

# **NOTTINGHAM CITY CENTRE: TIME AND PLACE PLAN**



**Draft for consultation  
September 2013**

## Contents

1. Introduction
2. Current situation
3. Vision
  - Vision
  - Strengths and opportunities
  - Weaknesses and threats
4. Framework
  - Retail Core
  - Independent Shops
  - Creative Quarter
  - Castle Quarter
  - Royal Quarter
  - Canal Quarter
  - Connecting links
5. Implementation

## **Introduction**

The City Centre is the 'shop-window' of the City and its success as an employment, retail and leisure centre is vital to the success of the City as a whole. It is the focus of economic growth and is the centre of our vision for a thriving and sustainable 21<sup>st</sup> century European city. Nottingham is fortunate in that the City Centre is already attractive, well used and easily accessible to residents, customers and commuters. But there are still improvements needed – for example better managing the City Centre as a focus of evening entertainment and leisure as well as daytime employment and shopping. This plan focuses on best use of time and place in the City Centre – how the various areas can be used in different ways to meet the needs of the whole community.

**Our vision is for a healthy and vital centre, embracing new ideas, and building on the creativity of our residents, universities, employers and business people. We will also make best use of our assets – principally connectivity, in the form of a compact walk-able and cycle-able centre with excellent public transport and car parking; people, bringing creativeness, innovation and cultural advance; and history, with a series of important historical buildings, places and people. The key to success will be to work with the rhythm and grain of the City Centre, building on existing character and potential with better management and selective elements of change including, where possible, use of technology.**

Some of this plan's more ambitious proposals may not be achieved immediately – but we need to have a shared view of what to work towards. The Time and Place Plan creates a positive atmosphere for short and long-term action whilst still taking account of the realities of current market conditions. We know that finance is difficult for our partners in both public and private sectors, but we want to bring forward innovative plans to make the best of all our resources.

We are already building on the opportunities and distinctive features of the City Centre – for example the new Station Hub which will have trams, trains, taxis and buses in a new interchange with potential for surrounding office development; new digital enterprises in the Creative Quarter; and a new major tourist attraction at the Castle. These will be the 'triggers' for more action to revitalise the City Centre and create valuable buzz and energy. The plan designates a new major development area - the Southern Gateway - as well as new City Centre Quarters, which are distinctive areas of character that are complementary to the main shopping core, each with different patterns of day and night time activity.

We also need to work on management. The City Centre caters for different people at different times, and sometimes these activities conflict. So regulation and management needs to be focused on making different activities work together. This includes parking enforcement, management of the Old Market Square, community protection and taxi and premises licensing.

The City Council has set up a City Centre Forum, bringing together key interests such as the Nottingham Business Improvement District (BID), retailers, developers and relevant Councillors. It will help to monitor the implementation of the wider strategy. The Plan cannot be implemented by the City Council alone – it will involve many partners - all working to the shared vision.

## Current Situation

The City Centre has solid foundations, employing around 63,000 people and serving a shopping catchment area of 3.8m people.

Nottingham has long been considered **the primary shopping destination** in the East Midlands. Like all cities, it has been affected by the current recession and in particular some large developments that have not yet been built. This has resulted in more vacant shops, and a fall in national retail rankings. However, the City Centre's catchment area will grow considerably over the next 10 years as planned new housing is developed and the outlook is good – as long as the retail sector can respond to this challenge.

The City Centre is an **important office location** particularly for headquarters and regional offices. The sector contributes around £3bn to the local economy and employs over 20,000 people. Recent inward investors have included E.On, with 1,000 employees. However there is a shortage of Grade A offices, despite underused or vacant older blocks. Progress on the City Centre regeneration areas has been slow. Rents are relatively low, and in a recession confidence needs rebuilding.

**Leisure remains a key contributor** to the City Centre economy, although opinions are divided about its benefits. 25% of commercial premises are classed as leisure services. These restaurants, bars and cultural facilities complement the retail offer and enable customers to stay longer in the City Centre. There are also major venues, such as the Ice Centre, the Royal Centre, Contemporary Arts and Rock City.

The City Centre contains **major tourism attractions** as well as hotels, restaurants and other facilities aimed at the tourism market. However the Castle and the caves are some of many under-exploited tourist attractions that if improved would encourage more overnight stays in the City Centre.

There are a variety of **residential areas** in the City Centre, including well-established areas like The Park and more recent apartment buildings in the Lace Market, station area and near the Castle. 37% of the apartments in the City Centre are now occupied by students, and there is evidence of lower demand from non-student buyers or renters. There is still considerable market interest in further purpose-built student accommodation in the City Centre.

**The further and higher education sector** is also well represented. Nottingham Trent University, New College Nottingham and Central College, as well as other training providers such as Antenna, are important contributors to the City Centre economy, in generating expenditure, expanding their services and training people for entering the job market and becoming business people themselves.

The City Centre has a **long and distinguished heritage** and retains numerous historic streets, squares and buildings.

**Public transport opportunities** to access the City Centre are excellent and improving, with new tram lines and better quality bus services, as well as Park and Ride. However, **car parking**, both on and off street, has suffered from uncoordinated pricing policies. A new flexible on-street parking solution has now been implemented, which needs to be monitored and matched to the off-street, Park and Ride and public transport offers.

## Vision

**Our vision is for a healthy and vital centre, embracing new ideas, and building on the creativity of our residents, universities, employers and business people. We will also make best use of our assets – principally connectivity, in the form of a compact walk-able and cycle-able centre with excellent public transport and car parking; people, bringing creativeness, innovation and cultural advance; and history, with a series of important historical buildings, places and people. The key to success will be to work with the rhythm and grain of the City Centre, building on existing character and potential with better management and selective elements of change including, where possible, use of technology.**

In the longer term, the City Centre will:

- Be well-functioning and attractive, respecting historic buildings and spaces but also enabling development in suitable sites
- Be easy to get around with clear signing and maps, using new technology
- Achieve higher positions in national retail rankings, serving a large and growing catchment area, with improved and thriving shopping centres, starting with the Broadmarsh Centre, and also including independent shops
- Have a ready supply of suitable offices for inward investors and growing indigenous companies
- Use the current transport investment to encourage complementary development
- Have improved public spaces including a well-established and well-used 'tourism circuit' that links the shopping centre to the Castle and the Station Hub
- Have developed many of the Southern Gateway sites
- Have a lively evening economy that meets the needs of all sectors of the population
- Become smarter, taking advantage of technological advances, but still being welcoming and friendly

## **Strengths and opportunities**

- Nottingham City Centre is already nationally and regionally significant, with good accessibility from other centres of population
- The City Centre's compact form, character areas, walking links and excellent public transport provide a sustainable basis for future development, enhanced by current developments such as Lines 2 and 3 of NET
- Great progress has already been made in improving public spaces and bringing buildings up to date
- The City Centre already provides 63,000 jobs and the proposed Southern Gateway development could mean 5,000 more, supporting the City's economic growth targets
- Recent studies conclude that there is considerable opportunity for retail growth given the right strategy. A new Broadmarsh proposal is anticipated.

- There is a shortage of Grade A office space in Nottingham, and suitable development sites are available in the Southern Gateway
- The Castle and its surroundings, including the canal, are a currently under-exploited tourism and leisure opportunity.
- Nottingham already has a good basis for a new and dynamic creative industries quarter, forming a lead sector in the Growth Plan
- The City Centre can provide selected sites for much needed purpose built private rented and student accommodation, and the education sector generally is strong
- Recent on-street parking pricing rationalisation has improved the perception of City Centre parking

### **Weaknesses and threats**

- The national recession impacts badly, meaning that the long-awaited Broadmarsh redevelopment has not happened and the number of vacant shop units is high. The Broadmarsh area in particular is in need of improvement.
- The City Centre has fallen in the various national retail rankings and competitor cities with new shopping developments have overtaken it
- In some key areas (for example, around some parts of the Old Market Square), investment in public spaces has not resulted in improved surrounding buildings or uses
- The large amount of transport investment in the city (NET Lines 2 and 3, Railway Station, A453, Ring Road, and Inner Ring Road schemes) is creating some disruption and congestion, with both real and perceived difficulties in accessing the City Centre
- Some desired national and established retail 'brands' are not present, with one reason quoted being the lack of larger shop units available
- The independent shopping areas in Hockley, Derby Road, Mansfield Road and other areas located on the fringes of the City Centre are finding it difficult to maintain viability and require additional help
- The evening economy is lively, but for many people the City Centre is perceived as a dangerous or unpleasant place to be in the evenings.
- Despite considerable improvements, walking routes around the City Centre and getting to key shopping and tourism destinations can be difficult (for example from the station to the Castle).
- Regeneration areas on the edges of the City Centre remain undeveloped

## **Framework**

A combination of short term actions and longer term strategy is required to make a difference now as well as to 'join the dots' of development schemes that are already under way or will be happening soon, into a coordinated whole.

The future lies in a City Centre that can build on the identified advantages and at the same time tackle some or all of the identified weaknesses. It needs to build confidence but be realistic. This will be done by creating distinct quarters within the City Centre that can be used for the following:

- Increasing the legibility of the City Centre by means of branding, signing or specific initiatives
- Tackling particular issues by encouraging the transformation of places into character areas – for example encouraging café and restaurant development where that will complement the retail offer, so that people will be able to spend longer in the City Centre with a variety of activities easily available
- Encouraging particular uses in the areas that they are most appropriate – for example, tourism based around the City Centre's historic buildings and walkways
- Facilitating new development in places that best contribute to the character of the quarters
- Publicising the identified advantages of the City Centre – particularly its accessibility, history and creativity, and enabling it to better take up new opportunities
- Encouraging cross-fertilisation of ideas – for example ideas developed for the Creative Quarter are transferred and adapted to other quarters

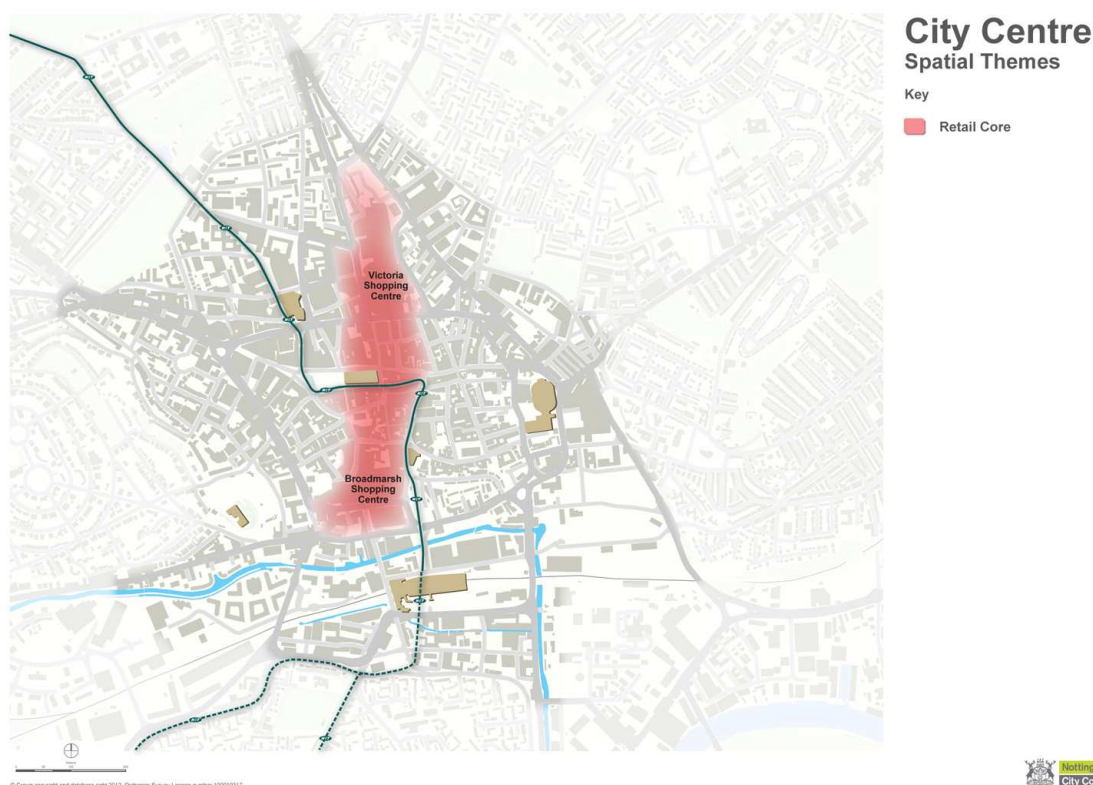
This Plan sets out a framework of a retail core surrounded by **quarters**, which are the distinctive areas within the City Centre, connected by **links** making it easy to get around and access all parts of the City Centre.

Proposals are summarised here but are included in full in other policies and plans such as the Nottingham Local Plan, the Retail Strategy and the Council's Statement of Licensing Policy.

<b>FRAMEWORK</b>		
<b>Assessment themes</b>	<b>Current situation</b>	<b>Proposals</b>
Legibility and ease of walking around	Comprehensive pedestrian signs but not seen as distinctive and little information on preferred walking routes	Review City Centre signing to make it more distinctive and to include concepts of quarters and links. Encourage use of new technology to access information. Signage will include directions to both daytime and evening attractions and facilities.
	Some areas are problematic eg station to City Centre, Collins and Canal Street, Milton Street	Re-emphasise City of Squares concept and related walking links. Develop programme of improvements
Accessibility (public transport)	Improving accessibility by tram (new routes complete 2015)	Increase bus access to the City Centre, using Maid Marian Way, Canal Street and Bellar Gate North South links
	Some public buses access only certain parts of the City Centre, although the free connecting CentreLink service is popular	Secure further funding for CentreLink and consider extensions
Accessibility (car)	Recent changes to on street parking seem to be successful but variable off street provision	Develop coordinated parking strategy with partners to properly support City Centre shopping and leisure (include signing)
Night time economy	Some progress on shops opening later but much more to so	Continue to work with Business Improvement District to encourage shops to open later in evenings and enable complementary uses in appropriate places (eg cafes)
	Significant bar/club activity that is not easily managed and sometimes conflicting user groups across whole City Centre	Enable distinct areas that can be better managed – for example, Canal Quarter as bar and club area for evening activity complementing daytime business use
Street activation	Some good examples eg Broad Street outdoor summer cafes, but more potential in many areas	Allocate more areas for outdoor seating, cafes, markets and other active uses where possible
Smart city	Existing advantages in businesses and education could be further exploited	Develop in accordance with Growth Plan
	Nottingham transport and other data made available for development into apps etc	Work with Nottingham BID and developer community to create new ways of using data to access City Centre services
Heritage	Opportunities for heritage-led regeneration, especially in the Castle Quarter	Work with partner agencies and English Heritage to realise these opportunities. Create a Heritage Strategy



## Retail Core – Nottingham's 'High Street'



The retail core is the key to the City Centre's success. It is a compact and easily walkable single retail core running north-south between the Broadmarsh and Victoria Centres with a good variety of shopping experiences. These streets will continue to be protected as primary retail frontages, suitable for shops of regional centre quality and size.

The retail core will be a focus for improvement or development initiatives and current priorities are the two shopping centres. Both centres are suffering from out-of-date facilities, looking 'tired' when compared with new developments in nearby cities. Improvement is vital and the City Council and its partners are making strenuous efforts to ensure that this takes place. At present the southern part of the City Centre is seriously affected by the number of vacant shop premises resulting from the previous abandoned Broadmarsh redevelopment scheme and it is a priority to get these improved and let again as soon as possible.

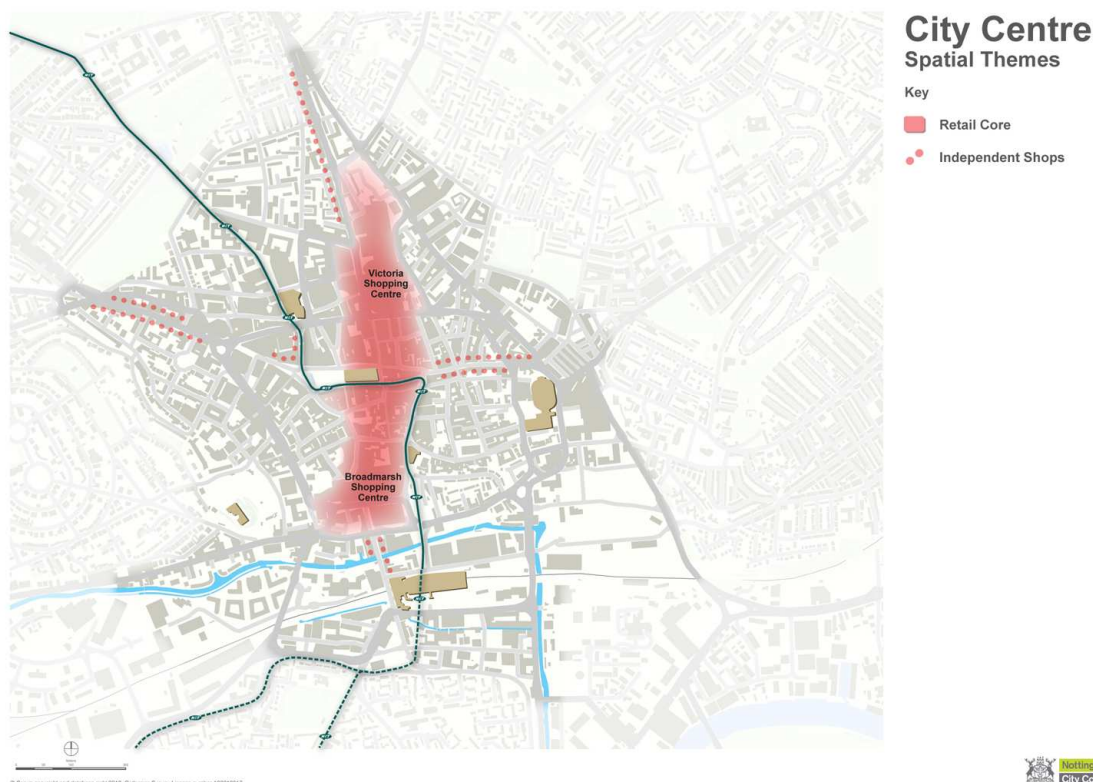
The retail core includes the Old Market Square area but not the west of the square, to encourage concentration of major shopping in a more compact area.

The walking routes between the shopping centres also require attention – although most streets are pedestrianised, some need renewal and imaginative redesign. Bridlesmith Gate in particular has remained attractive and lively, but Clumber Street and Lister Gate may need improvement.

It is also proposed to use licensing powers to limit, where possible, the number of 'standing' bars in the retail core (but to facilitate applications in other areas of the City Centre). Shops will be encouraged to open later and to create opportunities for family friendly activities in the early evenings.

<b>RETAIL CORE – Nottingham’s High Street</b>		
<b>Assessment themes</b>	<b>Current situation</b>	<b>Proposals</b>
<b>Character</b>	Contains main shops including Listergate, High Street, Bridlesmith Gate and Clumber Street. Some parts successful and improving but others looking tired with lower quality offer.	Focus on this core shopping corridor for environmental, building, lighting, signing and street paving improvements. Clumber Street is a first priority.  Amend Primary Retail Frontages in Local Plan to reflect existing situation and to plan for future demand  Encourage shops to open later in the evenings
	Broadmarsh area does not provide either an attractive ‘gateway’ to the City Centre nor a good walking route to the station and the Meadows. Victoria Centre also requires improvement	Broadmarsh area redevelopment is included in Southern Gateway and there are ongoing discussions on improving both centres. Include evening uses such as cinema, restaurants and leisure uses.
<b>Development opportunities</b>	Fall in retail rankings. Relatively low number of comparison goods outlets	Key measures are included in the Retail Strategy, working with the Nottingham BID
	Lack of larger shop units and certain High Street ‘brands’ that should be present given the large, growing and varied catchment area	Further possible development sites to be identified in and around retail core, including sites for kiosks, outdoor cafes and markets
	Key shopping streets in east (Bridlesmith Gate, Victoria St, Clumber St and Fletcher Gate) doing relatively well, some decline in west	Reduced shopping focus to west of OMS, to be replaced by encouragement of leisure and other uses

## Independent Shops – distinctive destinations



Outside the retail core there are a range of different and distinct shopping streets that are vital to the success and viability of the City Centre but often suffer from lack of customers because they are relatively distant from the main centre. These areas provide retail and leisure facilities for the individual City Centre Quarters, and are on east-west and north-south routes that either are or were historically major access routes to the centre. The main areas are:

- Hockley, in the Lace Market, linking to Sneinton Market
- Derby Road, linking to Canning Circus
- Mansfield Road, from Parliament Street to the junction with Huntingdon Street
- Carrington Street, from the Broadmarsh Centre to the station

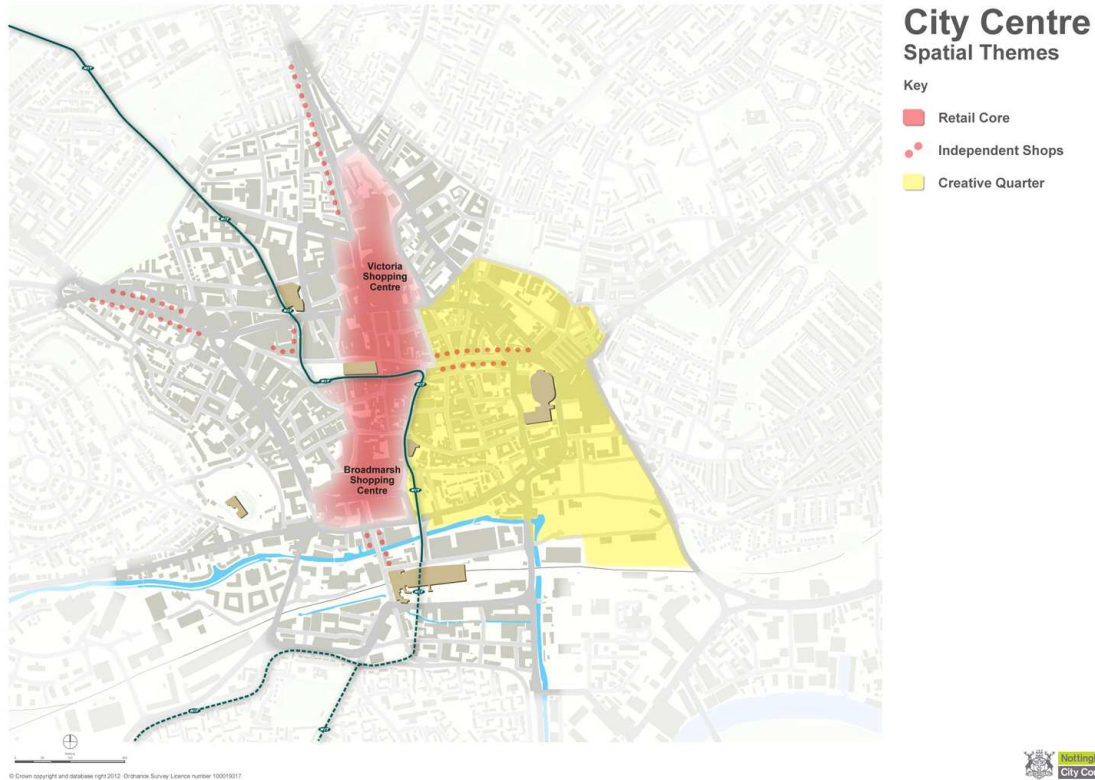
A new possible emerging area of independent shops can be detected in Market Street and Chapel Bar North, including Hurts Yard and West End Parade. This will be encouraged.

Opportunities for improving the viability of these areas will be pursued, in partnership with retailers, operators and owners. There are current improvement proposals for both Derby Road and the Hockley area.

The independent shopping areas also attract complementary evening leisure uses, particularly an 'alternative' offer which includes outdoor cafes and bars, public art and events, and cultural centres. These are vital to the survival of the independent shops and will be encouraged.

<b>INDEPENDENT SHOPS – distinctive destinations</b>		
<b>Assessment themes</b>	<b>Current Situation</b>	<b>Proposals</b>
<b>Character</b>	A variety of independent shops and leisure uses that surround the main shopping centre on radial routes. Different areas have different characteristics, meaning solutions must be specific and in partnership with relevant businesses, owners and the Nottingham BID	Continue to promote these areas for independent shops and complementary uses. Prioritise for environmental, signing, building and other improvements
<b>Development opportunities</b>	Many independent shops have viability issues and some premises are poorly maintained. Shops along the link suffer from lack of footfall and need more attractions to encourage customers to explore	Key measures are included in the Retail Strategy  Implement pilot 'whole building' refurbishment and associated environmental works (Carrington St and Derby Road)  Take opportunities to improve shop frontages and footways
<b>Connectivity</b>	Some parts (eg Derby Road) suffer from high volumes of traffic, others (eg Hockley) suffer from difficult road access. Parking is an important issue everywhere.	Work with businesses on detailed access and parking issues.  Implement Inner Ring Road strategy which includes access improvements to Hockley and pedestrian improvements to Carrington Street
<b>Economy</b>	Some parts include attractive and viable restaurants and evening economy offers.	Implement low cost improvements such as Broad Street outdoor seating wherever possible  Licensed premises are appropriate in some locations but a balance is needed

## Creative Quarter – the innovative business quarter



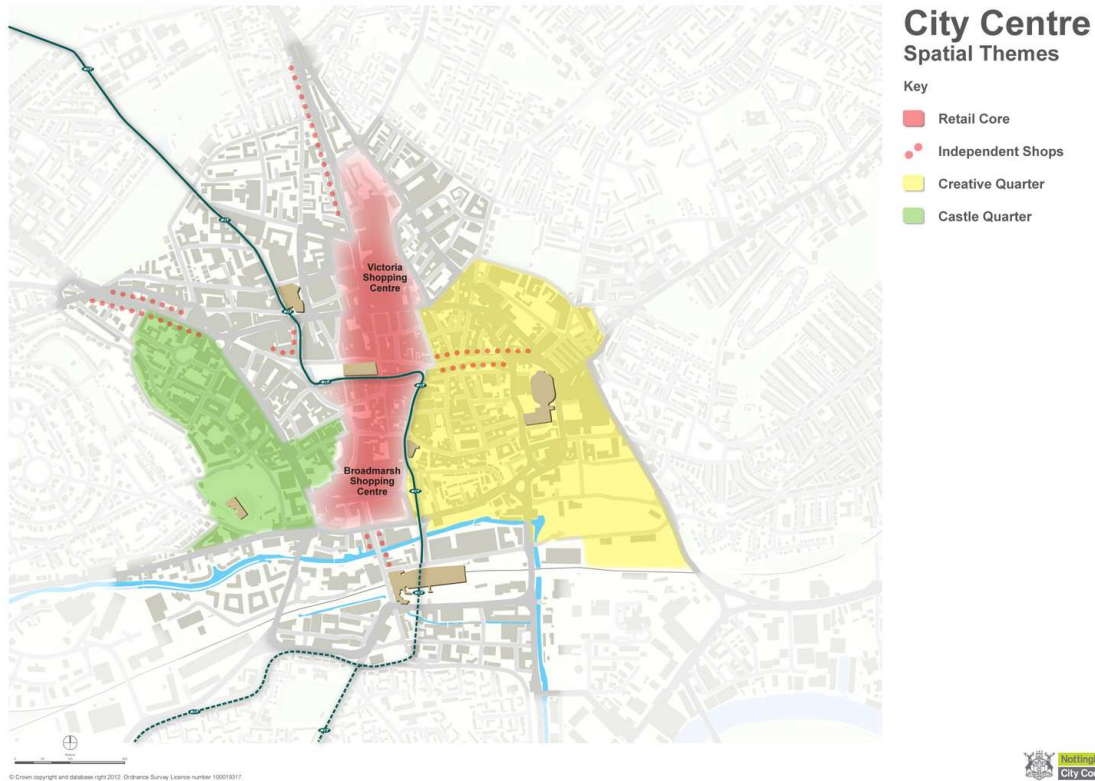
The Creative Quarter is the focus of Nottingham's City Deal, which provides funding to support creative and new technology businesses and training. The aim is to transform the historic Lace Market and the development sites to the east into a lively and stimulating area, filled with creative activity of all sorts. The area will be characterised by dynamism and entrepreneurship, with small businesses leading the way.

Both new and established small businesses and cultural offerings will be able to thrive, whether they are computer games designers, niche shops in Hockley or new dance groups. Mixed and temporary uses will be promoted, and day to day issues like parking, road access, licensing and cleansing tackled. Some evening entertainment uses and bars will be allowed where appropriate, particularly in Hockley. Building on the existing exciting mix of uses, the area will provide interesting facilities and accommodation for both entrepreneurs and customers.

The Creative Quarter builds on the history of the Lace Market, giving new life to the existing buildings. It is the site of the original Saxon town established in the 6<sup>th</sup> century, and retains a medieval street pattern. It was transformed by the growth of the lace industry during the 19<sup>th</sup> century. The tall Victorian factories and warehouses, now mainly used for offices and housing, create a canyon-like, densely developed feel broken only by the open space around St Mary's Church. To the north, Goosegate, Carlton Street, and Broad Street already provide a mixture of retail shops and public buildings creating a more vibrant atmosphere. This variety and history provides an iconic background for the new Creative Quarter, providing premises that could be used flexibly for employment, education, leisure and residential, and public spaces for leisure and entertainment.

<b>CREATIVE QUARTER – the innovative business quarter</b>		
<b>Assessment themes</b>	<b>Current situation</b>	<b>Proposals</b>
<b>Character</b>	Two distinct parts – historic Lace Market and eastern regeneration area - but linked by creative industries potential	<p>Promote whole area as creative industries quarter with complementary residential, retail and leisure, including bars where appropriate</p> <p>Consider opportunities for improving appearance/use of buildings and streets especially in popular Hockley area</p>
<b>Development opportunities</b>	Some vacant buildings in Lace Market but biggest challenge is redevelopment of large sites to the east including Island Site. Sneinton Market and Hockley itself are opportunities for creative uses such as workshops, performance areas, shops and markets	<p>Develop vacant Lace Market buildings and other development sites for creative industry uses (although not exclusively)</p> <p>Improve public spaces in the Creative Quarter ‘hub’ around the junctions of Carlton St/Goosegate and George, Broad and Heathcoat Streets</p> <p>Encourage initiatives to use buildings and street spaces temporarily for creative uses</p>
<b>Connectivity</b>	More new and improved links needed to Sneinton	Implement Inner Ring Road strategy ‘Connecting Eastside’ scheme promoted as part of City Deal
	Bellar Gate is currently a barrier to east-west pedestrian movement and does not adequately serve development sites. The north-south bus route along Fletcher Gate/George St is also a barrier to pedestrian movement	Work with local businesses and organisations on joint City Centre access, improvement and parking projects, including reducing barriers
<b>Economy</b>	Creative industries are beginning to cluster in the area with associated housing, cafes, bars and shops	A new Creative Quarter company is co-ordinating improvement proposals including support, grants and loans to businesses

## Castle Quarter – the tourism and restaurant quarter



The Castle Quarter provides the setting for an improved high-quality tourism and leisure offer, complementing the retail core and providing more reasons to visit and stay in the City Centre.

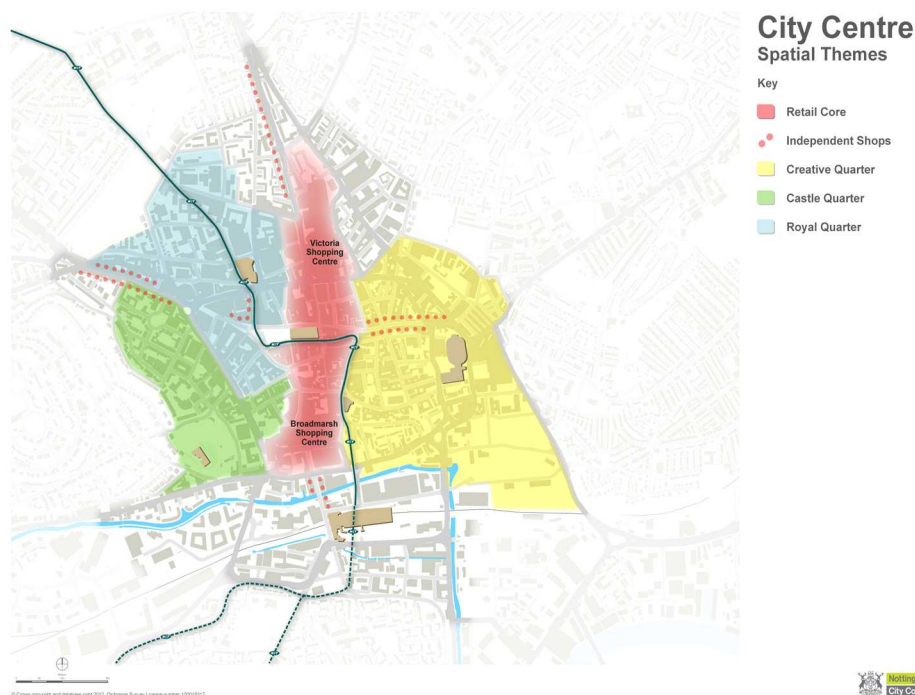
To the north, the historic General Hospital and its surrounding buildings now house a mixed use development of apartments, offices, restaurants and hotels. The quarter is characterised by high quality bars and restaurants, together with professional services, including solicitors, accountants and surveyors. The area, which has a calm and dignified atmosphere, is worthy of protection. However, it is subject to pressure from other uses including student accommodation and 'standing' bars, which are not appropriate in the most sensitive parts of the quarter, particularly in smaller buildings more suited to tourism uses.

In the south, the Castle dominates. The area immediately around the Castle contains the largest concentration of surviving 18<sup>th</sup> century buildings in the city. These buildings are hugely important for tourism, but the area does not meet its tourism potential, because facilities are not yet good enough and also because the quarter is severed from the rest of the city centre by Maid Marian Way. The road is also characterised by high buildings, once used as offices and hotels that are now becoming obsolete. Conversion to residential and other uses will normally be considered appropriate where offices cannot be maintained. However, ground floor uses should always have public access, and are becoming increasingly desirable for use as World and Indian restaurants, that provide a varied offer for lunchtime, early evening and late evening markets.

<b>CASTLE QUARTER – the tourism and restaurant quarter</b>		
<b>Assessment themes</b>	<b>Current situation</b>	<b>Proposals</b>
<b>Character</b>	Dignified ambience in largely historic area with potential for tourism, leisure and associated development, but severed from the main City Centre by Maid Marian Way	Develop a Tourism Masterplan for the Castle and associated areas based on these Castle Quarter proposals
<b>Development opportunities – Castle and tourism</b>	Under-used Castle, Brewhouse Yard, Castle Road and current Central College site all with potential for tourism and associated hotel and leisure uses	Implement ambitious improvement project for Castle, creating a national tourist destination, and promote tourism and similar development on surrounding sites
	Promote Maid Marian Way (MMW) as centre of good quality Indian and World restaurants	With partners, consider marketing opportunities for MMW restaurants
<b>Development opportunities – offices and residential</b>	Centre for professional offices in old houses, but also vacant large office and hotel blocks on MMW. High quality residential accommodation in The Park.	Retain distinctive character of The Park and office area around the Ropewalk and where possible prevent conversion of houses to HMOs in this area
	Demand for student and HMO accommodation.	Consider applications for conversion of old office blocks and hotels on MMW to residential including students if they cannot be made viable for existing uses
<b>Connectivity</b>	Despite some improvements, MMW is still a barrier for pedestrians	Improve linkages to retail core including Broadmarsh Centre, by improved crossings over MMW and reducing traffic dominance
	Coaches serving Castle need drop off and parking facilities	Work with relevant agencies to provide suitable coach facilities as part of Castle improvement project
<b>Economy</b>	Mixed employment opportunities in small offices and MMW services. Potential for more.	Encourage small scale bars, restaurants, cafes etc where appropriate in whole Quarter, and larger bars, hotels, offices, services on MMW



## Royal Quarter – variety for all



The Royal Quarter includes a variety of buildings and City Centre uses, including many civic buildings, some of which no longer used for that purpose, as well as Nottingham Trent University's campus and a mixed area of leisure, residential and retail that extends as far south as the Old Market Square and as far west as the independent shops in Derby Road.

Significant imposing buildings in the Nottingham Trent University's campus, as well as the Guildhall and the Royal Centre itself, act as historic centrepieces. Many of these have been opened up to greater public use and awareness as a result of Line 1 of the tram, which passes through the area. There is considerable scope for more development of public uses and areas.

The Quarter is immediately west of the retail core, and acts as a 'buffer zone' between the true retail core and the mixed uses in the rest of the City Centre. Consequently retail viability in the quarter tends to flux according to the state of the economy. However this means there is considerable potential to introduce other uses that can still meet all the needs of residents and visitors – for example, restaurants, hotel, cafes, appropriate leisure uses, local shops and support services.

There are some conflicts, particularly in and around the Old Market Square and parts of Upper Parliament Street, between late evening bars and clubs and daytime and early evening family facilities with easy and safe access for all. However, there is scope for improvement by making sure that late-night activities are properly regulated and improving choice for all sections of the population. The aim will be to reduce the

number of premises and nuisance from late night establishments but to encourage those catering for the early evening and outdoor seated trade.

The Old Market Square is the historic heart of the City and is also a well-established place for meeting people, just resting or giving the kids a break from shopping. It is also the centre of a possible network of squares and public spaces across the City Centre – some of these are attractive and well used, others don't yet exist or need improvement.

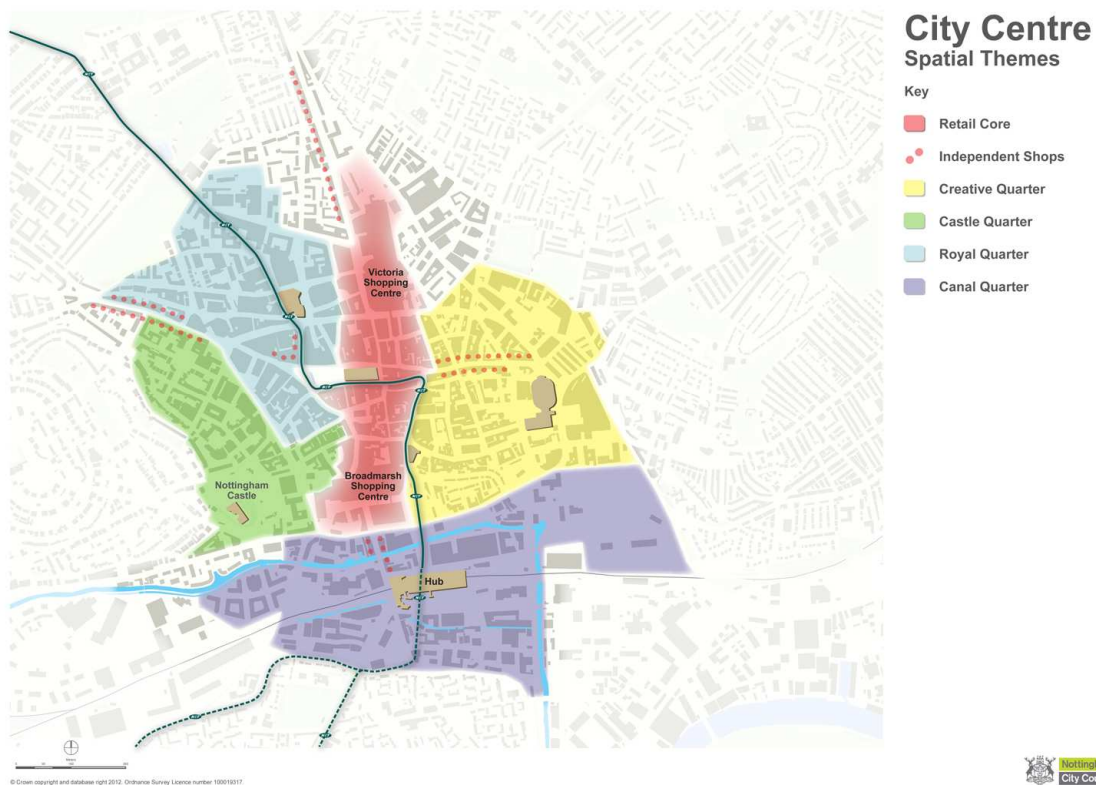
The Old Market Square and its surrounds offer considerable potential for family leisure and entertainment both in the Square itself and in surrounding buildings and public spaces, allowing people to take a rest from shopping and also provide for longer tourist visits. However this potential is not currently fulfilled, particularly in the evenings. At times the area can be quite threatening with groups of people going from bar to bar. Action is needed to change this, by ensuring that the Council's planning and regulatory policies are aligned.

Planning for older people will also be a priority in this area, including road and community safety initiatives such as seating, lighting, and improved footway surfaces.

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<b>ROYAL QUARTER – variety for all</b>		
<b>Assessment themes</b>	<b>Current situation</b>	<b>Proposals</b>
<b>Character</b>	Largely Victorian mixed use area to North, with some iconic buildings, recently revitalised by NET Line 1 and NTU expansion	Build on existing successful market strengths and locational advantages, including nightclubs and bars in the university area and more family friendly activities towards Old Market Square
<b>Development opportunities – civic, office and entertainment</b>	Old Guildhall currently vacant and in need of refurbishment. Development potential in adjacent sites.	Enable improvement of Guildhall for hotel or other approved use and promote adjacent development opportunities for office, civic, entertainment or university uses
	Other sites and streets need improvement eg west of Old Market Square and Parliament Street	Investigate potential for development of other sites including at west end of Parliament Street
<b>Development opportunities - university</b>	NTU campus still developing, but integrated well with City Centre. Potential for further student accommodation around Talbot St	Continue to work with university and developers to meet university requirements. The Talbot St area is to be recognised as an appropriate student accommodation area
<b>Old Market Square Family Friendly Area</b>	Good destinations (square, Corner House, Royal Centre, Victoria Centre) but families are sometimes put off using them because of poor perceptions about the area	Promote changes to licensing to reduce numbers of ‘standing’ bars and encourage family friendly activities and initiatives in the daytime and early evening
<b>Connectivity</b>	Good links to City Centre and north to residential areas Scope for improving spaces and streets for pedestrians	Develop proposals for public spaces including streets and squares. Possible locations include Upper Parliament Street and Milton Street
<b>Economy</b>	Significant existing employment in university and associated uses, further potential development on Guildhall and adjacent sites	Continue to work with university to meet Growth Plan objectives

## Canal Quarter – the business and entertainment quarter



The Canal Quarter is the least complete of all the City Centre Quarters. Its future depends on the new Southern Gateway development, which forms the core of this new business and entertainment Quarter.

The transformation of this area will create a new employment, leisure and residential district based around the historic canal and the new train, tram and bus interchange. First impressions when arriving at the City Centre are currently poor – but the Southern Gateway development will help to create a new Quarter with both refurbished and new buildings and a more attractive environment. Connections to the retail core and the Meadows will also be improved.

The area around the canal itself has already proved popular for night time entertainment. These bars and clubs, and the vitality associated with these uses, particularly adjacent to the canal, will be encouraged. Late night bars and clubs will be acceptable in some areas, being close to excellent transport connections and with the potential of designing in some noise and nuisance mitigation in new buildings.

Pedestrian links along the canal have already been improved – but additional safe and attractive links to the City Centre across Canal Street will also be created, as well as creating walking routes for Meadows residents.

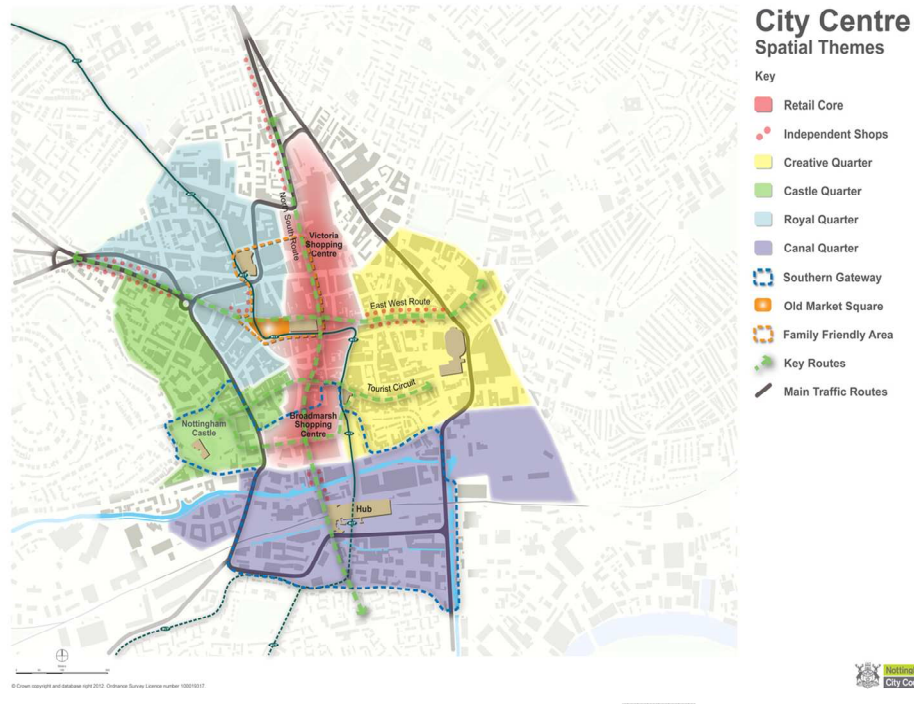
The Southern Gateway is the City Centre's major contribution to employment creation and economic growth in the city. The main elements are:

- A vision for a **new large-scale development area** taking in the Broadmarsh Centre, the Castle and other sites along Carrington Street and Arkwright Street.

- The early promotion of facilitating works such as road schemes to remove the majority of east-west traffic from Canal Street and Collin Street to Queen Street – **to break through the existing inner ring road** and to replace the road capacity for traffic further south. This will mean the walking routes between the station and the Broadmarsh Centre and Castle can be much improved, completely changing the current poor perception on arrival outside the station and looking towards the City Centre.
- A new east-west pedestrian link between Middle Hill and the Castle along a traffic-calmed Collin Street, will open up views of the Castle and provide lively ground floor uses, creating a **wide and interesting new street lined with cafes, shops and other public uses**
- Redevelopment of sites near the station for commercial and office uses with retail and cafes on the ground floor, creating an **employment hub alongside the transport hub now being constructed.**

<b>Canal Quarter – the business and entertainment quarter</b>		
<b>Assessment themes</b>	<b>Current situation</b>	<b>Proposals</b>
<b>Character</b>	Canal potential still underexploited. Mix of older and historic buildings and potential development sites, particularly around the station. Considerable potential for new uses including cafes, bars and restaurants, offices and housing	Southern Gateway Development Area provides key elements of a new Canal Quarter with both daytime and evening activities
<b>Southern Gateway Development Area</b>	Key development and improvement sites such as Broadmarsh and the rail station will trigger further mixed development around the line of the new tram and on Canal Street	Now being developed in detail with landowners and potential occupiers
<b>Connectivity</b>	Key east-west (the canal itself, Collin Street and Canal Street) and north-south (Carrington Street) links need to be improved for pedestrians and cyclists.	Supporting transport and highway proposals being developed to align with site development proposals
<b>Economy</b>	Potential for many more daytime and evening uses to create employment and entertainment for Nottingham's citizens.	Offices, cafes, bars are planned in the redevelopment programme.

## \_ Connecting links



**Key pedestrian routes**, which also include linked squares, are:

*North South link* – this route accommodates large numbers of people on pedestrianised streets and goes through the main retail core connecting the two shopping centres, and then to the nearby residential areas of the Meadows and Arboretum and St Anns.

*East West link* – this route, although not as well travelled, is important for the independent shops on Derby Road and Hockley, as well as connecting residents from Sneinton and Radford.

*Tourism Circuit* – a new route for pedestrians from the Castle to the Lace Market and through a revived Broadmarsh area.

**The Inner Ring Road Strategy** is a series of projects to break through the previous traffic dominated streets and to turn them into places that are more pedestrian and bus friendly, including new links across the main roads to facilities and services that are currently difficult to access.

Two improvement schemes have already been completed:

*The Turning Point* traffic-calmed parts of Parliament Street and created an improved square outside the Royal Theatre and improved bus stops

*Connecting Eastside Phase 1* provided better linking routes across Lower Parliament Street to Sneinton

Two schemes are funded but not yet started:

*Connecting Eastside Phase 2* was awarded funding in the City Deal. This will enable the calming of Bellar Gate alongside better bus routes and improved road access to the Creative Quarter (to Hockley and development sites).

*Trinity Square* has been allocated funding to improve the already pedestrianised square following a design competition.

Future schemes are:

*Turning Point South* will facilitate the Southern Gateway by enabling Collin Street to be pedestrianised, taking most traffic via Queen Street. Bus stops will be transferred to Canal Street. Some additional bus services will be able to serve the southern part of the City Centre and a new interchange with NET will be created.

*Maid Marian Way Castle Crossing* will create excellent pedestrian crossing facilities to access Brewhouse Yard and the improved Castle from Collins Street

*Parliament Street/Milton Street* pedestrianisation and associated environmental improvements

A *City Centre Cycling Strategy* focusing on getting cyclists easily, safely and quickly to city centre destinations and across the pedestrianised areas.

## **4. Implementation**

### **Overarching principles**

1. The plan will be implemented through a variety of mechanisms. However, overall direction and high-level monitoring and management of the plan will be the responsibility of the City Centre Sub-Committee of the City Council.
2. Overall responsibility for the implementation of individual parts of the plan may rest with the City Council or with landowners, developers or others. Therefore we depend on realistic partnerships for successful implementation.
3. The City Centre Forum will provide advice and input on implementation and other relevant issues, including continued alignment with the Retail Strategy and Growth Plan
4. Some elements of the implementation plan will be included in the Local Plan and the Council's Statement of Licensing Policy, and will be subject to the consultation and examination processes for those documents.
5. The Southern Gateway Development Area will be project managed by the City Council but will depend on partnership and activity by landowners and developers. A phased approach will be required.
6. It is recognised that additional finance may be required to make sites, initiatives and developments viable. The City Council will work with owners, developers and occupiers to access relevant funds and financial incentives to kick-start these proposals.
7. An action plan for each quarter will be developed and specific actions programmed.

### **Contribution to the Nottingham Local Plan**

This plan will inform the Nottingham Local Plan by providing a City Centre framework, identifying development sites and describing other relevant issues that require a formal planning policy.

The main points for inclusion or further development in the Local Plan will be:

- The City Centre framework of retail and tourism links and distinctive quarters
- Southern Gateway as a major development area with mixed uses including offices, residential, leisure, car parking and retail
- Further justification for the land use implications and development site requirements of the Quarters
- Encouragement of redevelopment or refurbishment of the two shopping centres for retail (and associated leisure) purposes, including a requirement for phasing Broadmarsh improvements to match the Southern Gateway implementation plan
- Inclusion of other development sites and changes to current designations eg as primary retail frontages



- Continuation of current policies to protect and enhance historic streets and buildings, public realm and views

### **Contribution to regulatory and management activities**

The plan will also provide a framework for developing area-based policies for related regulatory and management activities such as parking, taxi and premises licensing, community protection, markets and management of public spaces.

The main points for inclusion in detailed action plans are:

- Coordinated proposals for pricing and availability of on and off street parking and Park and Ride across the City
- Encouragement of family friendly activities, including coordinated area-based proposals for licensed premises
- Improvement of Community Protection activities focused on improving the atmosphere of the City Centre for activities of all ages
- Improvement of taxi licensing in order to provide quality vehicles, adequate waiting space and management of night time activities
- Taking opportunities to develop both specialist and general markets in available and appropriate public spaces
- Ensuring that public spaces are attractive, clean, safe and well-used, particularly in the proposed Family Friendly Area
- Creating a programme of public events to complement the retail, tourism and leisure offers