Wilson Bowden
Developments
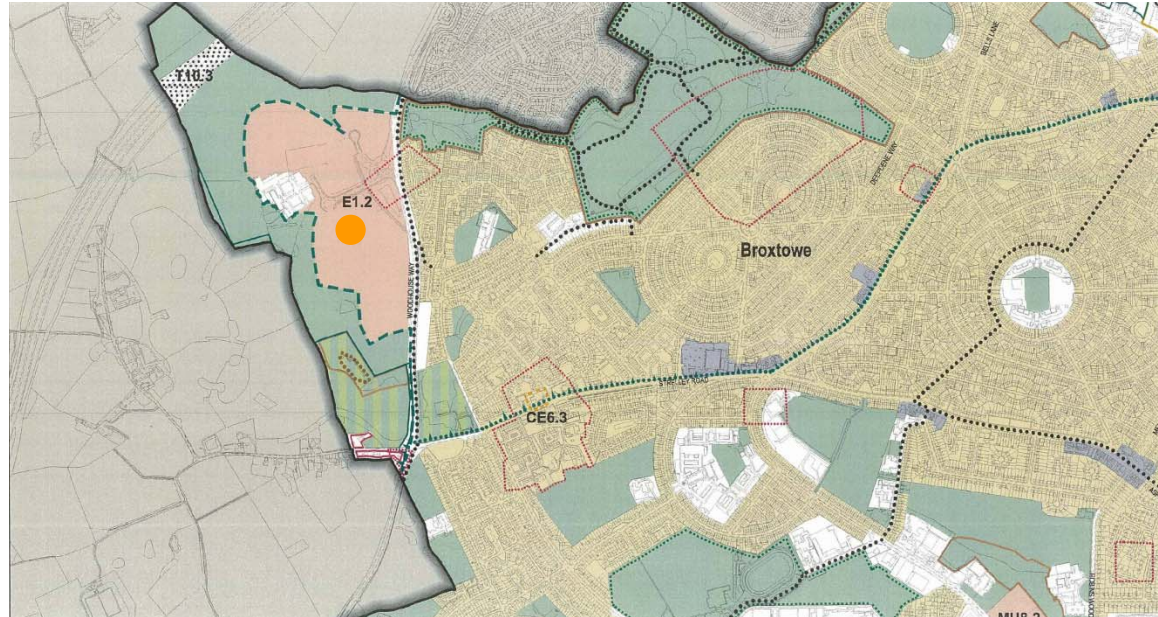
Nottingham Business Park South

**Residential Mixed-Use Sustainable Development
in association with Nottingham Business Park**

David Ward

Planning Director Wilson Bowden Developments

The Site

- Allocated development site in the Nottingham City Local plan

- Not within the Green Belt

- Good road access...but poor public transport

Development to date

- Important employment site… and will remain so

- Commitment to ongoing delivery of quality offices and B1

- Commitment to ongoing quality landscaping / environmental enhancement

Development to date

- Good quality occupiers

  eg   DVLA

         Highways Agency
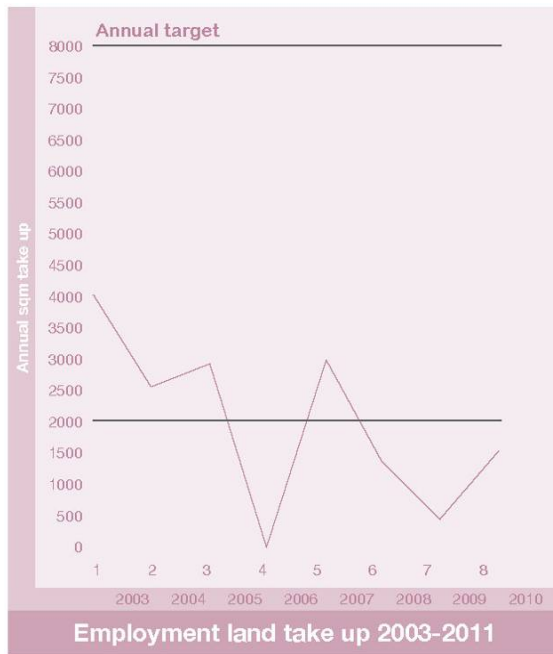
         Source Bioscience

         Molecular Profiles

Current Position

- Slow uptake

- Only new build in the last 5 years needed RGF funding

- 16 years of commercial land remains on North side alone

Employment land take up 2003-2011

- 40 years supply of land
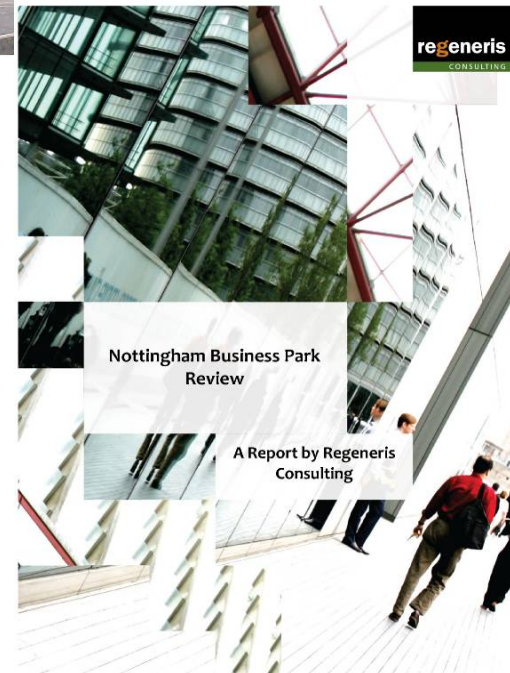
- Is this a sensible use of land?

- Conceived, planned and released in 1990s

- Trends all pointing to out of centre

- Market has changed

- Other high quality sites, well served by public transport, have come forward eg NG2, BioCity, Boots Enterprise Zone

- Policy direction has pressed office development towards City Centre

Identified need

- Pressing demand to find new residential sites
- Need for quality family homes /elderly persons dwellings
- Balanced community is essential
- Where will the City find these sites:
open spaces?
country parks?
allotments?

regeneris
CONSULTING

Nottingham Business Park
Review

A Report by Regeneris
Consulting

Nottingham Business Park South – The Benefits

- Early delivery of family housing / elderly persons dwellings

- Improved bus service

- Improved employment prospects for remaining business park

- Training, employment and supply chain benefits from early construction activity

- Service level improvements / financial contributions via S106

Comprehensive Mixed-Use Approach

- Best practice in planning
- Benefits for the employment objectives of the City
- Meeting housing land needs and creating new recreational opportunities
- Building balanced communities
- Improved public transport
- Overall a more sustainable location

The Opportunity

- We think the site presents a great opportunity

- We want to work with the City and other local stakeholders to make the most of this opportunity

- Allocated land capable of meeting an identified need in a sustainable way

Questions ?