

**REPORT OF DIRECTOR OF REGENERATION, PLANNING AND TRANSPORT
STRATEGY**

STRATEGIC REGENERATION FRAMEWORKS – PROGRESS UPDATE

1 SUMMARY

Members are asked to note the milestones and progress made to date for the Strategic Regeneration Framework (SRF) North West Nottingham (Areas 1, 2 and West).

2 RECOMMENDATIONS

It is recommended that the Committee note:-

- (a) the amended key milestones/programme as detailed in Appendix 1;
- (b) progress made to date on SRF North West Nottingham as detailed in section 3;
- (c) the executive summary of the draft SRF as set out in appendix 2.

3 BACKGROUND

- 3.1 Executive Board has approved the development of three SRFs, starting with the SRF for North West Nottingham, which is identified with the wards covered by Area Committees 1, 2 and West (Bulwell, Bulwell Forest, Basford, Bestwood, Aspley, Bilborough and Leen Valley).
- 3.2 SRFs will be produced at the sub-City level to provide an integrated, long-term (10-15 year) regeneration strategy. These strategic regeneration frameworks will build on the strengths and stability of many parts of the City, promote the renaissance of the whole of Nottingham and guide public and private investment. The frameworks will involve and engage local communities and key stakeholders within the business sector and the full range of public sector agencies.
- 3.3 Following a competitive tendering process, GVA Grimley was appointed in November 2007 as the consultancy to produce the Strategic Regeneration Framework for North West Nottingham.
- 3.4 The first phase of the SRF comprises producing a clear analysis of conditions in the area. During this phase the consultants have gathered and analysed evidence and held a series of meetings with key officers. Topics covered include the emerging Sustainable Communities Strategy and Local Development Framework, the Growth Point bid, local assets and areas of opportunity, environmental quality, green spaces, leisure and other amenities, the residential offer, employment, education,

accessibility and aspiration, investment including the Building Schools for the Future and Academy programme, primary school reorganisation, neighbourhood management, and local projects (for example Bulwell LIFT).

- 3.5 Briefing meetings with most ward members were held in December 2007. Further meetings with members took place in February 2008.
- 3.6 The baseline report was taken to West Area Committee in March 2008. It showed the current position of North West Nottingham and included a strategic policy review, investment mapping, an assessment of the area in terms of employment and the economy, demography, the housing market, quality of place, transport and accessibility, urban design, the strategic spatial framework and neighbourhood characters, and strategic drivers. The purpose of the baseline was to ensure a comprehensive and robust evidence base upon which to base the SRF vision and strategy for North West Nottingham.
- 3.7 The current phase (from March through to July 2008) has led from the identification of the key challenges and distinct localities in the baseline report to the development of a draft SRF. This gives a vision with key objectives and a suggested route to achieving them based on a spatial framework plan. A variety of possible interventions and developments were explored through a range of options, on a continuum from the moderate to the transformational, addressing the interlinked themes of community and residential, access to employment and neighbourhood 'hearts'. The preferred option for each locality is set out in the draft (see appendix 2).
- 3.8 The approach and options were tested through stakeholder consultation during this phase, including a members' and officers' conference in April 2008, a residents' conference in May 2008, regular local working groups involving representatives of tenants' and residents' groups, attendance at Tenants' and Residents' Association meetings, through participation in local events organised by Area Management, SRF steering and officer group meetings and meetings with ward members.
- 3.9 The final phase involves undertaking further consultation on the preferred option during July and August 2008 in order to prepare a second draft of the SRF in September 2008.

4 FINANCIAL IMPLICATIONS

It is proposed that these SRFs and Neighbourhood Plans are developed over the next three years on a phased basis. A total of three SRFs will be required to cover for the whole of the City and these will be funded in partnership with English Partnerships.

5 LEGAL IMPLICATIONS

There are no direct legal implications arising from this report.

6 EQUALITY AND DIVERSITY IMPLICATIONS

The SRFs and the Neighbourhood Plans will help to co-ordinate and capture the benefits of new development proposals for the benefit of the local community and secure mixed and balanced communities.

7 RISK MANAGEMENT ISSUES

- 7.1 A Steering Group and an Officers' Group for SRF North West Nottingham have been established to oversee the development of the framework. These groups comprise key stakeholders including elected members, Neighbourhood Managers, Council Service Departments, One Nottingham, Greater Nottingham Partnership and English Partnerships.
- 7.2 A project team of Regeneration and other Key Officers will support this structure undertaking the day to day development and subsequent implementation of the SRF.

8 STRATEGIC PRIORITIES

The production of three Strategic Regeneration Frameworks will embody the strategic priority of neighbourhood transformation.

9 CRIME AND DISORDER ACT IMPLICATIONS

The work to develop the SRFs and Neighbourhood Plans will be fully compliant with the City Council's Section 17 requirement.

10 VALUE FOR MONEY

Consultants have been engaged from English Partnerships' approved panel of consultants which have already gone through a rigorous selection process including costs and value for money. The development of these SRFs will ensure that the City is well placed to attract funding to deliver the necessary investments and ensure best value from our own corporate investment.

11 List of background papers other than published works or those disclosing confidential or exempt information

None

12 Published documents referred to in compiling this report

Executive Board Report Strategic Regeneration Frameworks and Neighbourhood Plans, 17 June 2007.

West Area Committee Report, Strategic Regeneration Frameworks and Neighbourhood Plans, 12 September 2007.

West Area Committee Report, Strategic Regeneration Frameworks - Progress Update, 12 March 2008.

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Appendix 1: The Key Milestones for SRF North West Nottingham

The key milestones are:-

Stage	Consultant's target date	Officer Group	Steering Group	Executive Panel	Executive Board	Area Committee
Baseline report	4/2/08	6/2/08	18/2/08	-	-	March 08
SRF structure	31/3/08	2/4/08	7/4/08	-	-	-
1 st draft SRF	2/6/08	4/6/08	9/6/08	-	-	July 08
2 nd draft SRF	5/9/09	10/9/08	15/9/08	November 08	December 08	November 08

North West Nottingham SRF

Executive Summary DRAFT

June 08

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1. Executive Summary

The Strategic Regeneration Framework

- 1.1 Nottingham is a Core City, the regional capital of the East Midlands, has two of the country's most popular universities, is among the UK's top shopping centres and yet contains some of the most deprived areas within the country.
- 1.2 At a local level, Nottingham City Council and its partners are positioning themselves to respond to the future challenges facing the city. A new philosophy of working, adopting a more strategic and joined-up approach, is being implemented across the Council. Significant progress has already been made in addressing crime, worklessness, educational attainment and health inequalities across the city. Going forward, the focus will be to channel this investment activity and energy at the neighbourhood level. A truly exciting time for Nottingham.
- 1.3 The SRF is being developed to reflect changing national and local priorities. Alongside this, the publication of the new Sustainable Community Strategy (SCS) will set the City-Vision for 2030 and provide a route map for transformational change for the next 10 years. The publication of a new Local Area Agreement (LAA) demonstrates further commitment from local partners to tackle the challenges being faced in a joined up and coordinated way.
- 1.4 While Nottingham's SCS and LAA, together with the Council Corporate Plan, establish the overarching policy framework for the city, there is still a need for a local response to be developed to unlock the potential of Nottingham's neighbourhoods. It is here that the SRF approach fills an important vacuum, setting the vision and expressing priorities locally.
- 1.5 The North West SRF, one of three frameworks that cover the city, represents the foundation of Nottingham's corporate approach to neighbourhood

transformation over the next ten to fifteen years. It will enable local physical, social and economic regeneration to be implemented as part of a clear, comprehensive framework based on an informed consensus about long-term strategic objectives, priorities and opportunities.

Transforming Neighbourhoods

- 1.6 The renewal of the United Kingdom's most disadvantaged neighbourhoods is high on the Government's priority for the successful delivery of its own Sustainable Communities agenda and in achieving a very ambitious objective that "within 10 to 20 years, no-one should be seriously disadvantaged by where they live"¹.
- 1.7 For Nottingham City Council, its *Transforming Neighbourhoods* programme has emerged at a very opportune point in time and has 'caught the wave' of Government thinking, conceived most vividly in the establishment of the new national Homes and Communities Agency but also in the formation of Nottingham's Local Housing Company, one of four national pilot schemes under the 2007 Housing Green Paper².
- 1.8 For North West Nottingham, this commitment to renewal, and particularly estate renewal, is resonant when considering that its suburban neighbourhoods are distinguished by a very high proportion of social rented properties – over seventeen thousand units representing more than one third of total stock in the area.
- 1.9 This is not simply a housing issue. Increasingly, parts of North West Nottingham are becoming polarised as income distribution steadily gravitates towards the lowest quartiles and as problems of multiple deprivation intensify.

¹ Social Exclusion Unit/ Cabinet Office (Jan 2001) A New Commitment to Neighbourhood Renewal: National Strategy Action Plan, p.8.

² Department for Communities and Local Government (April 2007) Homes for the Future: More Affordable; More Sustainable

The Transforming Neighbourhoods programme therefore demands a multi-agency approach.

- 1.10 It is important to remember that these neighbourhoods were built for a diverse range of households with varying incomes in a different economic climate. It was never part of the philosophy that these estates would provide for a mono-occupancy, despite their often mono-type character. Instead the philosophy of a “living tapestry of a mixed community”³.
- 1.11 For North West Nottingham, the SRF sets a new agenda for large-scale renewal – the creation of neighbourhoods of choice and within this a more sustainable mix of types, tenures and environment, that is as attractive to those with higher incomes, as to those currently residing there. The ‘living tapestry’ philosophy remains the ultimate goal. This is a manifesto for investment that has the support of the stakeholders and members of the community that have been involved in producing the SRF.
- 1.12 The SRF provides the foundation for a comprehensive, integrated long term approach to the regeneration of Nottingham’s neighbourhoods. The SRF will provide the strategic direction – note, not a masterplan nor a blueprint – that will set out how North West Nottingham’s most deprived neighbourhoods can share in and contribute to the cities economic growth. Essentially this will be about demonstrating how these areas can become neighbourhoods of choice offering a more diverse range of housing capable of attracting and retaining a range of households supported by good accessible services.
- 1.13 The solution to the problem is a complex and integrated one:
- **INTEGRATED in the sense of bringing together economic, social and environmental objectives;**

3 Aneurin Bevan, 1949, quoted in M. Foot (1973), Aneurin Bevan, Volume Two: 1945-1960, quoted in Hills, J (Feb 2007) Ends and means: The future roles of social housing in England CASE Report 34 p86

- INTEGRATED in the sense of co-aligning corporate plans, strategies and investment programmes of public sector partners ;
- INTEGRATED in the sense of a capital and revenue approach; and finally;
- INTEGRATED in the sense of optimising public and private investment.

Section 1

North West Nottingham – The Opportunities and the Challenges

- 1.14 The economic success story of Greater Nottingham over recent years sets an important context in informing the approach to the regeneration in North West Nottingham. Economic growth has a clear role to play in generating wealth and raising living standards, but there is also a requirement that for cities to flourish the right conditions exist within its neighbourhoods to generate this wealth and attract investment. Connecting the revival of the neighbourhoods of North West Nottingham to the wider economic opportunities emerging from such growth will be critical to delivering transformational change. This is the basis for *sustainable* growth.
- 1.15 In this respect it is important to link challenges with opportunities. Eleven challenges and opportunities have been identified which will underpin the SRF, these are unique to North West Nottingham and important to address to ensure the delivery of the ongoing growth of the wider city and city-region:
1. *Overcoming Negative Perceptions of Place-* To make a difference North West Nottingham must overcome negative perceptions of place that currently inhibit the area from making a positive contribution to the local economy.
 2. *Combating Entrenched Worklessness -* Combating entrenched worklessness and getting people back into work represents a key challenge for North West Nottingham, with the area currently characterised by high

levels of economic inactivity and higher than average claimant count rates and low incomes.

3. Raising Aspirations - Obstacles remain in mobilising the large latent workforce in North West Nottingham and breaking intergenerational issues. At the heart of these issues is the need to raise aspirations amongst North West Nottingham's population.

4. Providing the right housing offer – A lack of housing choice within the area impacts upon the options available to new and existing residents. The high proportion of social rented properties within North West Nottingham, over a third of the stock, and its concentrated nature restricts choice and impacts upon the functioning of the housing market.

5. Connecting with Economic Growth - Connecting the revival of its neighbourhoods to the wider economic opportunities emerging from the growth of the city will be critical to delivering transformational change. Central to this is a consideration of the need to develop more viable employment opportunities in proximity to residential areas as well as a concerted effort to “up-skill” individuals and assist people to take up new jobs.

6. A Growing Population - Nottingham as a whole is predicted to witness a growth in its population and a significant growth in new households. Ensuring North West Nottingham creates the right environment to capitalise on this growth and attract and retain new residents will be key to delivery more sustainable economic growth in the longer term.

7. Education Investment - Improvements to the quality and provision of education and learning across the North West Nottingham area will play a major role in attracting and retaining a new incoming population, whilst also helping to raise the aspirations, skills and qualifications of the existing population.

8. Delivering Neighbourhoods of Choice - Tackling deprivation at the neighbourhood level and creating 'neighbourhoods of choice' is a key component in attracting new people to the area and assisting in developing more balanced and sustainable neighbourhoods whilst also creating a positive environment for existing residents.

9. Making a More Effective Use of Green Space - Although benefiting from a wealth of open space, many of these spaces are not successfully linked or utilised to their full potential. A more effective use of green space and the development of new facilities has the potential to be a catalyst for physical change across the area.

10. Revitalising Centres - North West Nottingham local centre 'offer' is characterised by a lack of viable and appealing local centres, with numerous small centres scattered throughout the area.. A strengthened local centre offer would not only provide much needed focal points, but also would serve to forge a new identity and reconnect North West Nottingham's divided and territorial communities.

11. Building on Success - North West Nottingham has been and will continue to be the focus of a significant amount of investment, in the form of both capital and revenue projects. In this sense the SRF is by no means the starting point for the regeneration of the area and will build on both past and present public sector investment and ensure that future spending is delivered through a co-ordinated programme.

Section 2

A Vision for North West Nottingham

- 1.16 The vision for North West Nottingham sets an ambitious goal for the transformation of the northern neighbourhoods to 2030. It establishes the nature of change based upon the opportunities and challenges presented

above. It represents the ambition of Nottingham City Council and its partners and sets the foundation of Nottingham's corporate approach to neighbourhood transformation.

- 1.17 North West Nottingham is home to a diverse range of established communities, businesses and neighbourhoods. Ensuring that the Vision captures their perception of the future for the area is critical to its delivery and for it to have true ownership; it needs to mean something to these communities. To this end the Vision has been developed through a process of extensive resident, stakeholder and officer consultation.
- 1.18 Although it is entirely appropriate to consider a regeneration strategy at the spatial level of North West Nottingham, it is also somewhat 'false' to consider a 'Vision' for the area as a whole. Because of its diversity and because it contains a number of different neighbourhoods and localities, it is more appropriate to consider a 'Vision' at this spatial level – where it will have more applicability, application and ownership.

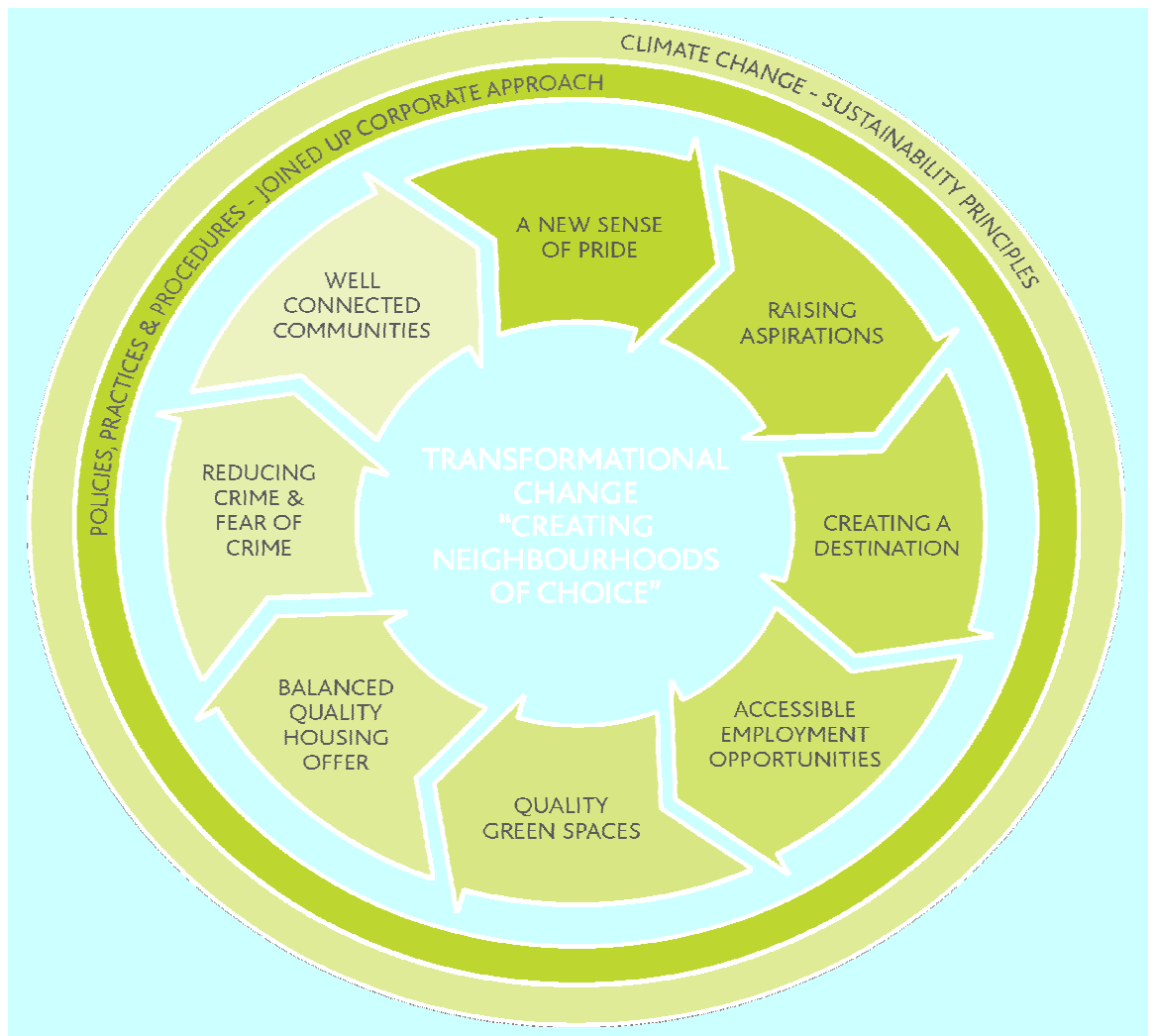
1.19 Hence, the Vision for North West Nottingham is actually considered in two respects:

1. Thematically – reflecting the integrated nature of the challenges and opportunities that exist through a Framework for Transformation.
2. Spatially – reflecting the four locality areas defined by functionality, a vision statement has been developed for each area.

A Framework for Transformation

1.20 The Vision for North West Nottingham is actually based upon eight integrated Priorities within the context of the development of a joined up corporate approach in the pursuit of neighbourhood transformation and played out across four localities.

North West Nottingham Framework for Transformation



Thematic Priorities – Objective Statements

Creating a New Sense of Pride for All

The communities of North West Nottingham will have a strong sense of pride in their neighbourhoods based around the positive external appearance of areas and the banishment of negative stigmas associated with the area. Emphasis will be placed on creating environments which reinforce and strengthen legibility through the area, establishing and enhancing the local distinctiveness and character of neighbourhoods. A process of re-branding of neighbourhoods will be pursued to ‘market’ areas and their assets, formulating

new positive perceptions and highlighting the numerous and varied physical and social assets apparent across North West Nottingham.

Raising Aspirations: Putting Young People First

North West Nottingham will be populated by people whose personal ambitions reflect the wider sense of optimism and pride within the area. Nurturing the ambitions of all generations of residents, be they educational, entrepreneurial or in facilitating community stewardship represents a core objective in raising aspirations. New and exemplary educational teaching facilities will be delivered to raise attainment and standards of education for young people. Flexibility, in terms of access, types of course and facilities will be integral to the development of these new institutions which are intended to represent new focal points and cornerstones for communities. The integration of Children's Centres within a number of these facilities will ensure that educational progression starts at an early age following the principles of 'Early Intervention'.

Creating a Destination: New Hearts and Attractors

Whilst the residents of North West Nottingham regularly visit the attractions within the City Centre the development of new 'attractors' building on existing environmental and commercial assets, including an invigorated and expanded Bulwell Town Centre, will make North West Nottingham a destination for occupants and visitors to the city in its own right. New 'Hearts' within each of the four sub-areas will provide a clear hierarchy of service and retail provision and ensure that communities are re-connected around these new foci. Key new attractors, including a re-born Broxtowe Country Park and reinstated Robins Wood (the last surviving remnant within Nottingham of the globally renowned Sherwood Forest), will provide valuable new leisure and community amenities not just for the residents of North West Nottingham but for the whole of the City and neighbouring settlements.

Ensuring Accessible Employment Opportunities

North West Nottingham will be an area of employment opportunity with all residents having easy sustainable access to jobs. The Leen Corridor has a proud historical legacy of employment based around the booming 19th Century hosiery industries within which many of the older generation of residents were employed. Re-using existing characterful commercial properties and developing new employment space along this corridor will ensure that its role as a focus of employment opportunities is sustained through the 21st Century and re-state its position as a Gateway for North West Nottingham. Strong connections will be forged between these new job opportunities and the new educational institutions assisting in fuelling an entrepreneurial spirit within the new generations of the workforce.

Delivering Quality Green Spaces

A new network of high quality green spaces will establish strong 'natural' linkages within and between neighbourhoods. At the centre of these networks will be the new high quality green spaces and parks including, Bulwell Bogs, Vernon Park, King George V park, Broxtowe Country Park and South Glade Park. New green links will perforate through residential estates bringing nature back into hard urban landscapes and creating a distinct quality of place which reflects the proximity of many of the areas to the surrounding open countryside. Residential streets with tree lined boulevards will become a recognisable feature of the neighbourhoods of North West Nottingham helping to soften the current urban form. Coupled with cycle paths and a new hierarchy of footpaths new and improved green spaces will represent a valuable amenity for the residents of North West Nottingham.

Produce a Balanced Housing Offer

The housing 'offer' in North West Nottingham will meet the needs of existing residents as their personal and household circumstances change and also

provide an attractive proposition for relocating households from other areas of the City and beyond. Attracting in high quality residential development, which integrates exemplar sustainable building standards and urban design principles is critical in elevating the expectations of new and existing households within North West Nottingham. Placing significant premium on quality will ensure the longevity of appeal of new housing and set new-build precedents for the city to follow. Creating estates with a more mixed tenure profile will be encouraged to ensure that communities are diverse in their constitution and ensure that local housing markets offer a balance of both type and tenure.

Reduce Crime and Fear of Crime

Every resident in North West Nottingham will live in an environment which is free from crime and anti-social behaviour. Sustaining and increasing the scope of current programmes of targeted crime and anti-social behaviour interventions will assist in creating safer streets and reducing incidents of crime. Alongside these interventions emphasis will be placed through new and existing development on designing out crime. Existing parks and open spaces will include small scale development or innovative crime reduction features to ensure that areas which often attract clusters of anti-social behaviour are overlooked, well lit and secure. Communities will be encouraged to actively participate in neighbourhood watch schemes and other initiatives to ensure that collectively communities work to discourage crime and assist in creating more aspirational perceptions of areas.

Encourage Well Connected Communities

Overcoming the current fragmentation of many parts of North West Nottingham, which results from the layout of estates and poor east west linkages, through new improved transport networks is a key facilitator in re-

connecting communities. Building on the current strong links to the City Centre new high quality public transport links will connect the key destinations across North West Nottingham creating a new orbital service which punches through the larger Aspley and Broxtowe estates. Public transport links from all neighbourhoods to Bulwell and the major employment centres will be improved to ensure ease of access for residents to places of work and other key leisure, environmental and service destinations. New and improved cycleways and footpaths following the enhanced networks and existing routes will assist in breaking down barriers between areas and enabling residents to travel sustainably within and between localities.

Policies, Practices and Procedures – Joined up Corporate Approach

- 1.21 The SRF embodies Nottingham City Council's ambitious target to deliver transformed neighbourhoods across the City. The SRF has a valuable role in bringing together the different sections of the Council as well as uniting external public and private stakeholders to achieve a common goal. A commitment exists within the Council to adopt a joined up corporate approach to regeneration with funding streams and assets collectivised and distributed strategically to achieve change over the next fifteen years.

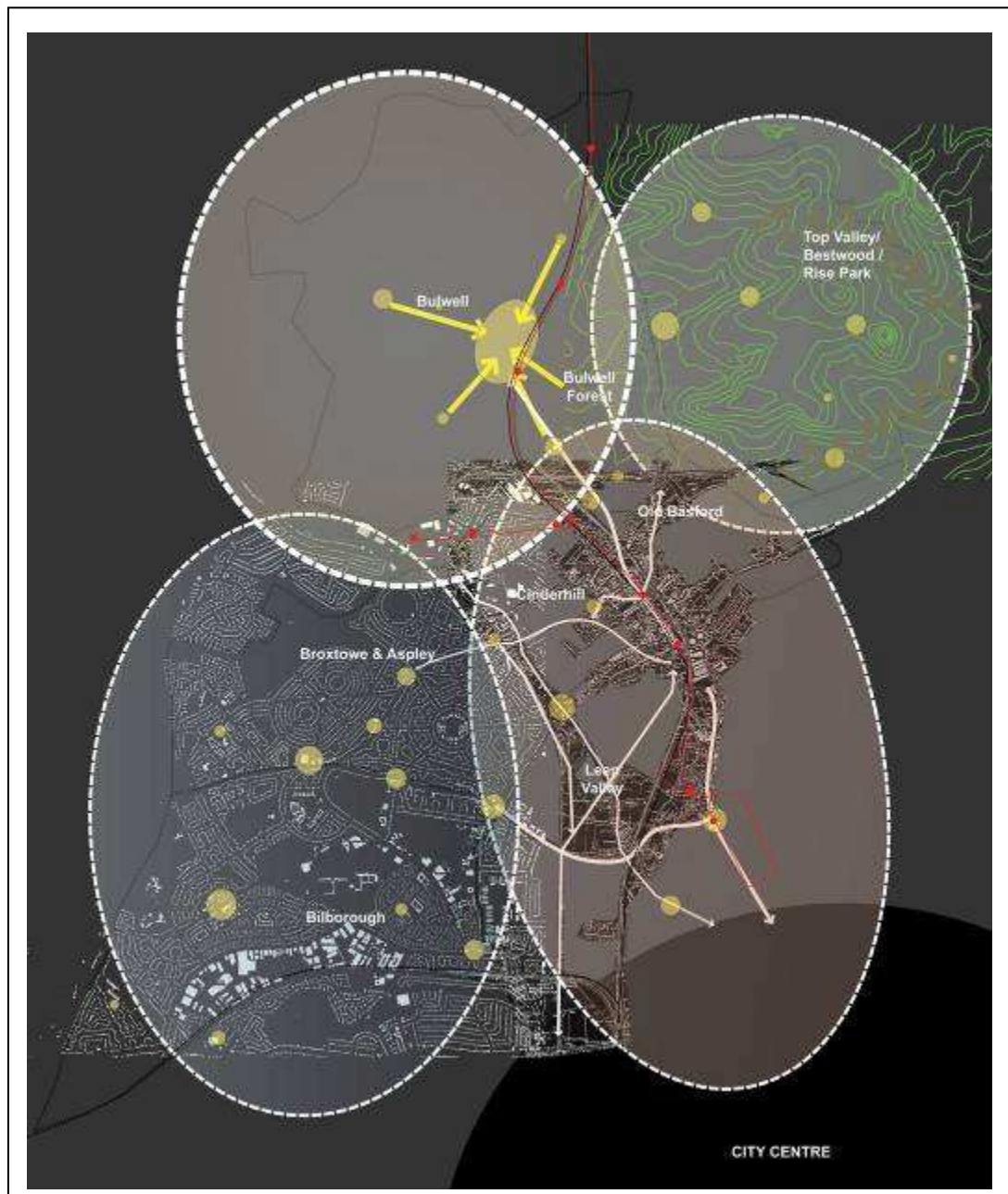
Climate Change – Sustainability Principles

Nottingham City Council continues to set an exemplary leading standard in addressing Climate Change and incorporating sustainability principles in development. This SRF reflects these principles and will deliver regeneration and development in a truly holistic sustainable manner.

Four Distinct Localities

- 1.22 North West Nottingham has been broken down into four distinct localities which represent the building blocks of the Vision for the area and the realisation of the thematic priorities for transformation:

Four Distinct Localities



- 1.23 Separate Visions for each locality have been developed alongside the overall North West Vision in order to capture the distinct nature of these localities and the individual roles they will play in delivering against the objectives for change set within the SRF. The key challenge is to ensure that the whole is greater than the sum of the constituent parts. A focus on what is distinctive

about a place, and importantly that other areas would find difficult to replicate, is the basis for the regeneration framework.

Bulwell and Bulwell Forest

“The Beating Heart of North West Nottingham”

The focal point for North West Nottingham and counter-point to Nottingham City Centre – quality service, retail and leisure; mix of aspirational housing and ease-of-entry housing: a fun place to be; a destination

Top Valley and Bestwood

“Nottingham’s Green and Healthy Suburbs”

The creation of a ‘new heart’ within the urban area – key service centre – but which draws upon the high quality green character of the open accessible countryside and seeks to target linkages and investment with the Hospital and healthy living programmes

Cinderhill, Old Basford and Leen Valley

“North West Nottingham’s Growth Corridor – A New Economic Future – Quality Jobs; Quality Living”

A new future for an historic place – recognising that the role and function of the area draws from an expanding city centre with new links to Bulwell. Repositioning the employment offer to become a new corridor of enterprise, creativity and innovation enveloped by a high quality

Aspley, Broxtowe, Bilborough

“Nottingham’s Connected Neighbourhoods”

Overcoming isolation and connecting Nottingham’s strong neighbourhoods – physical, social, cultural – with the city centre and North West Nottingham. Sustained investment in the remodelling of the monolithic housing estates, working with the community, to establish a new housing offer and destination of choice. Transformational actions focussed on

Section 3

The Spatial Framework

- 1.24 The SRF sets an ambitious goal for North West Nottingham which addresses the challenges and opportunities of the area as a whole and for each of the four localities. The Spatial Framework, which represents the physical manifestation of change for North West Nottingham, establishes the physical parameters of change to deliver the Vision alongside the sustained investment

of a range of economic and social programmes linked to the ten thematic priorities.

- 1.25 The SRF is built up of three key layers, which represent the physical expression of the key challenges outlined previously. These layers encapsulate: the New 'Hearts' and Links; the physical delivery of Sustainable Communities; and a newly defined Green Space Network.

New 'Hearts' and Links

- 1.26 The first spatial principle of the framework is to create new and vibrant 'beating Hearts' for each of the localities. These will act as the focal points for each of the neighbourhoods, connecting communities and providing the stimulus for a more coherent hierarchy of places and spaces within North West Nottingham to emerge. Investment in these centres will deliver a critical mass of services, leisure and retail contained within high quality public spaces. The relocation of key service providers will be encouraged in order to strengthen the community functionality of these essentially new places.
- 1.27 Enhancing and strengthening linkages between the new centres through convenient and accessible transport links will provide a strong sense of interconnectedness throughout North West Nottingham. Improving these linkages represents a critical element in ensuring their future viability by enabling every resident of North West Nottingham to be able to move readily across the centres as well as connecting into the centre of Nottingham.
- 1.28 The promotion of these new 'Hearts' will enable a new rationale to emerge for the large number of currently failing local centres that can be found across North West Nottingham. The vision recognises the need for a strong 'chain' of strengthened local centres, community hubs and new Hearts, which will allow a clearer definition and hierarchy of centres to emerge.

Delivering Sustainable Communities

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- 1.29 The second spatial principle of the framework is to provide for the establishment of thriving, vibrant and sustainable communities throughout North West Nottingham. Where the new 'Hearts' will act as the focal points for these new communities, and the enhanced linkages will serve to ensure they are well connected, a number of important spatial interventions will flow.

Provide a Greater Choice and Quality of Housing

- 1.30 Delivering a choice of housing which meets the needs of current and future residents is critical to ensuring that residents choose to stay within the area and that new households choose to make North West Nottingham their home. A key strength of North West Nottingham is the significant number of identified development sites, both available now and feeding later phases of the programme. This presents a significant opportunity to address the weaknesses of the current housing offer within North West Nottingham, raise the quality of housing and meet the needs of a growing population. New housing will be delivered with an emphasis on providing quality family accommodation, including new affordable housing, as well as housing which appeals to first time buyers. This balance of provision will assist in creating communities which are better balanced in terms of their demographic and economic profile.

- 1.31 Additional residential areas of change have been identified based upon the viability of existing stock to meet the needs of current and future residents and the need to create more legible, permeable and secure residential areas. Large parts of North West Nottingham are defined by a monolithic profile of tenure and type and herein the SRF offers an opportunity to consider a range of options including large scale estate renewal and extensive programmes of property remodelling alongside softer environmental treatments.

Creating New Job Opportunities

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- 1.32 The creation of new job opportunities is intended to complement the delivery of new housing and an overall increase in the quantum of households. In order to ensure that North West Nottingham participates in the growth of the wider city and city region economy, there is a need to continue to attract new inward investment into the area generating jobs which can be taken up by the existing and new residential population of the area.
- 1.33 Creating business space which meets the needs of the 21st Century investors and employers is critical to recapturing employment along the River Leen corridor; in particular, provide new opportunities to introduce new high quality floor space, ranging from larger floor plate uses through to smaller, flexible start-up units.
- 1.34 New employment space will complement rather than compete with both the city centre and the peripheral business parks which lie on the Western fringe of North West Nottingham. Emphasis will be placed on attracting and nurturing new businesses and small scale enterprises who will benefit from the attractive office / industrial space, strong transport links and a ready supply of labour on the doorstep.

Support Investment in Educational Facilities

- 1.35 Areas of employment and residential change have been strategically located to complement the existing planned investment in educational facilities being delivered across North West Nottingham. These new facilities represent significant catalysts for change providing exemplary attractive buildings and facilities in the hearts of communities and neighbourhoods. Attracting increasing numbers of families within the catchments of these new schools and colleges will help to ensure their long-term viability and success. Ensuring linkages between these facilities, children's education and wider programmes of adult training and employers is critical to raising the aspirations of the population and capturing the latent potential within the population of North West Nottingham.

A New Green Space Network

- 1.36 One of the distinctive features of North West Nottingham is the extent of green space that envelops and permeates the area. There are a number of important locally valued spaces but also in equal measure, a significant amount of under-used and obsolete green space that requires a new role and function. Creating attractive natural green routes throughout North West Nottingham will play an important part in elevating the overall feel and desirability of the area and create a legible interconnected green space network. These new routes will connect new or improved green spaces strategically located throughout North West Nottingham ensuring that all residents have easy access to valuable natural amenities. The routes will provide strong connections between the new 'Hearts', employment opportunities, new leisure and amenity uses and an improved access to the surrounding Country Parks.
- 1.37 New green corridors will be created. New spaces and networks between Broxtowe Park and the Old Basford Valley will form a green spine to North West Nottingham. This backbone of green space will be complemented by new green 'fingers' drawing in the open countryside and Country Parks which surround the area. These corridors of green will break-up existing monolithic residential areas and provide attractive settings for new high quality residential edge developments maximising the value of this investment and ensuring that the spaces are safe environments. This principle of creating new edge residential development will be applied to existing large open spaces, many of which are benefiting from significant investment in their facilities and appearance. These areas currently are often not overlooked by housing creating unsupervised areas which attract anti-social behaviour impacting on residents' quality of life.

The Concept Vision Plan

1.38 Layering these strategic spatial principles creates a spatial concept framework for North West Nottingham, reflecting the individual visions for each of the localities.

Figure 5.1: 'Layers' of the Vision Concept Plan

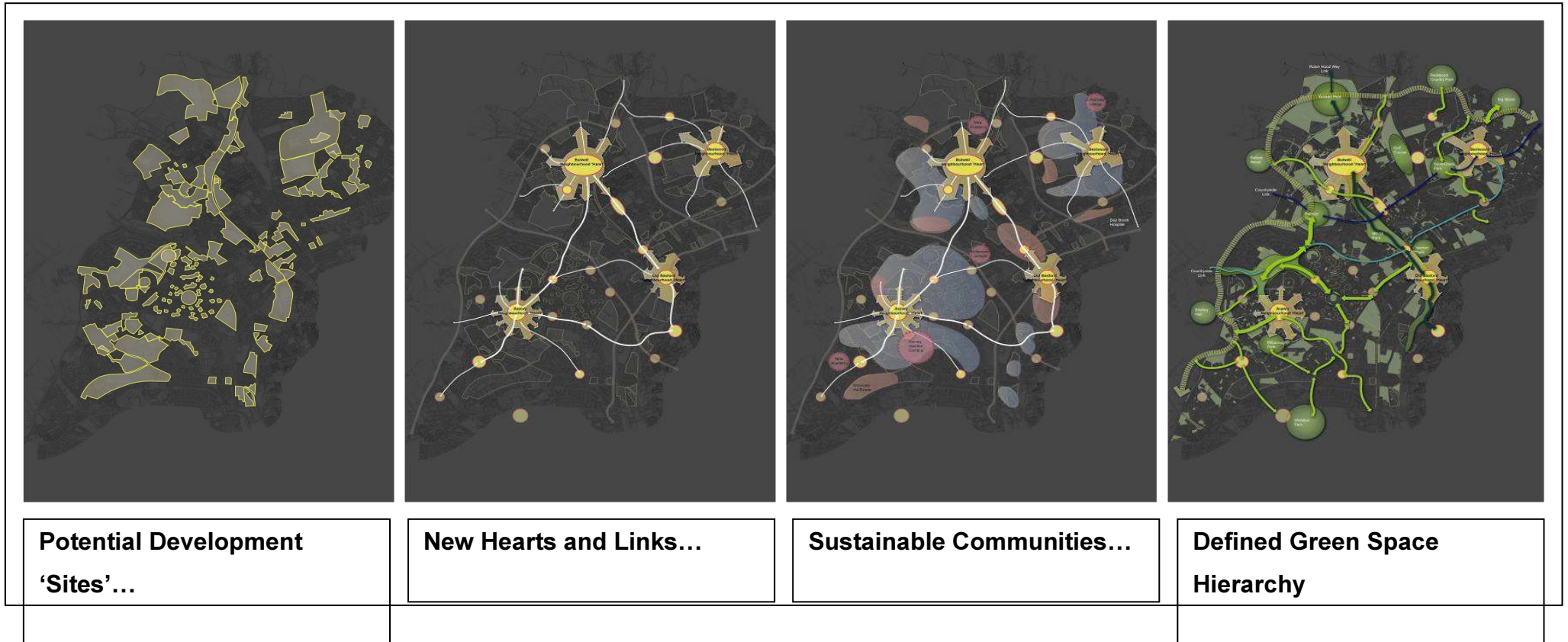
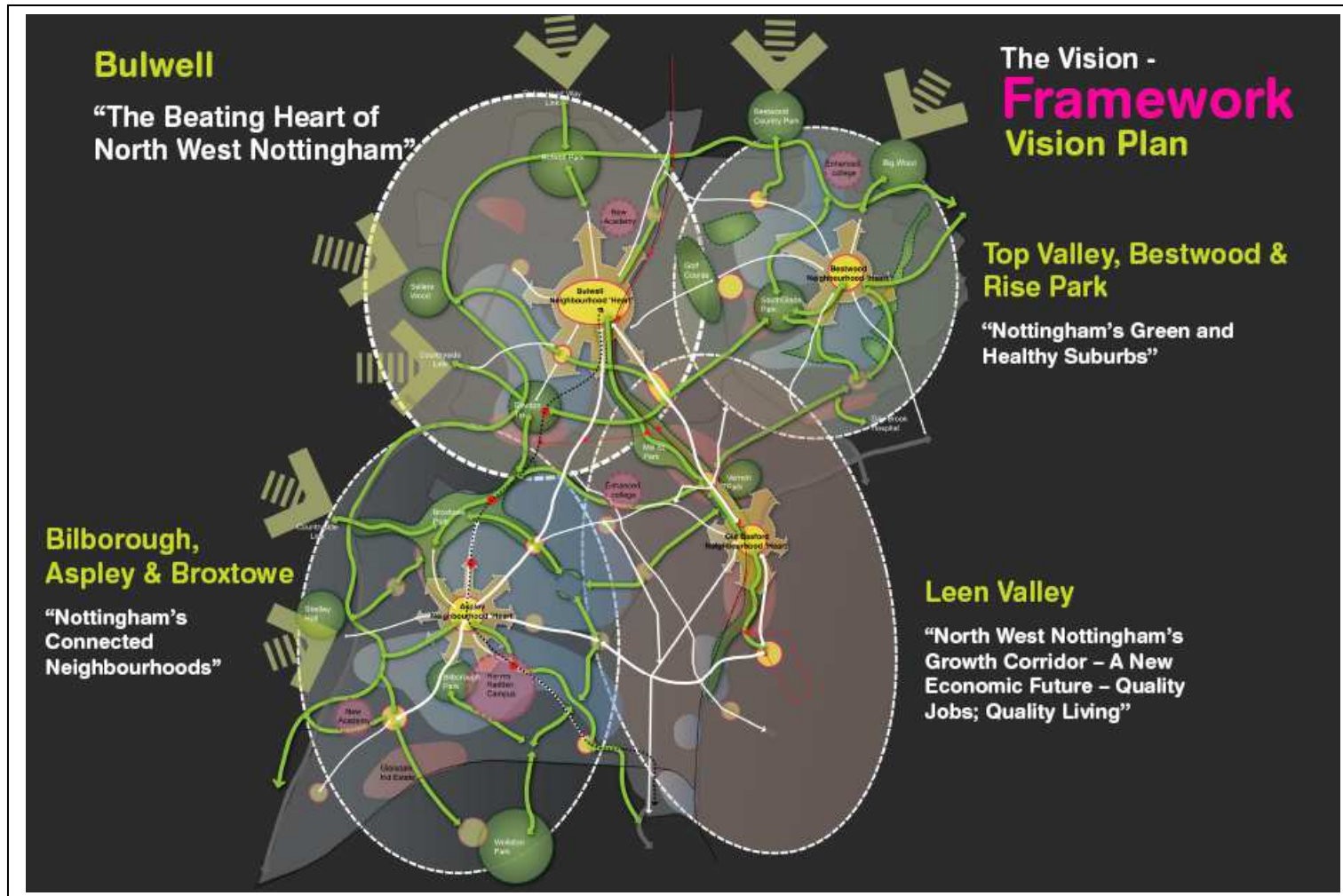


Figure 5.2: The Vision Concept Plan



- 1.39 The delivery of the Vision, the thematic priorities and the spatial framework is predicated on the delivery of key capital and revenue projects across each of the four localities. The SRF includes an Action Plan which incorporates both capital and revenue projects, clearly setting a route-map for the transformation of North West Nottingham and the delivery of the four locality visions
- 1.40 The identification of key spatial projects has been advanced through the identification of physical interventions within a wider movement and green space framework for each of the four areas.

Aspley, Broxtowe and Bilborough

- 1.41 Addressing the lack of legibility within the large social rented estates within this locality underpins the planned framework for intervention. Encouraging access into these large estates, through new transport links and the creation of clear landmarks and destinations, represents a key challenge in ensuring that they are re-connected with the other areas of North West Nottingham.
- 1.42 A chain of key destinations and centres will be established and linked via new public transport links and high quality footpaths and cycleways. These will include a revitalised Broxtowe Country Park - including an extension of this green space into the Broxtowe and Aspley Estates, a new 'Heart' on Strelley Road, the education and leisure investment on the Harvey Hadden site and an improved Bracebridge local centre.
- 1.43 Extensive re-development of existing housing will be required to successfully re-structure the estates and create new linkages and establish a greater choice of housing within the locality. This will be coupled with extensive environmental treatments to properties to ensure that all of the residential estates and areas represent strong and sustainable areas for people to live.

Key projects

- Broxtowe Country Park – development of a masterplan covering the park and surrounds to establish this facility as a core amenity space and visitor attractor within Nottingham.
- Strelley Road District Centre – establishment of a new 'Heart' for the locality through the extensive re-development of the existing Strelley Road centre. The new centre would include a major new foodstore led development incorporating new residential, community, service and employment uses focussed around a high quality public square.

- Harvey Hadden Campus – the creation of a new education led campus incorporating a range of leisure and community uses and representing a key service centre for the locality.
- Chingford Playing Fields – a new residential development on the Chingford playing fields coupled with the re-development of the BISF properties in Bilborough will collectively create a new residential area of high quality mixed tenure housing.
- Public transport connections – the development of new road links to enable rapid public transport connections between the estates, new centres and key nodes including Bulwell and the City Centre.

Bulwell, Bulwell Forest

- 1.44 A strengthened Bulwell District Centre sits at the Heart of the transformation of this locality. Significantly elevating the comparison retail offer within the centre alongside improvements to the popular market place, new employment uses and a strengthened service provision starting with the planned LIFT scheme will all contribute towards this aim.
- 1.45 However, alongside these interventions in the heart of Bulwell new remodelled residential areas will create pleasant surrounding and increase the demographic catchment. This will include a large new residential area on the Stanton Tip coupled with the redevelopment of adjacent social housing estates and the transformation of the Greasley Street Industrial area.
- 1.46 Improving linkages along the River Leen corridor across the Bulwell Forest golf course and across the re-modelled Stanton Tip will assist in ensuring that all of the residents of North West Nottingham and the surrounding settlements will have easy access to the new improved Bulwell Service offer.

Key projects

- Implementation of the Bulwell Masterplan – delivery of core projects on the sites identified within the Bulwell masterplan including the currently vacant Kwiksave site as well as further development opportunities to the north and south of Bulwell centre.
- Stanton Tip – a major project to maximise the use of Stanton Tip and create a new residential community built around environmental and sustainability best practice principles.
- Re-development of Crabtree and Snapewood housing estates – linked to the development of the Stanton Tip site these social rented estates would be the focus of estate renewal creating new high quality housing which meets the needs of future residents.

- Greasley Street Industrial Estate – the redevelopment of this site will create a positive edge to Bulwell and the new residential areas to the east. Relocation of existing businesses to an expanded Bleneheim industrial area along with new employment development along Sellers Wood Drive will ensure the retention of businesses within the area.

Top Valley, Bestwood, Rise Park

Re-connecting the communities in the locality and creating a sustainable housing offer for the future underpin the identification of interventions across the area. The creation of a new 'Heart' on Beckhampton Road will deliver a strengthened centre which will represent the transport and service hub for the area and serve as a focal point for the residential areas which surround it.

Creating strong green links between well managed green spaces, including a remodelled Southglade Park, and the countryside to the north will create a coherent green network enhancing the feel and appearance of the residential areas.

Large scale remodelling and redevelopment of the Radburn housing estates in Top Valley and the Bestwood Park Estate, alongside the development of the large Padstow playing fields will create a new housing offer including the potential to develop new accommodation serving the needs of elderly households.

Key Projects

- Development of the Padstow Playing Fields – The redevelopment of the Padstow playing fields linked to estate renewal on selected parts of the Bestwood and Top Valley Estates to create new attractive housing areas incorporating elderly person's accommodation.
- The Beckhampton Road Heart – a clustering of new service space including a range of facilities along the re-modelling of the existing retail units and new public realm treatments to create a viable and vibrant centre. The integration of a new transport hub within the Heart will assist in improving connections for residents in the communities to Bulwell and the city centre.

- Southglade Phase II – a second phase of new employment space within the remaining plots on the Southglade food park to create new local employment opportunities. This would be linked to the improved transport connections and public transport services proposed as part of the development of the new Heart.
- Rise Park retail centre – the consolidation of retail uses to facilitate new residential uses and create a better defined local hub which serves the needs of local residents.

Cinderhill, Old Basford and Leen Valley

- 1.47 The re-establishment as the River Leen corridor as an employment corridor and strong gateway into North Nottingham represents the spine of the framework for this locality. Consolidating the numerous outdated industrial areas and creating new employment floor space which meets the needs of 21st Century businesses along this corridor of employment represents a core objective.
- 1.48 The re-development of a number of large industrial areas will ensure that new residential development can be knitted into the existing strong residential areas in this locality. This will include a number of sites in the north but also the large Chalfont Drive site. This new residential development will assist in supporting the educational investments in the locality and in the areas to the west.

Key Projects

- Gasworks site – redevelopment of the Basford Gas works site and surrounds to deliver new employment uses. Building upon the current planning application for new employment space on the Radford Road site to create a new urban business park providing a high quality waterside development highly accessible by tram and other forms of public transport.
- Chalfont Drive – a significant 14 ha residential led opportunity in the heart of North West Nottingham which will deliver new attractive mixed-tenure family housing linking strongly with adjacent existing residential areas.
- Old Basford Gateway – re-modelling of the existing junction layout to promote the River Leen as a feature and enable a positive environment for pedestrians and cyclists. Public realm improvements and infill development to remove buildings of poor quality would create a vibrant gateway into North West Nottingham integrating the existing tram stop.