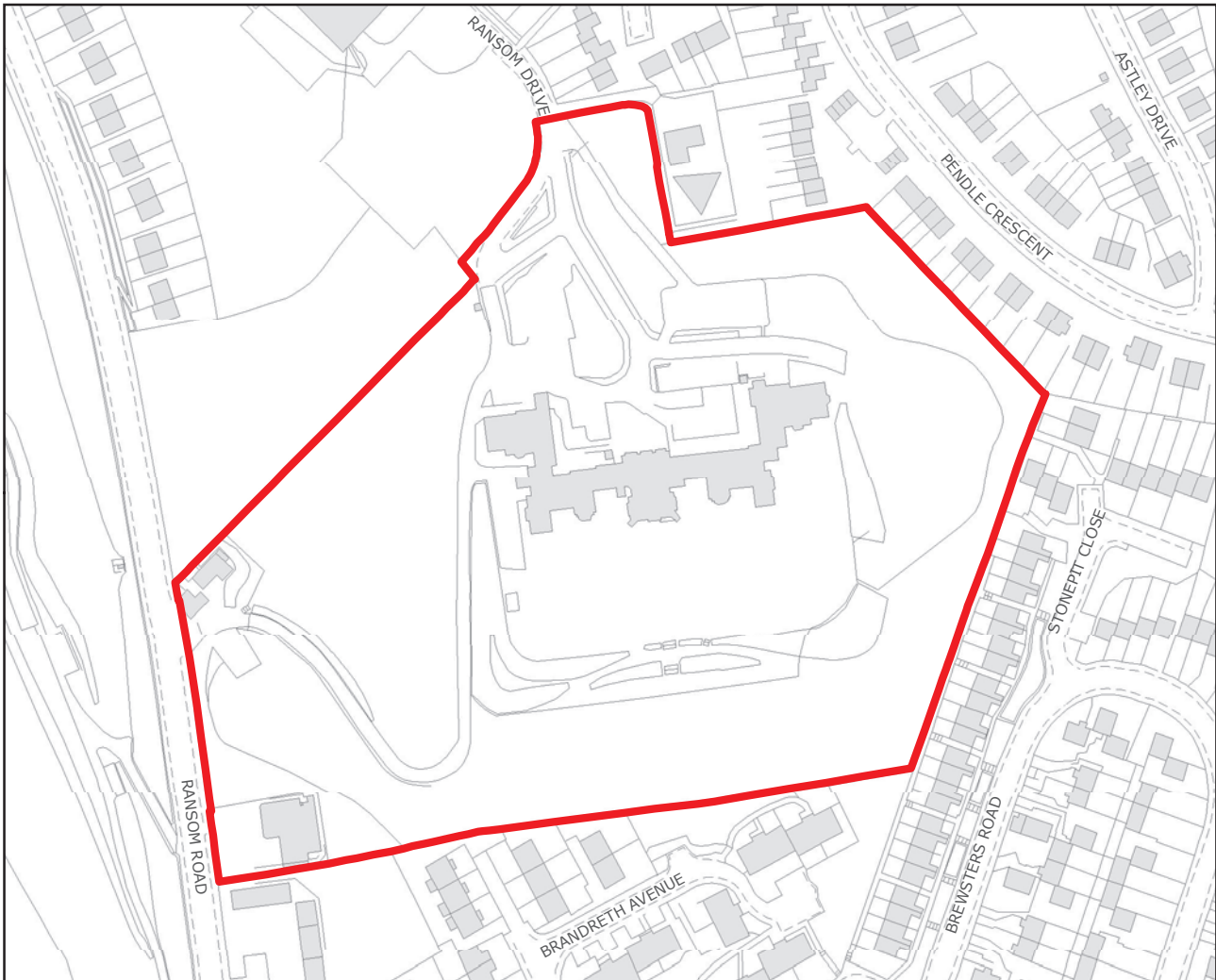


Appendix 1: Extract of Development Principles for ACE Dales, Mapperley and St Anns

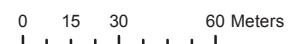
PA28 Ransom Road - Hine Hall



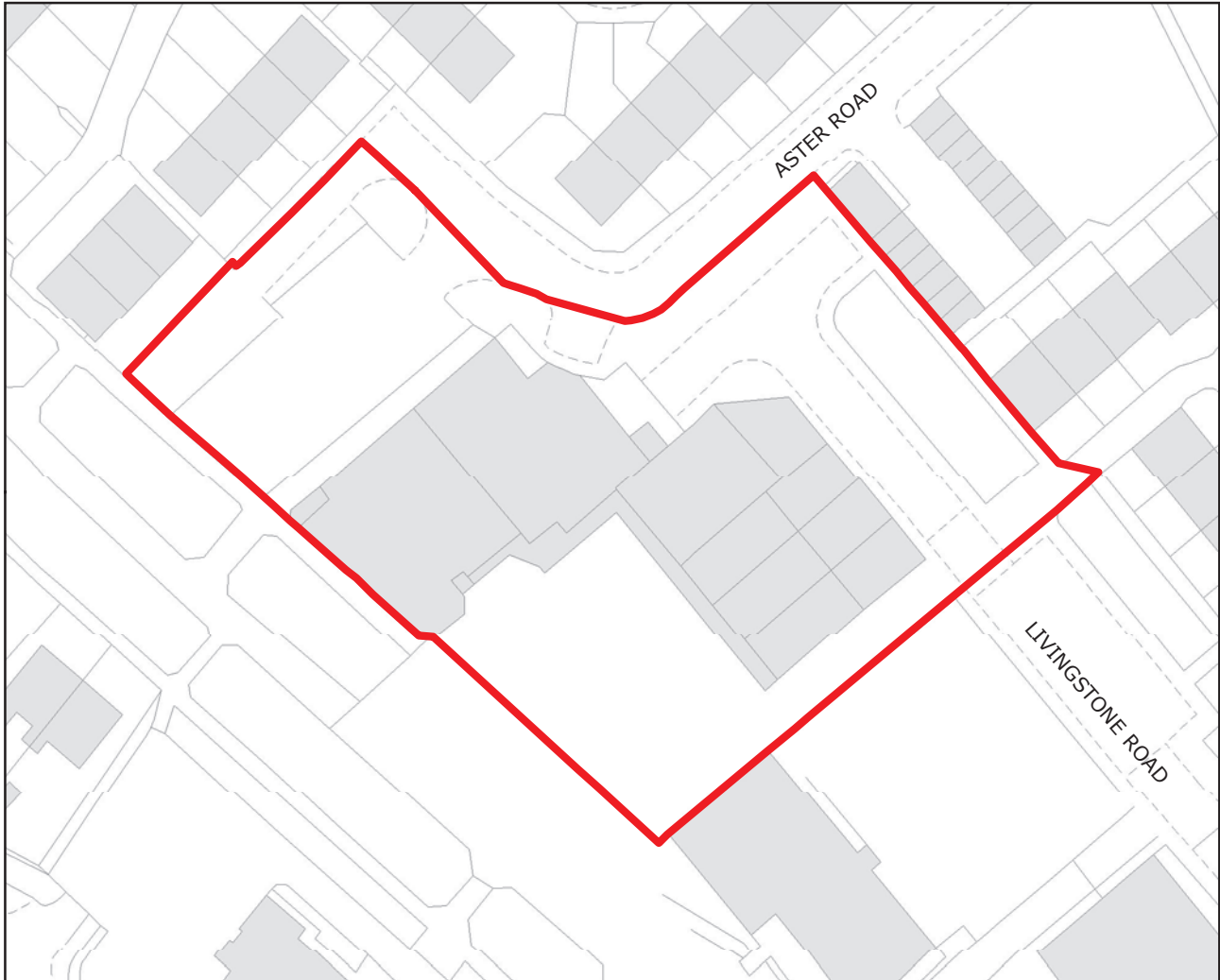
<p>Site Area (ha): 4.61</p> <p>Ward: Mapperley</p> <p>Address: Ransom Road</p> <p>Current use: Residential, open space</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Development should be low density and high quality and in accordance with the City Council's Development Brief. New buildings should only be located on those sites shown as acceptable within the Development Brief. Vehicular access should be provided from Ransom Drive (which is currently unadopted). Proposals should include the submission of a tree survey and constraints plan, an ecological assessment and a landscape management plan. The site is within the Minerals Safeguarding Area which requires prior notification. The potential to connect to the District Heating System should be explored.</p>
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PA37 Robin Hood Chase



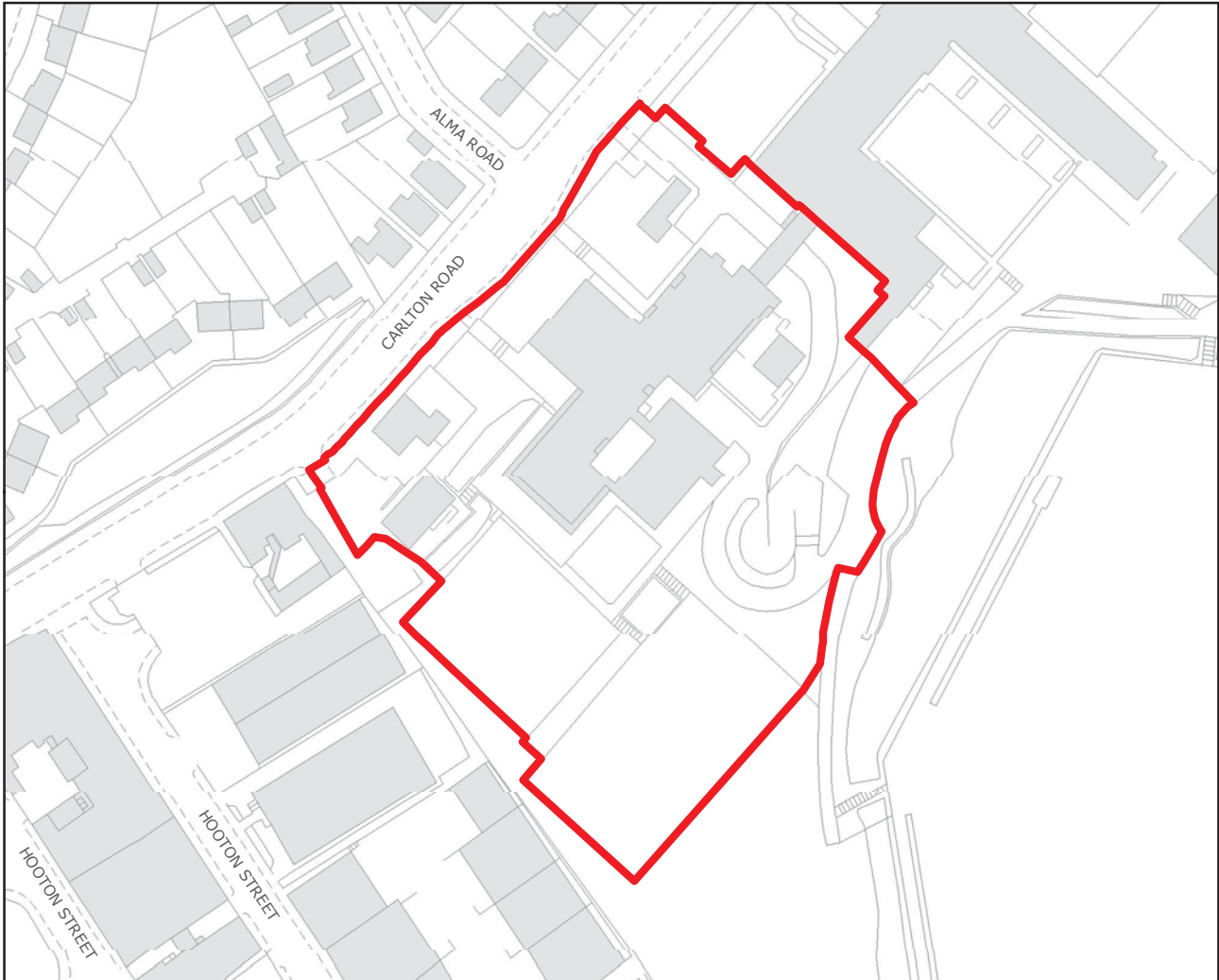
<p>Site Area (ha): 0.47</p> <p>Ward: St Ann's</p> <p>Address: St Ann's Well Road</p> <p>Current use: Retail / community</p>	<p>Proposed use: Residential (C3, to include elderly and family housing provision) and a community facility/centre (D1).</p> <p>Development principles: The development should be orientated so that it provides frontages and overlooking of main routes through and adjacent to the development. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development. The site is capable of immediate connection to the District Heating System.</p>
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0 5 10 20 Meters

PA38 Carlton Road - Former Castle College



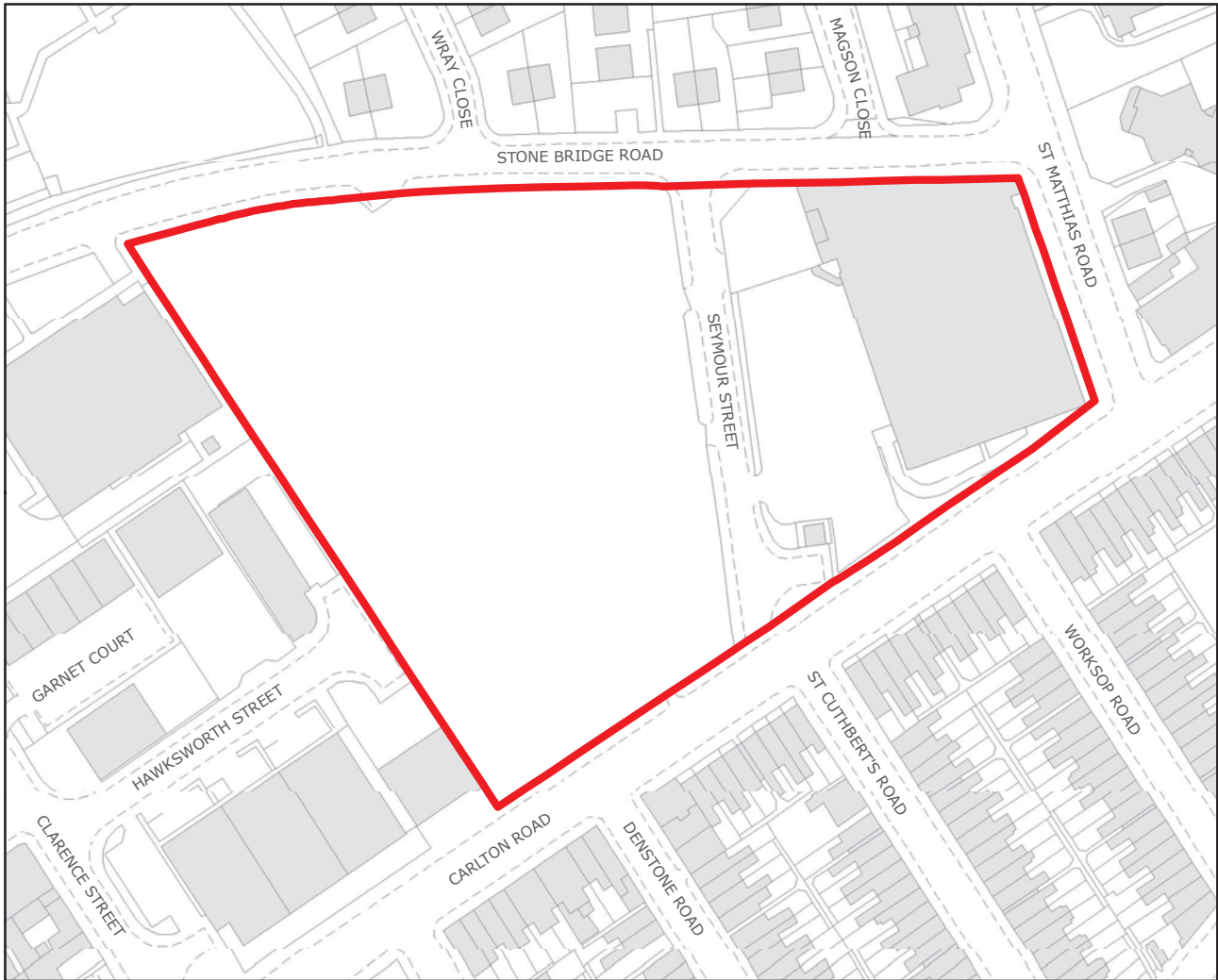
<p>Site Area (ha): 1.28</p> <p>Ward: St Ann's</p> <p>Address: Carlton Road</p> <p>Current use: Cleared Site</p>	<p>Proposed use: Residential (C3), employment (B1), community and education (D1).</p> <p>Development principles: Layout should ensure a satisfactory environment for residential occupiers with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



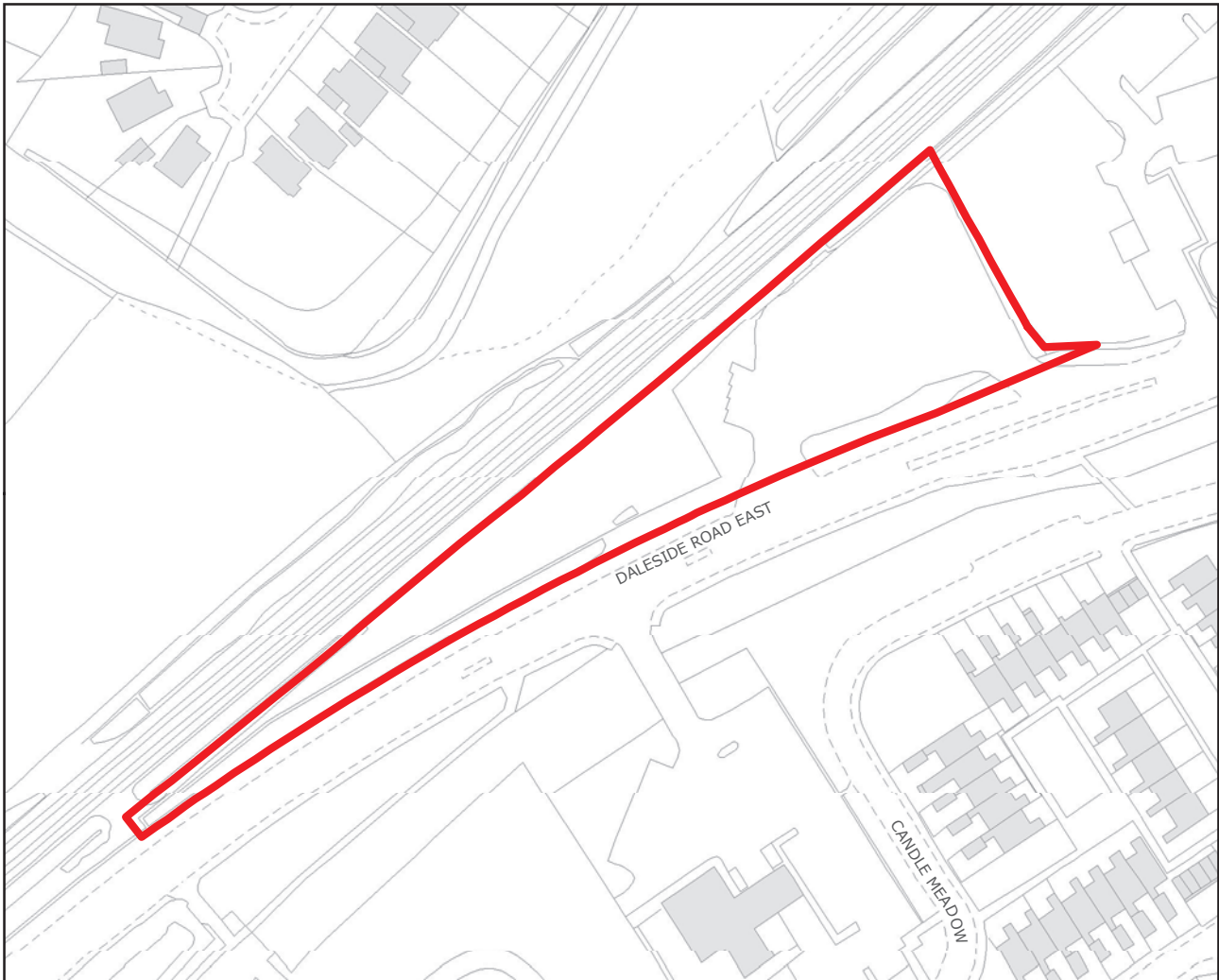
<p>Site Area (ha): 1.98</p> <p>Ward: St Ann's</p> <p>Address: Carlton Road</p> <p>Current use: Cleared / Vacant</p>	<p>Proposed use: Retail (supermarket A1) and residential (C3, predominantly family housing).</p> <p>Development principles: Design, layout and access should be carefully considered to avoid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



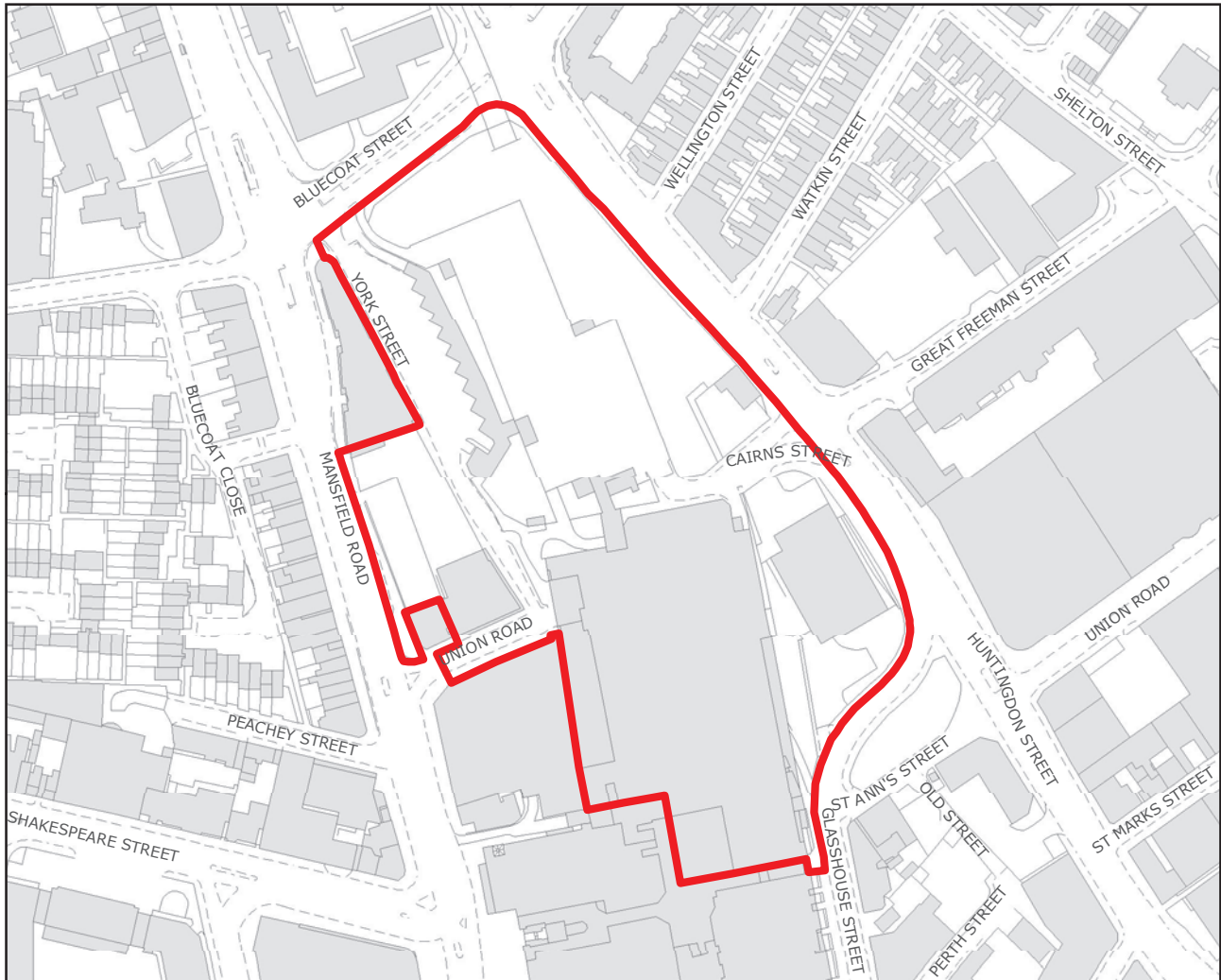
<p>Site Area (ha): 0.54</p> <p>Ward: Dales</p> <p>Address: Daleside Road</p> <p>Current use: Vacant</p>	<p>Proposed use: Residential (C3).</p> <p>Development principles: Opportunities to enhance the adjacent Colwick Woods LWS, and Colwick Woods Nature Reserve. Proposals should ensure that the safe operation of the cycle route to the front of the site is not adversely affected. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment with development located in areas of lowest flood risk. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area - prior notification required but not considered to be a barrier to development. Proposals should take account of the Highway Planning Line to the south of the site (TR2.11) associated with Daleside Road.</p>
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PA60 Victoria Centre



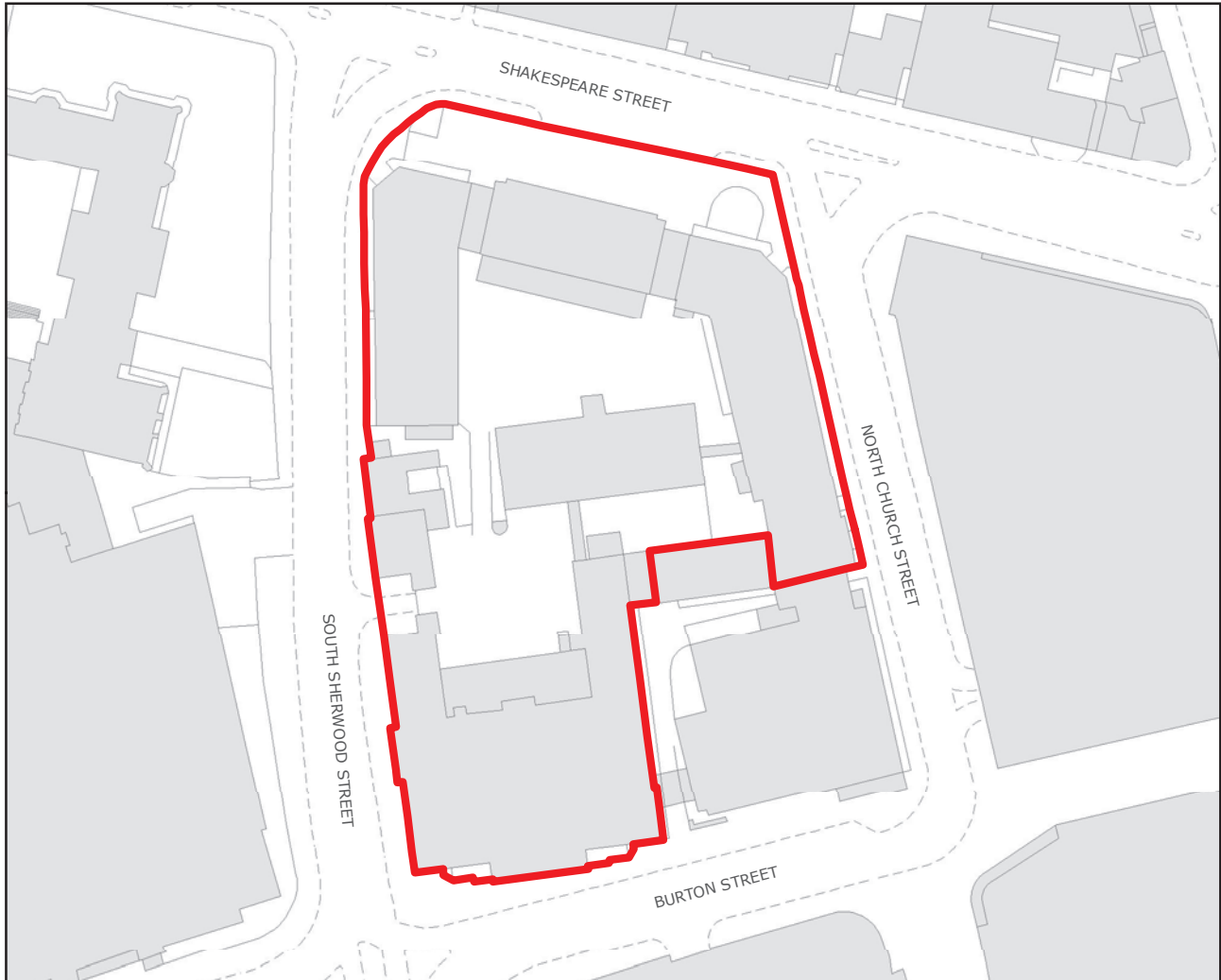
<p>Site Area (ha): 3.23</p> <p>Ward: St Ann's</p> <p>Address: Huntingdon Street</p> <p>Current use: Shopping Centre, Car Park</p>	<p>Proposed use: Retail (A1), leisure (D2), office (B1a), financial & professional services (A2), food & drink (A3, A4, A5), public transport facility (Sui Generis).</p> <p>Development principles: This is an important and prominent retail destination and development should incorporate high quality building design and public realm with opportunities for enhanced connections - particularly east west connections to connect Cairns Street and Union Road. Proposals should have regard to the heritage assets within and close to the site including the Listed public house on Milton Street and the Arboretum Conservation Area to the west of the site. Within an archaeological constraints area, development proposals should consider the potential for archaeology and also the presence of caves and opportunities for their preservation enhancement. The potential for low carbon energy via the District Heating System should be explored. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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0 15 30 60 Meters

PA61 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station



<p>Site Area (ha): 0.89</p> <p>Ward: St Ann's</p> <p>Address: Burton Street</p> <p>Current use: Mixed use</p>	<p>Proposed use: Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (predominantly C3, potential for minor element of student accommodation). Auxiliary uses retail (A1), financial & professional services (A2), food & drink (A3/A4) delivered as integral part of a mixed use scheme).</p> <p>Development principles: This is an important and prominent site and development should incorporate high quality building design, public realm and environmental improvements. Development should preserve or enhance the significance of heritage assets including the Guildhall (a Grade II listed building to be retained), other nearby Listed Buildings and the adjacent Arboretum Conservation Area. The suitability of new uses will need careful consideration to ensure that the sensitive reuse of heritage assets can be achieved. Within an archaeological constraints area and an area where caves are known to be present. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. There is immediate potential for low carbon energy via the District Heating System. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required.</p>
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0 5 10 20 Meters

PA62 Creative Quarter - Brook Street East



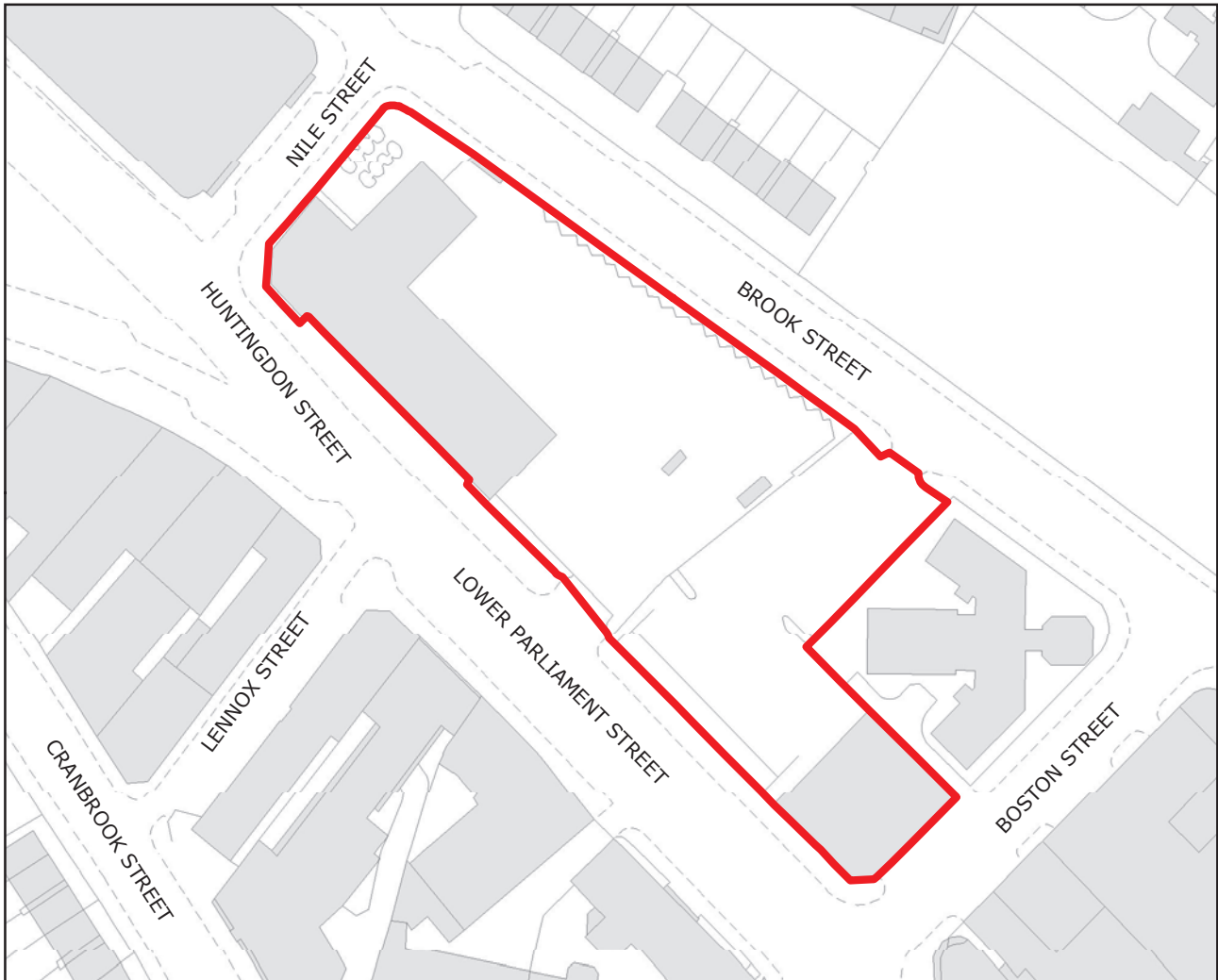
<p>Site Area (ha): 0.65</p> <p>Ward: St Ann's</p> <p>Address: Brook Street</p> <p>Current use: Cleared site</p>	<p>Proposed use: Offices/Studio/Workshop/Research & Development (B1), Hotel (C1), Residential (C3), student accommodation (sui generis), Assembly & Leisure (D2), Non-residential Institutions (D1). Potential auxiliary uses to ground floor Financial & Professional Services (A2), Food & Drink (A3).</p> <p>Development principles: Development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which covers part of the site) and Listed Buildings nearby. Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. Potential for custom build plots on site. Potential for immediate connection to the District Heating System. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Within AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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0 5 10 20 Meters

PA63 Creative Quarter - Brook Street West



<p>Site Area (ha): 0.61</p> <p>Ward: St Ann's</p> <p>Address: Brook Street</p> <p>Current use: Mixed use</p>	<p>Proposed use: Offices/studio/workshop/research & development (B1), hotel (C1), residential (C3), student accommodation (Sui Generis), assembly & leisure (D2), non-residential Institutions (D1). Potential auxiliary uses to ground floor financial & professional services (A2), food & drink (A3).</p> <p>Development principles: Development should be carefully designed to preserve and enhance the Sneinton Market Conservation Area (which is close by). Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. Potential for immediate connection to the District Heating System. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Within AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment may be required.</p>
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PA64 Creative Quarter - Sneinton Market



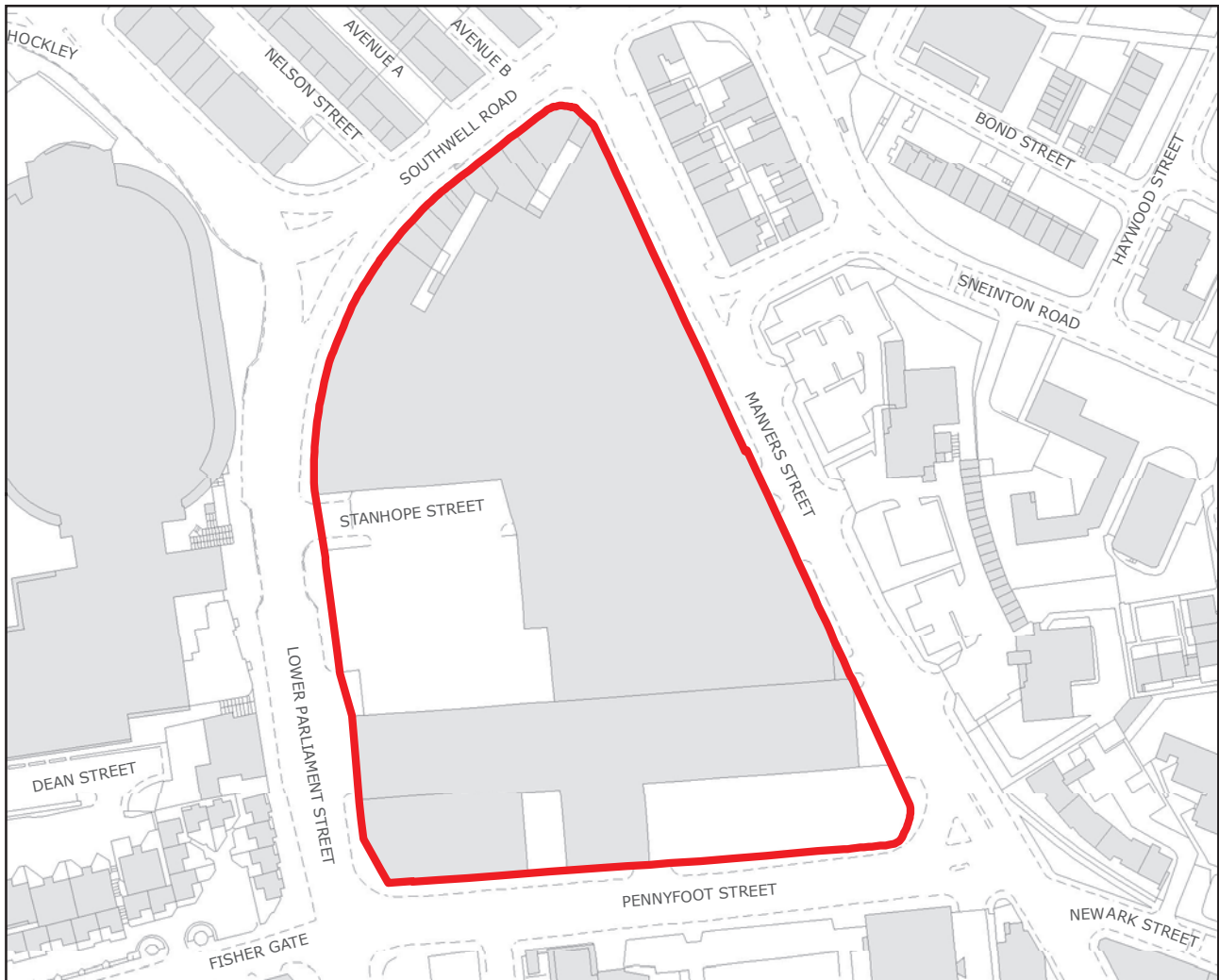
<p>Site Area (ha): 1.24</p> <p>Ward: St Ann's</p> <p>Address: Southwell Road</p> <p>Current use: Mixed use</p>	<p>Proposed use: Office / workshop / research & development (B1), residential (C3), with ancillary retail (A1) leisure and community uses (D1) as part of a mixed use scheme.</p> <p>Development principles: The site is an important part of the Sneinton Market Conservation Area and proposals should be sensitively designed to preserve and enhance heritage assets. Within an archaeological constraints area, development proposals should consider the potential for archaeology at an early stage. Potential for connection to the District Heating System should be explored. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. Within AQMA - proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required.</p>
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PA65 Creative Quarter - Bus Depot



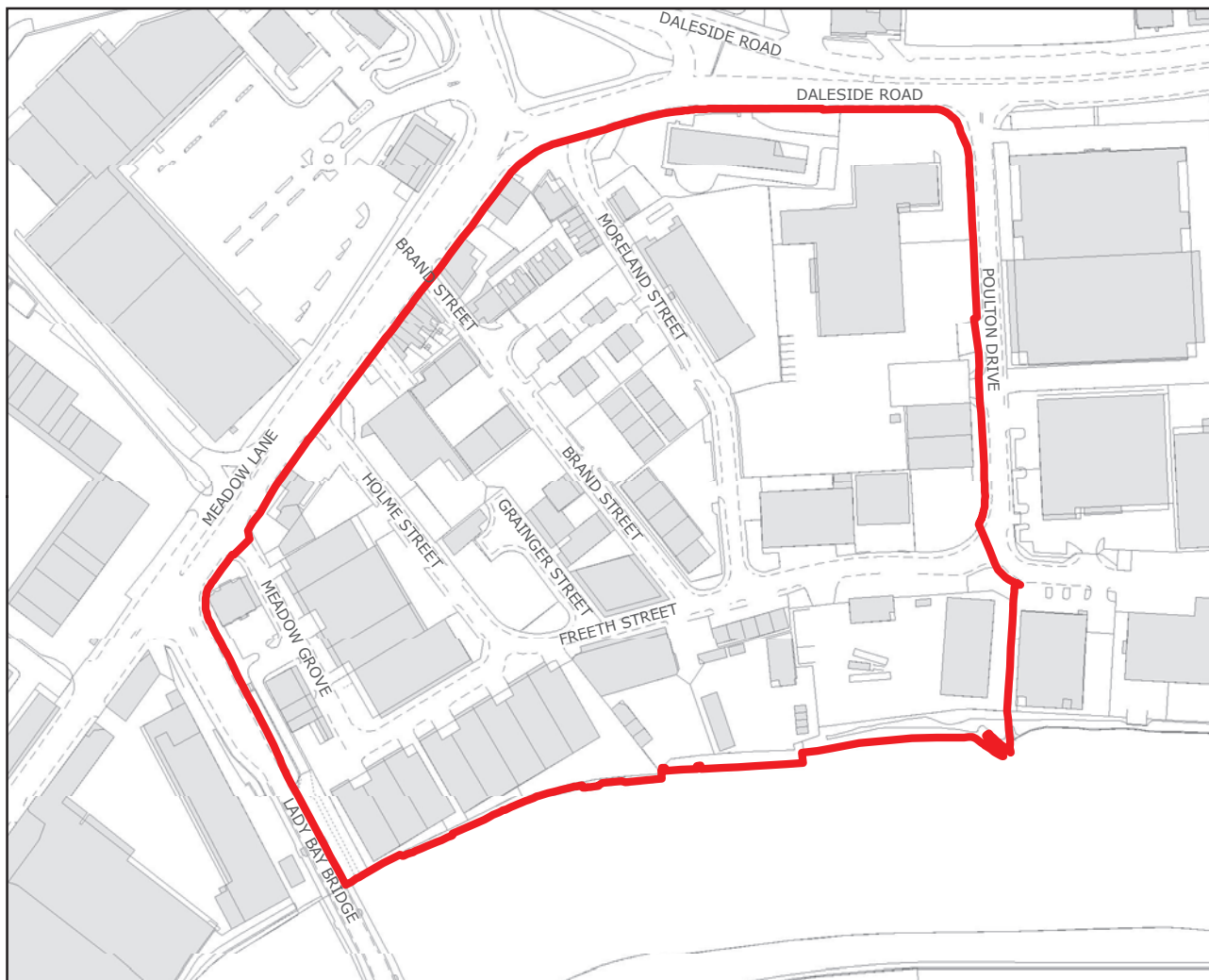
<p>Site Area (ha): 2.55</p> <p>Ward: Dales</p> <p>Address: Lower Parliament Street</p> <p>Current use: Bus depot / retail</p>	<p>Proposed use: Residential (C3), hotel (C1), employment (B1), conference/convention centre (D1), leisure (D2). Auxiliary retail (A1, A2, A3) delivered as integral part of a mixed use scheme.</p> <p>Development principles: Proposals should be sensitive to the Sneinton Market Conservation Area which covers the northern edge of the site. Schemes which retain and integrate the existing buildings on Manners Street and Stanhope Street will be encouraged. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within an archaeological constraints area, development proposals should consider the potential for archaeology early in the development process. Immediate potential for connection to the District Heating System. The site is close to an AQMA and the Eastcroft Energy from Waste plant. Proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required. Within Minerals Safeguarding Area but not considered a barrier to development.</p>
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0 12.5 25 50 Meters

PA82 Waterside - Freeth Street



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

PA83 Waterside - Daleside Road, Trent Lane Basin



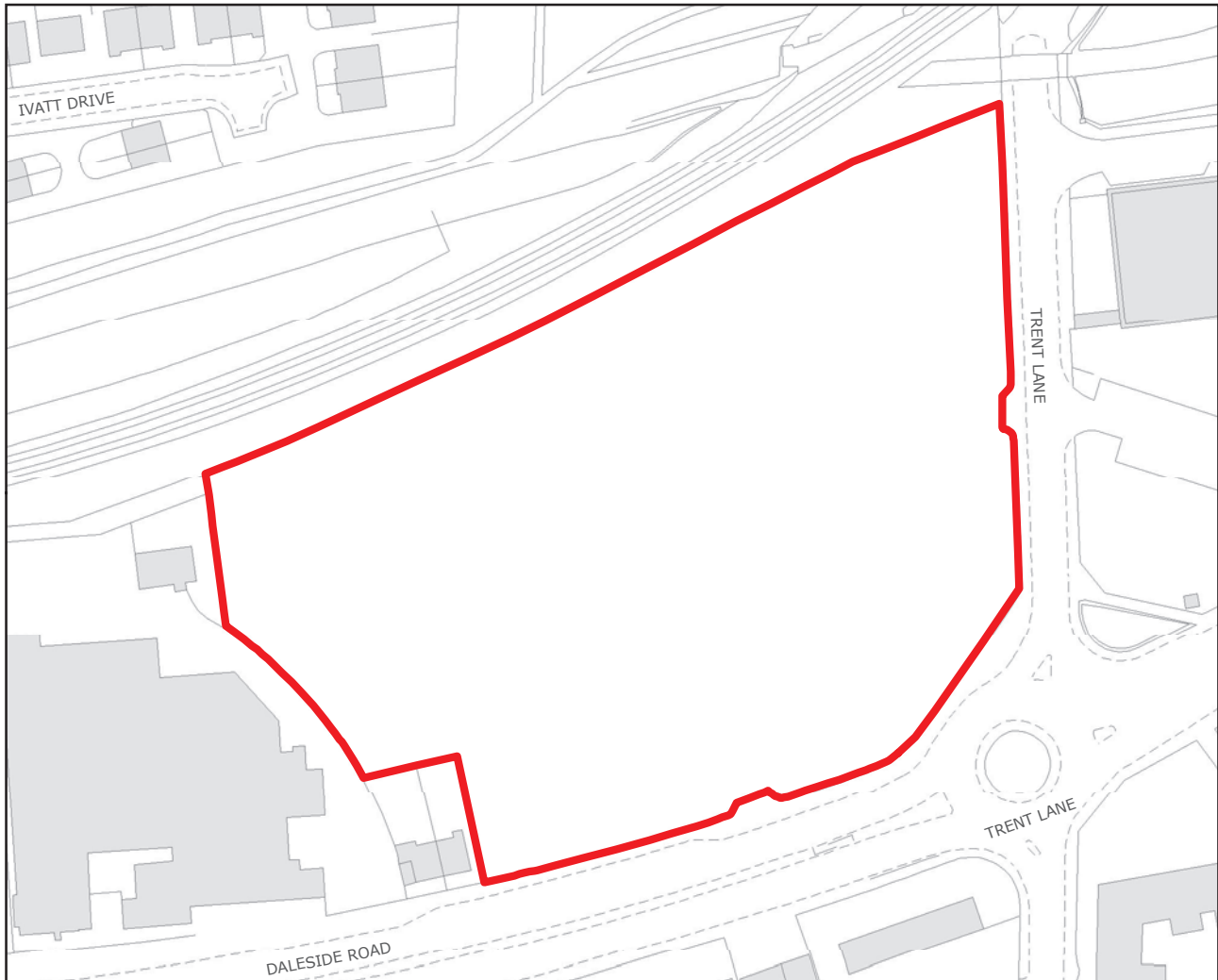
<p>Site Area (ha): 9.01</p> <p>Ward: Dales</p> <p>Address: Daleside Road</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3) and employment (B1).</p> <p>Development principles: Potential for transformational development to create a new riverside community. Potential for custom build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

PA84 Waterside - Daleside Road, Eastpoint



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

PA85 Waterside - Trent Lane, Park Yacht Club



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