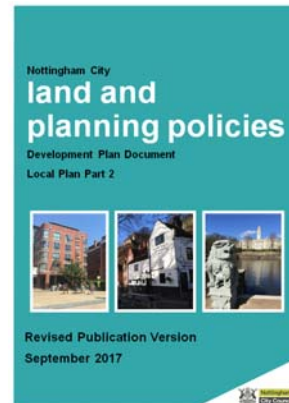


Land and Planning Policies Document (LAPP) Local Plan Part 2

**Area Committee
Wednesday, 27th September,
2017**

**Paul Tansey
Planning Policy**



Current Position

- **Core Strategy (Local Plan Part 1) – Adopted in 2014**
- **Local Plan 2005 - saved policies**
- **Draft LAPP – 3 previous rounds of consultation**
- **Proposing final round of consultation prior to submitting the LAPP for independent examination.**
- **Core Strategy + LAPP will be the Local Plan**



Main Changes to Policies

- Very little material change
- Main focus remains sustainable development
- Strong focus on provision of family housing

Bulwell & Bulwell Forest :7 sites out of 79 sites

**Consultation Period 29th September -10th November
2017**

Former Bestwood Day Centre, Bestwood Road (PA1)

**Allocated
for 30-50
dwellings
(mainly
family
housing).
No
change**



Blenheim Lane (PA2)

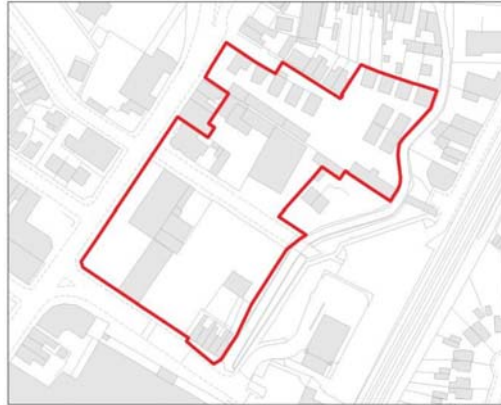
**Was allocated for office
and light industry, and
energy park. Now
includes B2 general
industry to reflect
planning permission for
4,800sqm of office or
Research &
Development and 0-2
hectares for industry
and warehousing**



Linby Street / Filey Street (PA4)

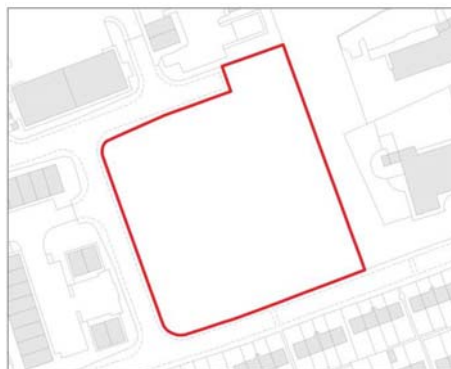
**Allocated for
upto 26
dwellings –
mainly family
housing,
employment
and retail eg
Lidl.**

**No change
proposed**



Southglade Food Park, Hucknall Road/Southglade Road (PA7)

**Allocated for
offices, light
industry and
general industry.
No changes
proposed**



Piccadilly – Former Henry Mellish School Playing Field (PA10)

Was allocated for 35-46 dwellings. Now allocated for 30-38 dwellings (mainly family housing) with a larger proportion than previously retained for open space.

Changed in recognition that the development should have regard to the amenity issues of the Poor Clare Monastery.



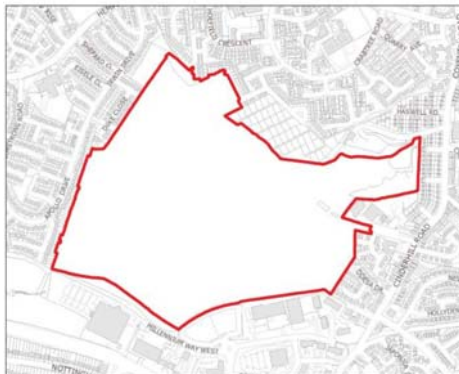
Stanton Tip - Hemphill Vale (PA11)

43 hectare site, already allocated in the adopted Local Plan and the Core Strategy

Recently sold to Omnivale

Policy RE7: Planning permission for development will be granted at Stanton Tip, subject to:

- **development of an agreed masterplan for the site;**
- **provision of primarily family housing; (about 500 dwellings)**
- **provision of employment uses; (5-10 hectares)**
- **integration of new uses with existing development;**
- **submission of an acceptable site investigation and remediation scheme suitable for mixed use proposals;**



Stanton Tip - Hemphill Vale (PA11)

- submission of a transport assessment and new and improved connections (vehicle/pedestrian/cycle) with adjacent development and NET Line 1 stop;
- retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor;
- proposals which successfully address the topography of the site in terms of accessibility, design and layout;
- creation of new green space within the development and links to existing open space/green infrastructure;
- suitable proposals for opening up the existing culvert, sustainable urban drainage and flood risk mitigation measures;
- proposals which safeguard groundwater resources; and
- proposals which maximise opportunities for the use and generation of low carbon energy.



Stanton Tip - Hemphill Vale (PA11)

ALSO, Development Principles state:

- Profile of the site requires careful consideration of layout and design via masterplanning.
- A specific flood risk assessment is required.
- Significant opportunities to enhance and create habitats through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen Corridor.
- No change from previous draft except added... Much of the tip has naturally regenerated and has biodiversity interest. The development principles show how development should maintain and enhance these interests through habitat creation and retention.



Former Henry Mellish School (PA12)

Allocated for 20-25 dwellings (mainly family housing) with potential for community facilities.

No change except removed the school site

