

**REPORT OF CHIEF PLANNER**

**Radford Mill Southern Building, Norton Street**

**1 SUMMARY**

Application No: 16/02301/PFUL3 for planning permission

Application by: Franklin Ellis Architects on behalf of Mabec Property

Proposal: Demolition and part demolition of existing buildings. Conversion to residential and new build residential to create 314 units.

The application is brought to Committee because this is a major application on a prominent site where there are important land use, design and heritage considerations. Also, officers may recommend that policy compliant S106 contributions be waived or reduced on the grounds of viability, depending on the awaited conclusions of the District Valuer.

To meet the Council's Performance Targets this application should have been determined by 26th January 2017. An extension of time has been agreed to 30<sup>th</sup> April 2017.

**2 RECOMMENDATIONS**

**2.1 GRANT PLANNING PERMISSION subject to:**

- a) Prior completion of a planning obligation which shall include:
  - (i) a financial contribution towards off-site public open space;
  - (ii) a financial contribution towards education;
  - (iii) a financial contribution towards off-site affordable housing

Subject to the conclusions of the District Valuer's independent assessment of the developer's viability appraisal as to whether the whole or part of the policy compliant section 106 contributions should be required.

- b) The indicative conditions which will form part of the Committee Update Sheet.

Power to determine the final details of the conditions and the obligation to be delegated by the Chief Planner.

- 2.2** That Councillors are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligation sought is (a) necessary to make the development acceptable in planning terms, (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.

- 2.3 That Councillors are satisfied that the section 106 obligation(s) sought that relate to infrastructure would not exceed the permissible number of obligations according to the Regulation 123 (3) Community Infrastructure Levy Regulations 2010.

### **3 BACKGROUND**

- 3.1 Radford Mill is located on the north side of Ilkeston Road between Garden Street and Norton Street. It is bounded to the north by a recently completed residential development for Nottingham Community Housing Association which comprises a mix of flats and family homes. To the east, on the opposite side of Garden Street, are the rear gardens of houses which front Hornbuckle Court and the Garden Street Family Centre. To the south is Ilkeston Road and a mix of generally 2 and 3 storey properties with commercial/retail groundfloors and some residential accommodation over. Norton Street and the Blooms Grove Industrial Estate lie to the west.
- 3.2 The part of Radford Mill that is remaining was the later development of three distinct phases of mill buildings on the site, which originally extended up to Denham Street to the North. The central buildings on the site were the oldest and dated back to 1850. The building to the North was constructed in 1890 with the final phase to the south with its distinctive tower being constructed in 1900. Radford Mill was occupied by William Hollins & Co Ltd who were famous for the development of the fabric Viyella, which was patented in 1894. The factory was closed in the 1960's and although occupied in part by a number of businesses since then, the buildings remained largely derelict for decades.
- 3.3 The Southern part of the mill that still stands is a substantial building constructed from red brick with bands of yellow brick, stone carving and terracotta details. The main building is flat roofed with the slate roofed tower to the south. Facing Norton Street is a single storey wing that runs along the length of the mill building.

### **4 DETAILS OF THE PROPOSAL**

- 4.1 Planning permission is sought for the demolition/part demolition of existing buildings on the site and to convert the retained buildings and construct new build elements. Following the receipt of amended plans it is proposed to create a total of 314 residential units (456 bedspaces).
- 4.2 The development proposals are for a mixture of unit types comprising studios, apartments, cluster flats and vertical cluster 'houses'. The proposed breakdown of the types of accommodation is as follows: 211 studios, 4 x 6 bed cluster flats, 82 x 1 and 2 bed apartments and 17 x 2-7 vertical cluster units. The scheme is described as an "urban village" and it is proposed to create a centralised point of access from the main entrance on Ilkeston Road from which most residents would access the development. On the ground floor adjacent to the Ilkeston Road entrance a health and leisure facility for occupiers of the development is proposed. 80 car parking spaces, cycle parking and refuse storage is proposed at the 'basement' level, which is only partly beneath ground, on the eastern and northern sides of the building. The accommodation, certainly the higher density units and those with a larger number of bedrooms, would clearly lend themselves to student accommodation. However, the applicants are keen to emphasise that this is not intended to be an exclusively student accommodation scheme but rather would also be available for non-student occupants, particularly the 1 and 2 bed apartments.

- 4.3 The scheme has seen many revisions as a result of negotiations through the lifetime of the application. As amended, the proposals for the Mill are made up of the following elements:
- 4.4 *Existing Mill building.* It is proposed to retain the main Mill building and to convert this to studios and large cluster flats. This necessitates creating a full height lightwell in the centre of the building to address the building's very deep floor plan and provide light and ventilation to the units which would face into this area, also creating a courtyard at ground floor level. It is also proposed to add a further storey to the roof of the building to accommodate 1 and 2-bed apartments.
- 4.5 *Ilkeston Road new build.* The land to the south of the main Mill currently accommodates a 'court' of single storey industrial units. It is proposed that these buildings be demolished and a larger scale U-shaped building be constructed fronting Ilkeston Road. This would include the main entrance point for residents and the health and leisure facilities on the ground floor, with a mix of 1 and 2 bed apartments on the upper floors. An internal courtyard would be created which would comprise the main access route to other parts of the development. It is proposed that this building would be 5 to 6 storeys and contemporary in appearance. The materials are indicated as red brickwork, to form a primary grid frame, in-filled with a combination of glazing, vertical cladding and louvres.
- 4.6 *Garden Street new build.* The main Mill building is set back from Garden Street and along the frontage it is proposed to construct a terrace of 2.5 storey units. This would create 10 x 5 bed cluster 'houses'. It is proposed these would have individual front doors to Garden Street but they would also be accessed from within the development via a mews style space between the units and the main Mill. Their appearance would similarly be in the form of a brick grid frame in-filled with a combination of glazing, vertical cladding and louvres.
- 4.7 *Norton Street new build.* It is proposed that the existing two storey building on the frontage to Norton Street would be demolished. In its place it is proposed to construct a terrace of 2.5 storey units, similar to those along Garden Street in terms of the accommodation type and access arrangements. This would create 5 cluster units with a mix of 5 and 6 bedrooms. In terms of design their elevations would be a variation on the Garden Street units, but they would also include a pitch roof with rooflights.
- 4.8 *Northern end of Mill new build.* The northern elevation of the Mill is where the now demolished mill buildings to the north connected with the retained building. In this area it is proposed to erect a further new build element as an extension to the Mill building. This would be 3 to 5 storeys in scale and accommodate studio units. Windows in the north facing elevation are limited to the central area adjacent to the car park of the recently constructed apartments to the north. On the lowest level the proposed car park would extend into this area. The external appearance of this element follows a similar design approach to the other new build additions.

## **5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS**

### **Adjoining occupiers consulted:**

- 5.1 50 neighbour notification letters were sent to nearby occupiers on Ilkeston Road, Norton Street, Garden Street and Hornbuckle Court. The application has also been

advertised on site and in the local newspaper. The period for comment expired on 07.12.2016.

- 5.2 There has been no representations made by neighbouring occupiers but comments have been received from the Nottingham Civic Society, raising the following points: The retention of this important landmark building, which is on the Local Interest List, is welcomed but they have reservations about part of the proposal. By introducing new build of a similar scale to the Ilkeston Road frontage, the impact of the original mill building and particularly its tower and west frontage will be virtually lost in views from Ilkeston Road. Historically the architectural might of this building is derived from its scale towering above domestic houses and commercial properties to the south. This dominance is maintained by the poor modern sheds which now front the site but it will be completely dissipated by the proposal as the historic building is more or less submerged into the new build at great loss to its character and townscape role. The height of the front range of the new build should be reconsidered.
- 5.3 Nearby residents have been consulted upon the revised proposals and the expiry date for comments is 15.04.2017.

#### **Additional consultation letters sent to:**

**Environmental Health and Safer Places:** No objection. Require conditions to address potential contamination, the submission of a noise assessment and sound insulation scheme, and vehicle charging points.

**Highways:** No objection subject to conditions requiring a car park permit system to be in place for the life of the development, the provision of visitor car parking within the site, signage to ensure the car parking one-way system is adhered to, and a construction management plan.

**Drainage:** No objection. Site must use SUDS techniques. Further details of disposal of surface water are required.

**Biodiversity Officer:** No objection. The building has been assessed to be unsuitable for supporting roosting bats. Comment that the development does not provide any biodiversity benefits for the city and queries whether there are any possibilities for incorporating this into the proposals.

**Tree Officer:** No objection. Should control both demolition and development through a pre-commencement condition to ensure trees on the Ilkeston Road frontage are safeguarded.

## **6 RELEVANT POLICIES AND GUIDANCE**

- 6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies. Planning applications still need to be determined in accordance with the development plan unless material planning considerations indicate otherwise; the NPPF is a material consideration.
- 6.2 The NPPF advises that there is a presumption in favour of sustainable development. Paragraph 17 of the NPPF lists the core planning principles that should underpin decision making on planning applications. Of particular relevance

to this application is the need to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

- 6.3 Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 6.4 Paragraphs 56-64 of the NPPF sets out the approach for achieving good quality design, including responding to local character, creating a strong sense of place and resisting poor design that fails to take opportunities to improve the character and the quality of an area.
- 6.5 Paragraph 96 states that new development should be expected to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 6.6 Paragraph 111 states that planning decisions should encourage the effective use of land by re-using land that has been previously developed.
- 6.7 Section 12 of the NPPF relates to conserving and enhancing the historic environment.

**Nottingham Local Plan (November 2005):**

ST1 - Sustainable Communities.

H2 - Density.

H5 – Affordable Housing.

H6 - Student Housing.

E4 - Regeneration of Previously-Used Employment Sites and Premises

R2 - Open Space in New Development.

T3 - Car, Cycle and Servicing Parking.

NE3 - Conservation of species.

NE5 - Trees.

NE9 - Pollution.

NE12 - Derelict and Contaminated Land.

**Aligned Core Strategy (September 2014):**

Policy A: Presumption in Favour of Sustainable Development.

Policy 1: Climate Change.

Policy 8: Housing Size, Mix and Choice.

Policy 10: Design and Enhancing Local Identity.

Policy 11: The Historic Environment

Policy 14: Managing Travel Demand.

Policy 19: Developer contributions.

### **Other documents**

Affordable Housing Policy and Developers Contributions, Supplementary Planning Guidance.

Planning Guidance for the Provision of Open Space Within Developments, Supplementary Planning Guidance.

## **7. APPRAISAL OF PROPOSED DEVELOPMENT**

### **Main issues**

- (i) Principle of the development, housing type and density;
- (ii) Layout, design and heritage considerations;
- (iii) Impact upon neighbouring occupiers;
- (iv) Highways impacts;
- (v) Planning obligations.

**(i) Principle of the development, housing type and density** (Local Plan policies E4, ST1, H2 and H6, Aligned Core Strategy policies A and 8)

7.1 This proposal is significant in strategic policy terms. It involves the regeneration of a long term semi dilapidated, brownfield site; a move from employment to residential use; the retention and renovation of a considerable heritage asset; and the provision of a large number of residential units in a highly sustainable location, including purpose built student accommodation.

7.2 The scheme's regenerative benefits are welcomed and build on the success of the recently completed housing scheme that has transformed the northern half of the Radford Mill site. Cumulatively this is hugely beneficial to the local community and wider area in general, seeing the redevelopment of a long term semi dilapidated site that has a negative impact on the quality of the local townscape/environment, and has become a focus for crime and anti-social behaviour. The loss of the employment use is recognised but as has been mentioned elsewhere, since closing as a factory in the 1960s the site has been largely under-utilised, gradually falling into a state of dilapidation. The Mill building is no longer suited to modern industrial processes, as demonstrated by its high vacancy rate over more recent years. The industrial court to the Ilkeston Road frontage is fully occupied and capable of continued employment use. However, this is modest in scale and there is adequate provision of comparable premises locally for existing tenants to be re-located. It is also recognised that this has a hugely negative impact upon the Mill's primary Ilkeston Road frontage and its retention would be a considerable barrier to the

redevelopment of the Mill, particularly for residential purposes, which is realistically the only viable alternative use that would enable the retention of the building.

- 7.3 The building is not listed nor within a Conservation Area. It is however an iconic landmark in this part of the city and a heritage asset of considerable note, acknowledged by its inclusion on the Local Interest List. The retention and renovation of the Mill therefore attracts significant weight in the consideration of this development proposal.
- 7.4 The proposal is for a high density residential scheme comprising a number of different unit typologies. The applicant's concept is for an 'urban village' that would be retained in single ownership and operated as a Private Rental Sector (PRS) scheme. This is reinforced by a primary main entrance off Ilkeston Road into a substantial area of communal facilities including a concierge, café/lounge, gym and swimming pool. As stated elsewhere, the accommodation is not intended exclusively for students but they are a key target market and certainly the higher density units and those with a larger number of bedrooms would clearly lend themselves to such occupants. In this regard the site is considered to be well located. Ilkeston Road is one of the main arterial, public transport routes used by students, linking the Jubilee Campus and student accommodation along St Peter's Street and Faraday Road with the City Centre. It is also close to the Alfreton Road Local Shopping Centre and the other nearby student accommodation in the Gamble Street area and on Talbot Street.
- 7.5 On the southern side of Ilkeston Road the site is directly adjacent to the area of high student concentration known as the Lenton Triangle. The development therefore has the opportunity to support the Council's broader aim of drawing students out of the traditional housing stock into purpose built student accommodation, in the aim of developing more balanced and sustainable communities in the areas most affected. The PRS element of the scheme more likely to be attractive to post graduates and young professionals is the new build apartments. Such accommodation is not common to the area and would help to broaden the property mix locally.
- 7.6 In conclusion, the scheme is welcomed in principle and would offer considerable benefits that accord with policies ST1, H2 and H6 of the Local Plan and policies A and 8 of the Aligned Core Strategy.

**(ii) Layout, design and heritage considerations (Aligned Core Strategy policies 10 and 11)**

- 7.7 As mentioned above, through negotiation the scheme has seen a number of changes, key amongst which are as follows:
- The number of floors to be added to the roof of the main Mill building has been reduced from two to one;
  - The eastern wing of the Ilkeston Road new build element has been set back such that it is recessed in relation to the tower, when viewed from Ilkeston Road along Garden Street;
  - The western wing of the Ilkeston Road new build element has had a 3 storey element 'cut out', closest to the main Mill building. When viewed from the west along Ilkeston Road this reveals the 'front'/south elevation of the Mill and the tower which are currently so prominent from Ilkeston Road;

- The vertical cluster 'houses' fronting Norton Street have had front doors provided providing direct access onto the street;
- 7.8 The overarching approach to developing the site, set around the retention of the main Mill building, is supported in principle. The floor depth of the Mill is recognised as a constraint to residential conversion, which is appropriately addressed with a central 'lightwell'. Although this clearly restricts light at the lower levels, with dimensions of 21m by 9 m, it is considered to be of an appropriate size for this purpose and would be comparable to similarly constrained spaces which are typically found between and amongst taller buildings in dense urban areas. Across the lightwell, window to window amenity issues are addressed by having corridors opposite bedrooms/studios.
- 7.9 The new build element to the north of the Mill replaces buildings of a similar scale and has generally been designed to respect the relationship with the recently completed houses and flats to the north. In particular, windows are located in the central area of the north elevation with an outlook over the large communal car park of the newly built flats.
- 7.10 The lower terraced blocks to the side of the Mill, fronting Garden Street and Norton Street, replace buildings of a comparable scale, or were historically. The existing building fronting Norton Street is not without merit but it is recognised that this would be difficult to convert and its demolition and replacement with a terrace of cluster 'houses' is supported within the context of the overall scheme and the renovation of the primary Mill building.
- 7.11 Regarding the new build element fronting Ilkeston Road, with the original scheme the concerns of the Civic Society were shared. While it was generally felt that Ilkeston Road was capable of accommodating the scale and height of building proposed, which is also in keeping with the scale of the Mill and helps to reinforce the primacy that it holds within the local townscape. However, the complete obscuring of the Mill's southern elevation and lower element of the tower was identified as a concern. The revisions to the scheme are felt to address these concerns. The gap that has been created in the west wing of the new build element allows a view of the Mill's southern elevation and its relationship to the tower to be retained from Ilkeston Road. The setting back of the eastern wing also ensures that the new build element defers to the tower and enables this to remain the dominant feature.
- 7.12 Finally, the omission of a floor to the roof of the Mill is welcomed. With its flat roof it is felt that the Mill is capable of accommodating and upward extension. However, a single floor is felt to be far more appropriate in terms of scale, particularly in the many distant and elevated views that the Mill benefits from.
- 7.13 In conclusion, with the revisions made, the scheme is considered to be an appropriate design response to the constraints and opportunities of the site that respects and, above all, secures the retention of this iconic local heritage asset. The proposals are therefore in accordance with policies 10 and 11 of the Aligned Coe Strategy.

**(iii) Impact upon neighbouring occupiers (Aligned Core Strategy policy 10)**

- 7.14 It is considered that the proposed development would have an acceptable impact on the premises and occupiers neighbouring the site. It is noteworthy that no



objections to the scheme have been received from local residents or businesses and certainly the renovation of the Mill and associated development of this semi-dilapidated site would bring considerable benefits to the locality in general. To the west is the Blooms Grove Industrial Estate for whom there would be no overlooking or overbearing issues. The principal issue of businesses within the estate would be likely to concern any traffic or parking impact, which is considered below. To the west are 3-4 dwellings that front Hornbuckle Court and back onto Garden Street, and the Garden Street Family Centre. The former are primarily located opposite the northern end of the Mill and the new build element at this end of the building, which largely replaces former mill buildings that previously existed on this adjacent part of the larger Radford Mill site. Their distance from and orientation in relation to the site is such that it is not considered that amenity issues would arise. The Family Centre is a single storey building that does not have a residential component. As with the eastern side of the existing Mill building, the new build element to the south would also be set back a considerable distance from Garden Street, where it would in part be opposite the Family Centre. The 2.5 storey terrace fronting Garden Street would also be opposite to the Family Centre in part, but is considered to be of an appropriate scale and use to respect this relationship. Additionally, given its day time use, it is not felt that the development would give rise to any significant amenity concerns.

- 7.15 The relationship of the new build element to the north of the Mill with the neighbouring residential scheme has been described elsewhere. The scale and positioning of windows in this element have been designed in response to this relationship and although close to the neighbouring properties, the amended scheme is considered to be acceptable in this regard, particularly given the scale of buildings that formerly existed on this part of the site.
- 7.16 Given its scale and height at 6 storeys, the new build element to the south of the Mill would have a marked impact upon Ilkeston Road. However, this is a main arterial route into the city which is of a character and width capable of accommodating such scale of development. Furthermore, the properties opposite are largely commercial/retail units on the ground floor with some residential accommodation above. The width of the street is felt to be sufficient for securing an acceptable level of amenity in terms of privacy and, located to the south of Radford Mill, they would not be impacted upon in terms of any overshadowing or loss of light.
- 7.17 In conclusion, regarding impact on neighbouring occupiers, the proposed development satisfactorily addresses the relevant criteria of Aligned Core Strategy policy 10.

**(iv) Highways impacts** (Local Plan policy T3 and Aligned Core Strategy and policies 10 and 14)

- 7.18 The site benefits from being in a highly sustainable location on one of the main arterial bus routes into the City Centre.
- 7.19 Given the high proportion of student accommodation within the scheme, a generous level of parking provision is provided as a result of the existing basement level, which would be unsuitable for any other purpose. This is likely to be available for the larger apartment units and would ensure that there is no excessive demand for on-street parking as a result of the development. The scheme also incorporates

adequate cycle parking facilities which are located alongside the communal facilities, and electric car charging points can be secured by condition.

7.20 Highways have not raised any objections to the proposed scheme and the issues they identify for further control or assessment are proposed to be secured by condition.

7.21 In this regard it is considered that the development satisfies the requirements of Policy T3 of the Local Plan and policies 10 and 14 of the Aligned Core Strategy.

**(v) Planning obligations** (Local Plan policies ST1, H5 and R2, and Aligned Core Strategy policies 8 and 19)

7.22 For this development the policy compliant planning obligations for the originally submitted scheme upon which the District Valuer are undertaking their assessment would be:

Affordable housing - £551,320

Public open space - £135,957.04

Education contribution - £69,175

7.23 The total commuted sum contribution would therefore be £756,452.04.

7.24 In terms of education, the local primary and secondary schools are already experiencing capacity issues and consequently the development is going to increase pressure for school places. The figure above is derived from the Council's established formula for calculating the number of children arising from a residential development, having regard to the number and type of units being proposed, and the cost associated with providing their education. The contribution would be used towards expanding the capacity of the primary schools within the Lenton Schools Pupil Planning Area, within which the site is located.

7.25 The public open space contribution is based on the formula within the Council's Open Space Supplementary Planning Guidance. This would be directed towards improvements at Wollaton Park or Highfields Park which are part of the nearest and largest areas of public open space.

7.26 However, the applicant has submitted a viability appraisal in support of its assertion that the proposed development would not be viable based upon the provision of the full range of S106 developer contributions that the scheme would otherwise be required to meet. The appraisal is currently being reviewed by the District Valuer and the conclusions of that independent assessment will be reported in the Committee Update Sheet.

7.27 In both cases, it is considered that Section 106 obligation(s) sought would not exceed the permissible number of obligations according to the Regulation 123 (3) Community Infrastructure Levy Regulations 2010.

**Other matters** (Local Plan policies NE5, NE9 and NE12 and Aligned Core Strategy policy 1)

7.28 To address the issues raised by Environmental Health and Safer Places, a remediation strategy to deal with ground contamination, a noise assessment and sound insulation scheme, and the provision of electric vehicle charging can be

secured by condition. A condition is also proposed requiring the submission of details relating to the disposal of surface water. The proposals are therefore in accordance with Policies NE9 and NE12 of the Local Plan.

- 7.29 The Tree Officer is satisfied that that the trees on the adjacent landscaped area would not be adversely impacted upon by the proposed development. A condition requiring an arboricultural method statement is proposed to ensure that they are properly protected during the construction period. Policy NE5 of the Local Plan is therefore satisfied.

**8. SUSTAINABILITY/BIODIVERSITY (Local Plan policies NE3 and Aligned Core Strategy policy 1)**

- 8.1 The Biodiversity Officer has suggested that the opportunity should be taken to introduce some nature conservation benefits into the development and a condition is proposed requiring the submission of a scheme setting out proposals in this respect.

- 8.2 An Energy Statement has been submitted with the application which focuses upon the new build elements of the scheme. This sets out that an energy efficient approach would be adopted through enhanced U-values to improve thermal insulation for heat loss reduction. Measures would include the use of high performance double glazed windows with low emissivity coating; a mix of individual and communal gas boilers with modern controls to minimise energy use; low air tightness; a combination of natural and mechanical extract ventilation strategy; and 100% low energy lighting. It is also proposed to achieve a 10% reduction in carbon emissions through the use of photovoltaics at roof level. Based on this package of measures, Aligned Core Strategy policy 1 is satisfied.

**9 FINANCIAL IMPLICATIONS**

None.

**10 LEGAL IMPLICATIONS**

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

**11 EQUALITY AND DIVERSITY IMPLICATIONS**

None.

**12 RISK MANAGEMENT ISSUES**

None.

**13 STRATEGIC PRIORITIES**

Neighbourhood Nottingham: Redevelopment of a long term brownfield site with a high quality, sustainable residential development.

Safer Nottingham: The development is designed to contribute to a safer and more attractive neighbourhood.

Working Nottingham: Opportunity to secure training and employment for local citizens through the construction of the development.

**14 CRIME AND DISORDER ACT IMPLICATIONS**

None.

**15 VALUE FOR MONEY**

None.

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

1. Application No: 16/02301/PFUL3 - link to online case file:

<http://publicaccess.nottinghamcity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OEMN72LY01B00>

Email dated 13.12.2017 from Nottingham Civic Society

Email dated 11.11.2016 from Environmental Health and Safer Places

Email dated 07.11.2016 from Tree Officer

Highway observations dated 25.11.2017

Email dated 15.11.2017 from Drainage

**17 Published documents referred to in compiling this report**

Nottingham Local Plan (November 2005)

Aligned Core Strategy (September 2014)

National Planning Policy Framework (March 2012)

**Contact Officer:**

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# NOMAD printed map



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**Key**  
 City Boundary

**Description**  
 No description provided