial development is also an option at Nottingham Business Park North & Woodhouse Park (formerly Nottingham Business Park South). Other sites may also provide a small amount of office space (e.g. Basford Gasworks), but where there is expected to be no net gain in office development, these sites have been precluded from the table, though they will be monitored.

The following sites will be for office or research & development use:

REF	Site Name	Location	MINIMUM Approx office net gain in sqm	MAXIMUM Approx office net gain in sqm
LA7	Blenheim Lane	Blenheim Lane	0	20,000
LA10	Boots	Thane Road	40,000	62,000
LA13	Canal Quarter - Arkwright Street East	Arkwright Street	1,500	10,000
LA14	Canal Quarter - Crocus Street (Southpoint)	Crocus Street	8,300	8,300
LA15	Canal Quarter - Island Site	Manvers Street	50,000	131,000
LA16	Canal Quarter - Queens Road (East of Nottingham Station)	Carrington Street	28,000	28,000
LA17	Canal Quarter - Sheriffs Way / Arkwright Street	Meadows Way	7,000	7,000
LA18	Canal Quarter - Sheriffs Way (Sovereign House)	Sheriffs Way	21,000	21,000
LA20	Canal Quarter - Waterway Street	Traffic Street	9,100	9,100
LA22	Castle Quarter - People's College	Maid Marian Way	5,500	16,500
LA26	Creative Quarter - Bus Depot	Lower Parliament Street	5,000	10,000

REF	Site Name	Location	MINIMUM Approx office net gain in sqm	MAXIMUM Approx office net gain in sqm
LA27	Creative Quarter - Sneinton Market	Southwell Road	0	5,000
LA30	Electric Avenue		4,400	4,400
LA48	Medi Park	Leen Gate	45,000	45,000
LA50 & 51	NG2 South & West	Queens Drive & Enterprise Way	5,600	10,600
LA52 & 53	Nottingham Business Park North & Woodhouse Park (formerly Nottingham Business Park South)	Land Off Woodhouse Way	0	20,000
LA54	Nottingham Science & Technology Park	George Green way	4,200	4,200
LA67	Waterside - Daleside Road (Eastpoint)	Daleside Road	1,800	1,800
LA69	Waterside - Freeth Street	Meadow Lane	3,200	3,200
LA71	Waterside - London Road (Eastcroft Depot)	London Road	0	5,000
LA72	Waterside - London Road (Former Hartwells)	London Road	17,000	19,000
LA73	Waterside - London Road (South of Eastcroft Depot)	London Road	1,000	1,000
LA74	Waterside - Meadow Lane	Meadow Lane	0	3,000
Commitments	Furlong House	Queens Drive	24,000	24,000

REF	Site Name	Location	MINIMUM Approx office net gain in sqm	MAXIMUM Approx office net gain in sqm
Commitments	Southreef	Castle Boulevard	12,000	12,000
Commitments	Burton St		6,000	6,000
			299,600	487,100

The following sites will be for industrial and manufacturing use

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
LA3	Basford Gasworks	Radford Road	3.06	1.60 inc office development	2
LA7	Blenheim Lane	Blenheim Lane	7.05	0	7.05
LA10	Boots	Thane Road	83.65	5	10
LA45	Hucknall Road/ Southglade Road (Southglade Food Park)	Gala Way	1.66	1.66	1.66
LA52 & 53	Nottingham Business Park North & Woodhouse Park (formerly Nottingham Business Park South)	Land off Woodhouse Way	15.65	0	2
LA63	Stanton Tip	Hempshill Vale	42.3	5	10
TOTAL				13.26	32.71

appendix four

Retail Delivery

The following preferred option land allocations incorporate retail use as either a main / stand alone use or as a complementary component for delivery only as part of a broader mixed use development. Those allocations where retail use is only an optional complementary component of a mixed use scheme and contingent upon the delivery of identified main uses within the allocation are marked with an asterisk.

REF	Site Name	Location	MINIMUM Approx retail net gain in sqm	MAXIMUM Approx retail net gain in sqm
LA03	Basford Gas Works	Radford Road	1,000	1,600 (contingent upon broader scheme delivery)*
LA04	Beechdale Baths and Ambulance Service HQ	Beechdale Road	4,000	5,500
LA11	Broadmarsh	Collin Street	TBC1	
LA13	Canal Quarter - Arkwright Street East	Arkwright Street	0	1,000 (contingent upon broader scheme delivery)*
LA14	Canal Quarter – Crocus Street (Southpoint)	Crocus Street	0	300 (contingent upon broader scheme delivery)*
LA15	Canal Quarter - Island Site	Manvers Street	0	8,000 (contingent upon broader scheme delivery)*

REF	Site Name	Location	MINIMUM Approx retail net gain in sqm	MAXIMUM Approx retail net gain in sqm
LA16	Canal Quarter – Queens Road (East of Nottingham Station)	Queens Road	0 (existing 750)	250 (proposed 1,000) (contingent upon broader scheme delivery)*
LA17	Canal Quarter - Sheriffs Way/ Arkwright Street	Sheriffs Way	0	1,000 (contingent upon broader scheme delivery)*
LA18	Canal Quarter – Sheriffs Way (Sovereign House)	Sheriffs Way	0	1,200 (contingent upon broader scheme delivery)*
LA19	Canal Quarter - Station Street / Carrington Street	Station Street/ Carrington Street	0 (existing 750)	750 (proposed 1,500)
LA20	Canal Quarter - Waterway Street	Traffic Street	0	1,000 (contingent upon broader scheme delivery)*

REF	Site Name	Location	MINIMUM Approx retail net gain in sqm	MAXIMUM Approx retail net gain in sqm
LA22	Castle Quarter, People's College	Maid Marian Way	0	1,000 (contingent upon broader scheme delivery)*
LA26	Creative Quarter - Bus Depot	Lower Parliament Street	0 (existing 250)	500 (proposed 750) (contingent upon broader scheme delivery)*
LA27	Creative Quarter - Sneinton Market	Southwell Road	0 no uplift on existing	0 no uplift on existing
LA32	Fairham House	Green Lane	0	1000
LA33	Forest Mill	Denman Street	0	1,500
LA34	Former Albany Works and Former Co-op	Carlton Road	0 (existing 1650)	250 (proposed 1900)
LA46	Linby Street / Filey Street	Main Street	0	1,000
LA57	Robin Hood Chase	St Ann's Well Road	0 (existing 700)	0 (proposed 700)
LA58	Royal Quarter – Burton Street (Guildhall, Police Station and Fire Station)	Burton Street	0	1,000 (contingent upon broader scheme delivery)*

REF	Name	Location	MINIMUM Approx retail net gain in sqm	MAXIMUM Approx retail net gain in sqm
LA59	Salisbury Street	Faraday Road	0	100 (contingent upon broader scheme delivery)*
LA60	Sandfield Centre	Derby Road	0	500 (contingent upon broader scheme delivery)*
LA62	Sherwood Library	Mansfield Road	750	1,500
LA63	Stanton Tip	Hempshill Vale	0	500 (contingent upon broader scheme delivery)*
LA65	Victoria Centre	Huntingdon Street	27,5002	27,5003
LA66	Waterside – Cattle Market	Meadow Lane	0	500 (contingent upon broader scheme delivery)*
LA67	Waterside – Daleside Road (Eastpoint)	Daleside Road	3,300	3,300
LA71	Waterside – London Road (Eastcroft Depot)	London Road		500 (contingent upon broader scheme delivery)*

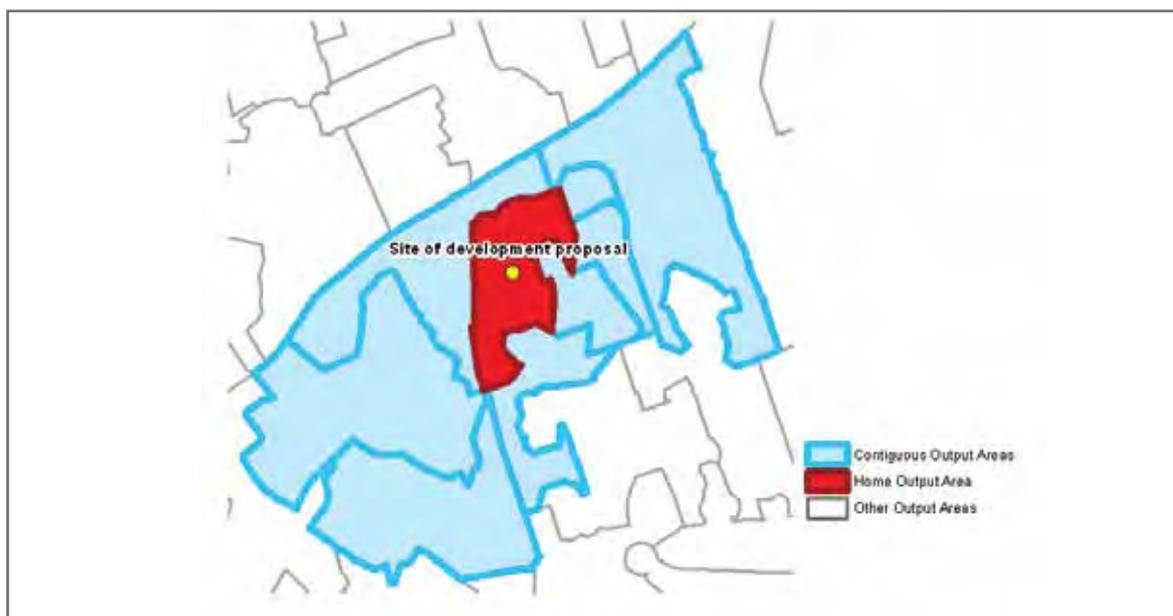
REF	Site Name	Location	MINIMUM Approx retail net gain in sqm	MAXIMUM Approx retail net gain in sqm
LA72	Waterside – London Road (Former Hartwells)	London Road	0	1,000 (contingent upon broader scheme delivery)*
LA73	Waterside - South of Eastcroft Depot	London Road	0	1,000 (contingent upon broader scheme delivery)*
LA74	Waterside - Meadow Lane	Meadow Lane	0	1,000 (contingent upon broader scheme delivery)*

* On mixed use schemes, upper net retail floorspace figures represent aggregated totals for auxiliary retail floorspace integrated with the delivery of other main uses and not as stand alone developments.

appendix five

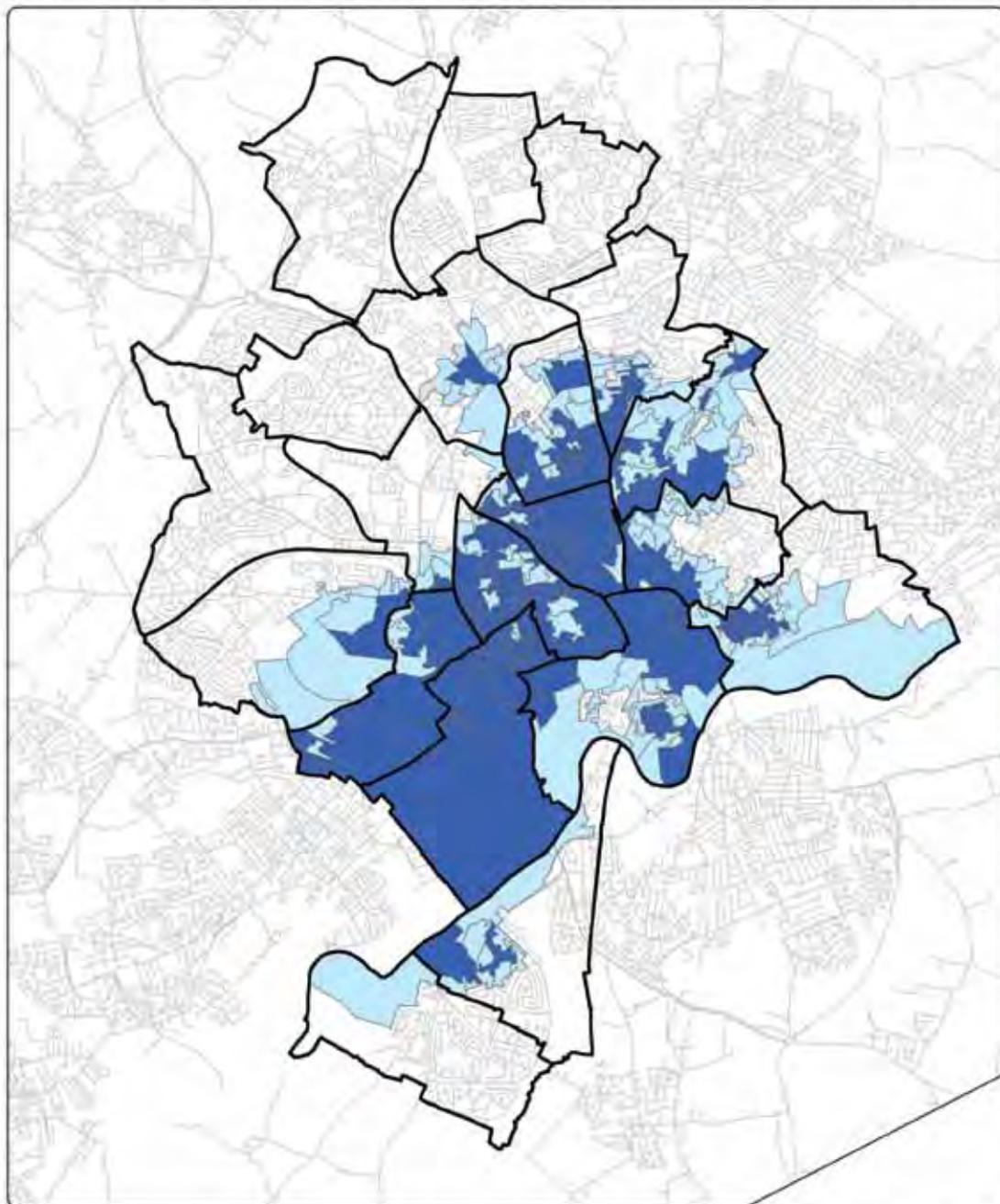
Methodology For Determining Areas With a ‘Significant Concentration’ of Houses in Multiple Occupation / Student Households

- 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' includes 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
- OAs with more than 10% HMOs and/or Student households
- OAs contiguous to OAs with more than 10% HMOs and/or Student households

Non Student HMOs from Nottingham City Council HMO database, January 2013; plus all student households (excluding halls) from Council Tax records, November 2012; plus estimated purpose built student households, November 2012; as a percentage of all residential properties, including estimated purpose built student households.

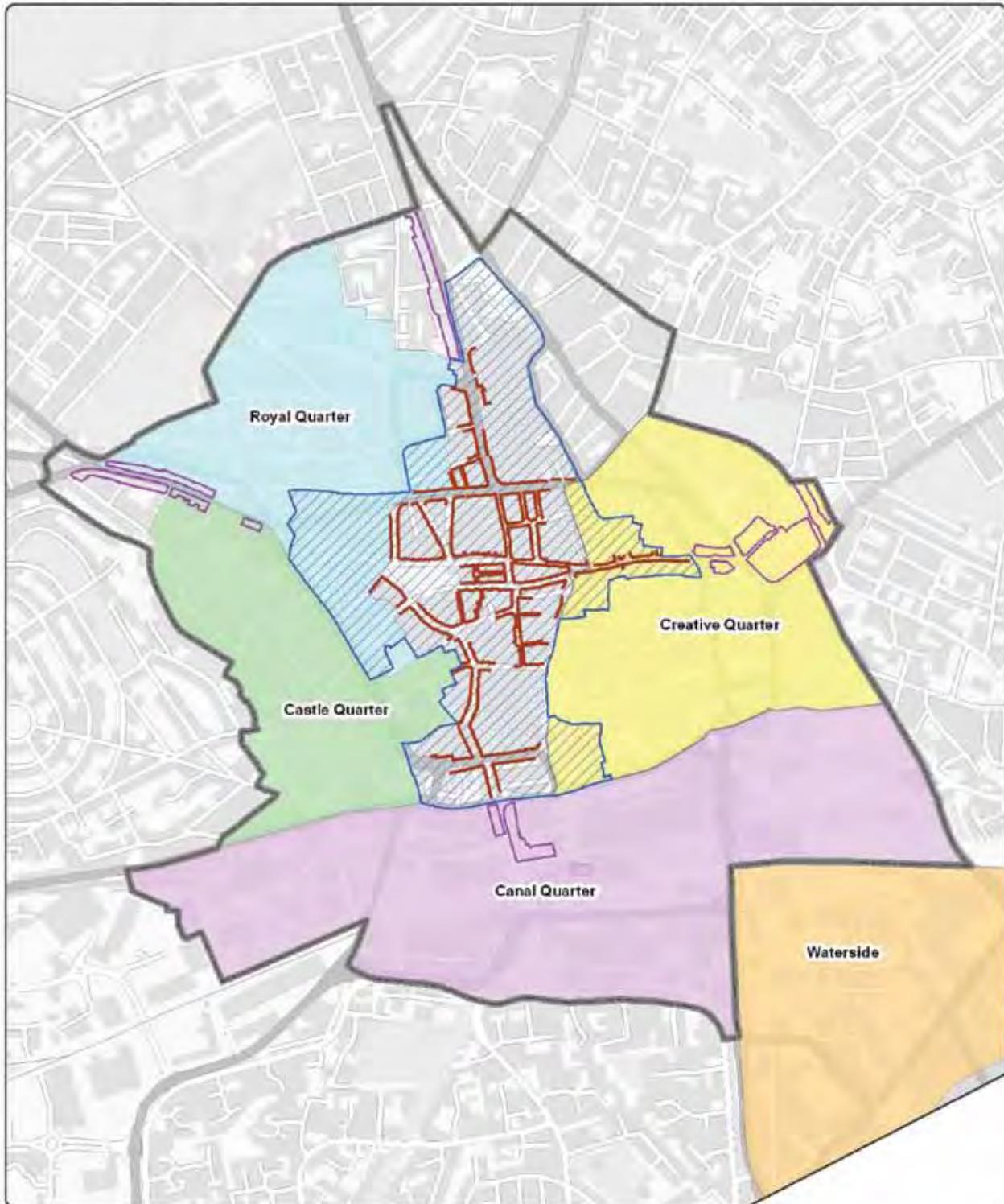
© Crown copyright and database right 2013. Ordnance Survey Licence number 100019811
2/Phase2/DMR - New Structure/Policy & Information/Team & Strategy/Output Areas/1402/1402/1402_2013 map - John Lee 01/08/2013

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 six

City Centre Designations

City Centre Designations



Key

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- | | |
|-----------------------------|------------------|
| City Centre Boundary | Canal Quarter |
| Primary Shopping Frontages | Castle Quarter |
| Primary Shopping Area | Creative Quarter |
| Independent Retail Clusters | Royal Quarter |
| | Waterside |



appendix seven

Overview of Development Sites

Local Plan - Land Allocations Map - A

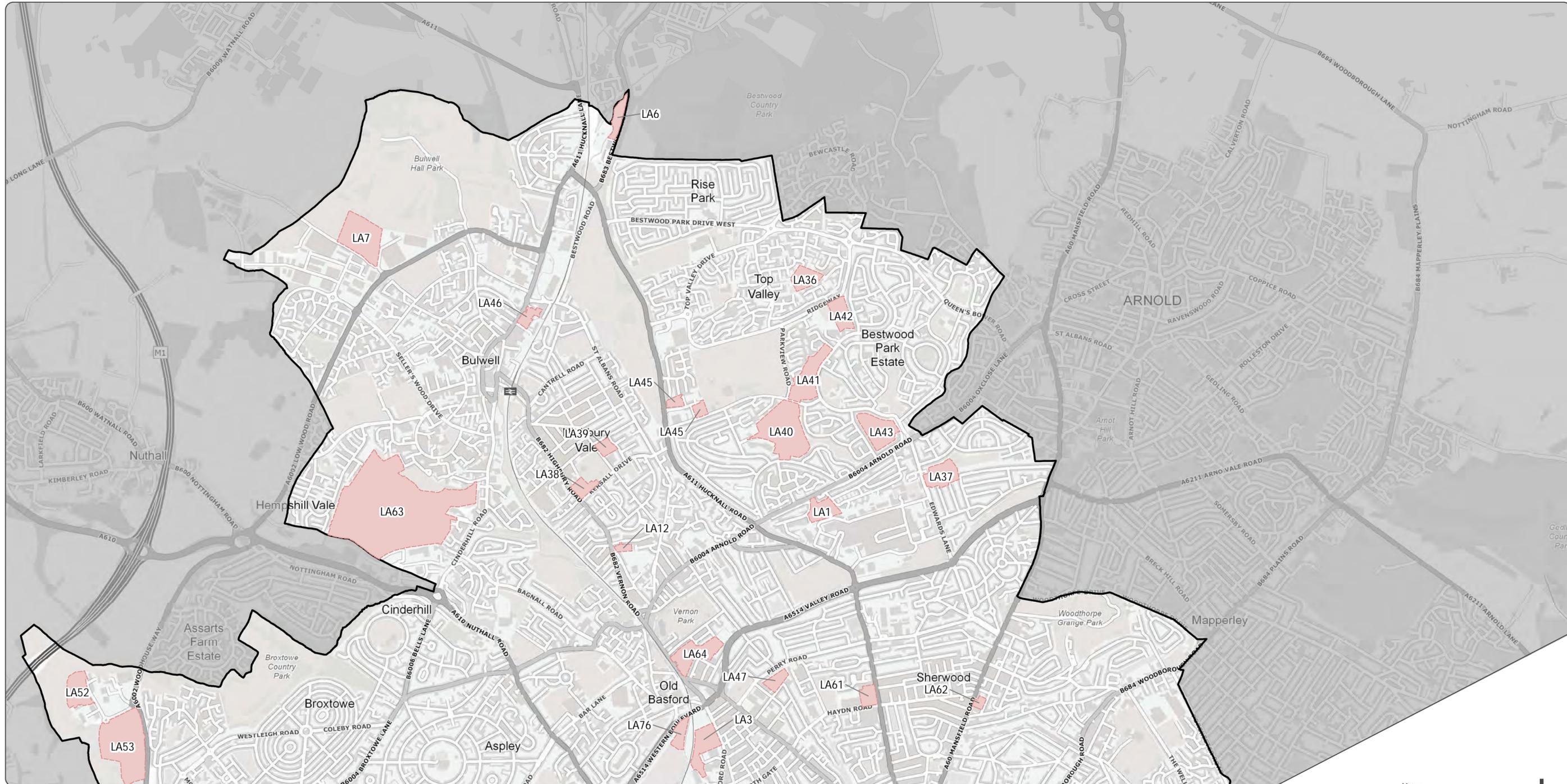
LA_ID	SITE_NAME
LA1	Armside Road (Former Chronos Richardson)
LA2	Ascot Road (Speedo)
LA3	Basford Gasworks
LA4	Beechdale Baths and Ambulance Service HQ
LA5	Beechdale Road (South of Former Co-op Dairy)
LA6	Bestwood Road (Former Bestwood Day Centre)
LA7	Blenheim Lane
LA8	Bobbers Mill Bridge (Bobbers Mill Industrial Estate)
LA9	Bobbers Mill Bridge (Land Adjacent to Bobbers Mill Industrial Estate)
LA10	Boots
LA11	Broadmarsh
LA12	Bulwell Lane (Former Coach Depot)
LA13	Southside - Arkwright Street East
LA14	Canal Quarter - Crocus Street (Southpoint)
LA15	Canal Quarter - Island Site
LA16	Canal Quarter - Queens Road (East of Nottingham Station)
LA17	Canal Quarter - Sheriffs Way / Arkwright Street
LA18	Canal Quarter - Sheriffs Way (Sovereign House)
LA19	Canal Quarter - Station Street / Carrington Street

LA_ID	SITE_NAME
LA20	Canal Quarter - Waterway Street
LA21	Carlton Road (Castle College)
LA22	Castle Quarter - People's College
LA23	Chalfont Drive
LA24	Chingford Road Playing Field
LA25	Clifton West
LA26	Creative Quarter - Bus Depot
LA27	Creative Quarter - Sneinton Market
LA28	Denewood Crescent (Denewood Centre)
LA29	Derby Road (Western Club)
LA30	Electric Avenue
LA31	Fairham Comprehensive School
LA32	Fairham House
LA33	Forest Mill
LA34	Former Albany Works and Former Co-op
LA35	Former Dunkirk Fire Station
LA36	Former Eastglade Primary and Nursery School
LA37	Former Haywood School Site
LA38	Former Henry Mellish Main School

LA_ID	SITE_NAME
LA39	Former Henry Mellish School playing field (Piccadilly)
LA40	Former Padstow School
LA41	Former Padstow School Detached Playing Field (Beckhampton Road)
LA42	Former Padstow School Detached Playing Field (Ridgeway)
LA43	Haywood Detached Playing Field
LA44	Hine Hall
LA45	Hucknall Road/Southglade Road (Southglade Food Park)
LA46	Linby Street/Filey Street
LA47	Lortas Road
LA48	Medi Park
LA49	Melbury School Playing Field
LA50	NG2 South
LA51	NG2 West
LA52	Nottingham Business Park North
LA53	Woodhouse Park (formerly Nottingham Business Park South)
LA54	Nottingham Science and Technology Park
LA55	Radford Mill
LA56	Riverside Way
LA57	Robin Hood Chase

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LA58	Royal Quarter - Burton Street (Guildhall, Police Station and Fire Station)
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LA71	Waterside - London Road (Eastcroft Depot)
LA72	Waterside - London Road (Former Hartwells)
LA73	Waterside - London Road (South of Eastcroft Depot)
LA74	Waterside - Meadow Lane
LA75	Waterside - Trent Lane (Park Yacht Club)
LA76	Western Boulevard

LA_ID	SITE_NAME
LA77	Wilkinson Street (Former PZ Cussons)
LA78	Woodyard Lane (Siemens)
DS103	Charmwood Centre
DS104	The Spinney
DS105	Brook Street East
DS106	Brook Street West
DS107	Colwick Service Station
DS108	Rear of 107-127 Ruddington Lane
DS109	Flower Market



Key

- City Centre
- City Boundary
- LAPP

Local Plan - Land Allocations Map - B

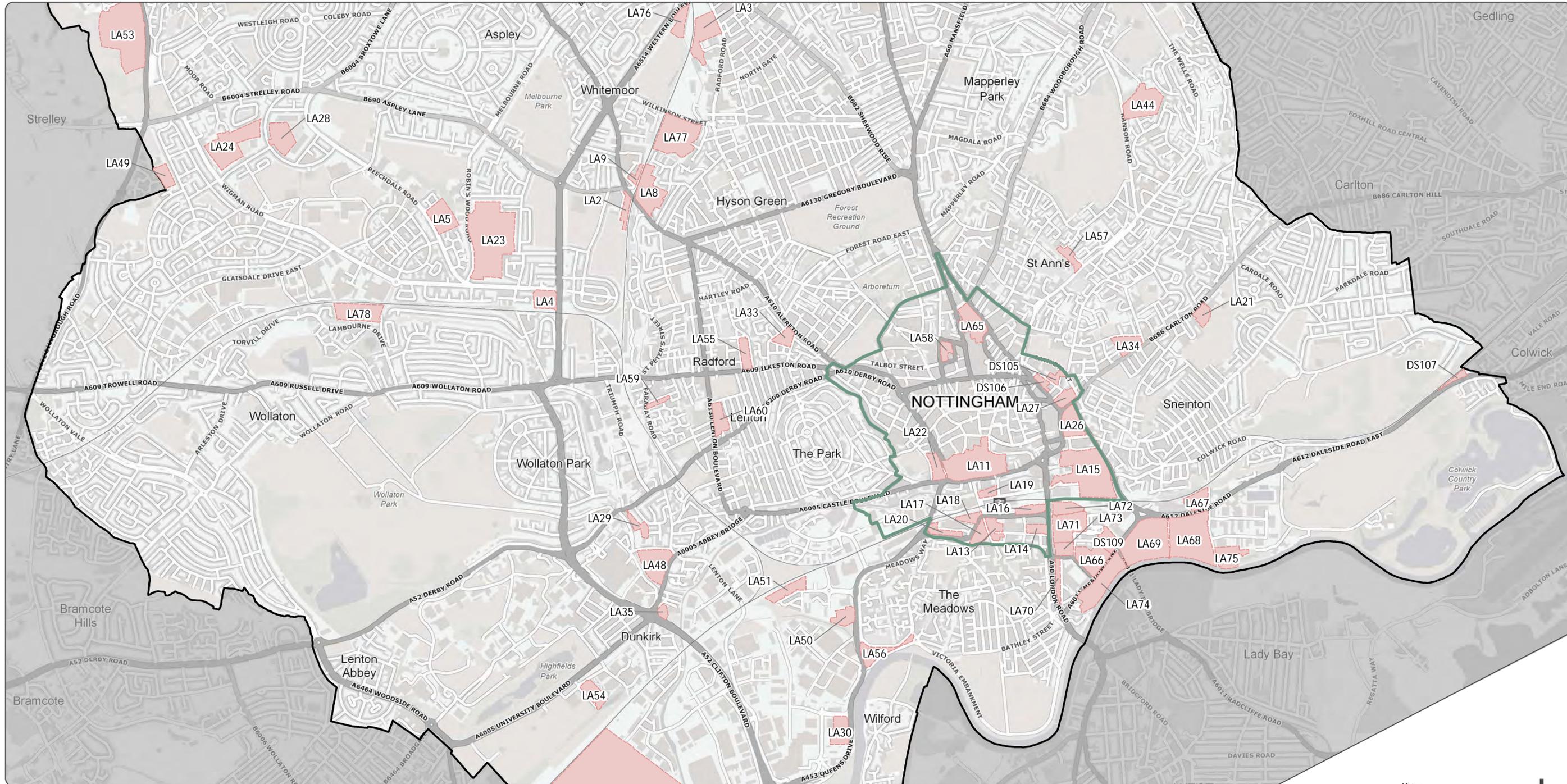
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LA1	Arnside Road (Former Chronos Richardson)
LA2	Ascot Road (Speedo)
LA3	Basford Gasworks
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LA5	Beechdale Road (South of Former Co-op Dairy)
LA6	Bestwood Road (Former Bestwood Day Centre)
LA7	Blenheim Lane
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DS106	Brook Street West
DS107	Colwick Service Station
DS108	Rear of 107-127 Ruddington Lane
DS109	Flower Market



Key

- City Centre
- City Boundary
- LAPP



Local Plan - Land Allocations Map - C

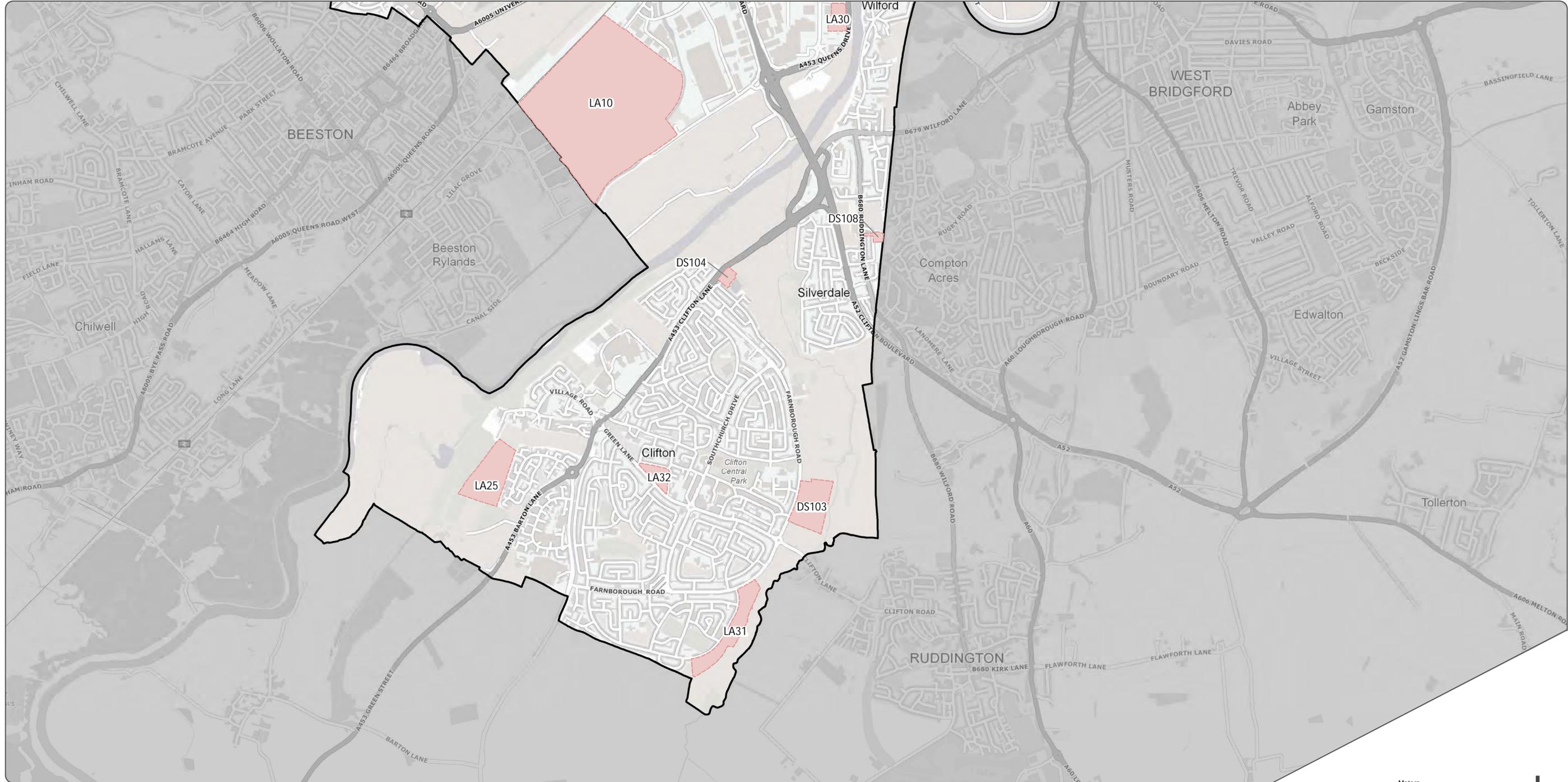
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LA55	Radford Mill
LA56	Riverside Way
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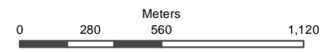
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LA_ID	SITE_NAME
LA77	Wilkinson Street (Former PZ Cussons)
LA78	Woodyard Lane (Siemens)
DS103	Charmwood Centre
DS104	The Spinney
DS105	Brook Street East
DS106	Brook Street West
DS107	Colwick Service Station
DS108	Rear of 107-127 Ruddington Lane
DS109	Flower Market



Key

- City Centre
- City Boundary
- LAPP



If you would like to request this document in an alternative format, please contact us on 0115 8763969



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Nottingham
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