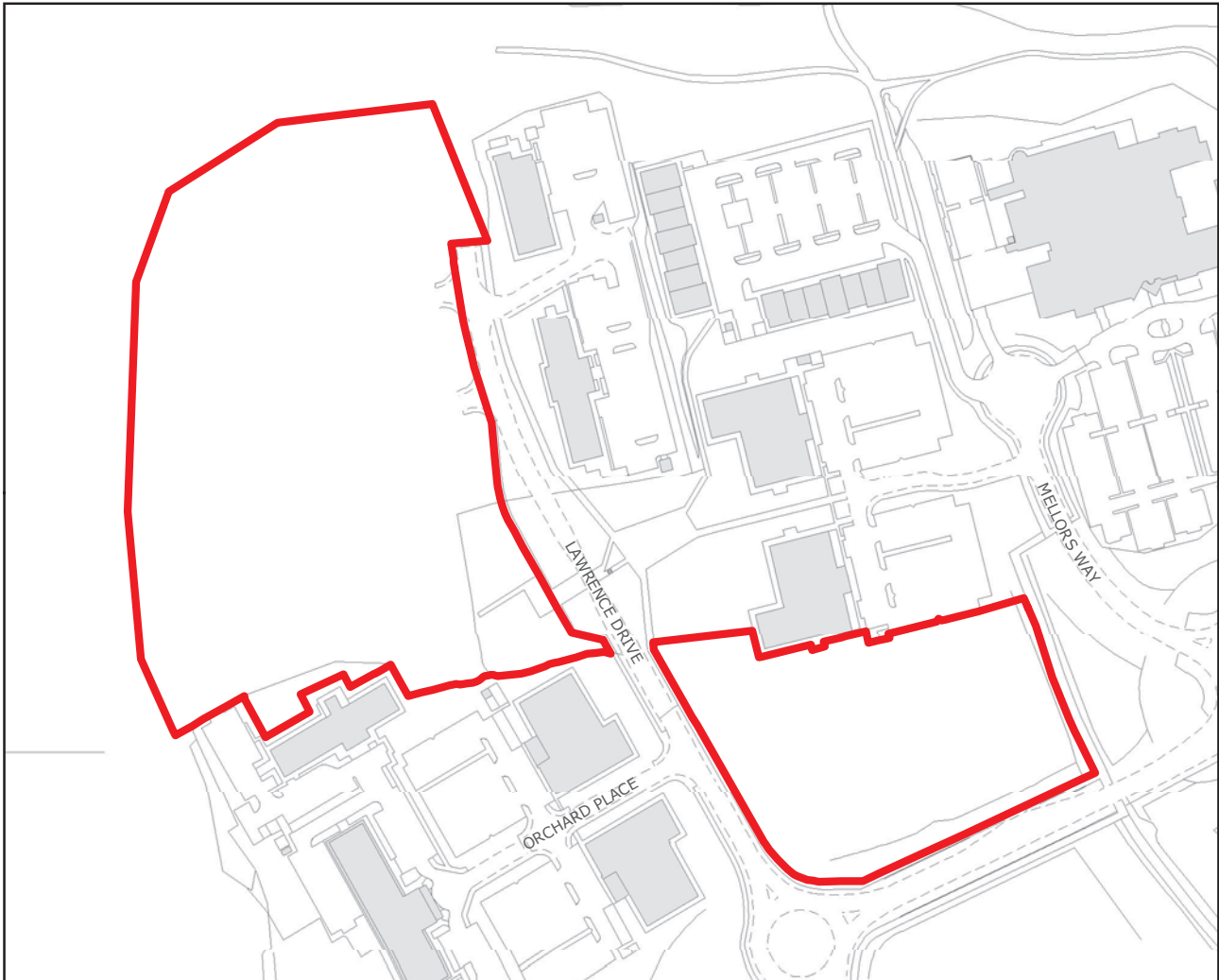


Appendix 1: Extract of Development Principles for West Area Committee

PA16 Woodhouse Way - Nottingham Business Park North



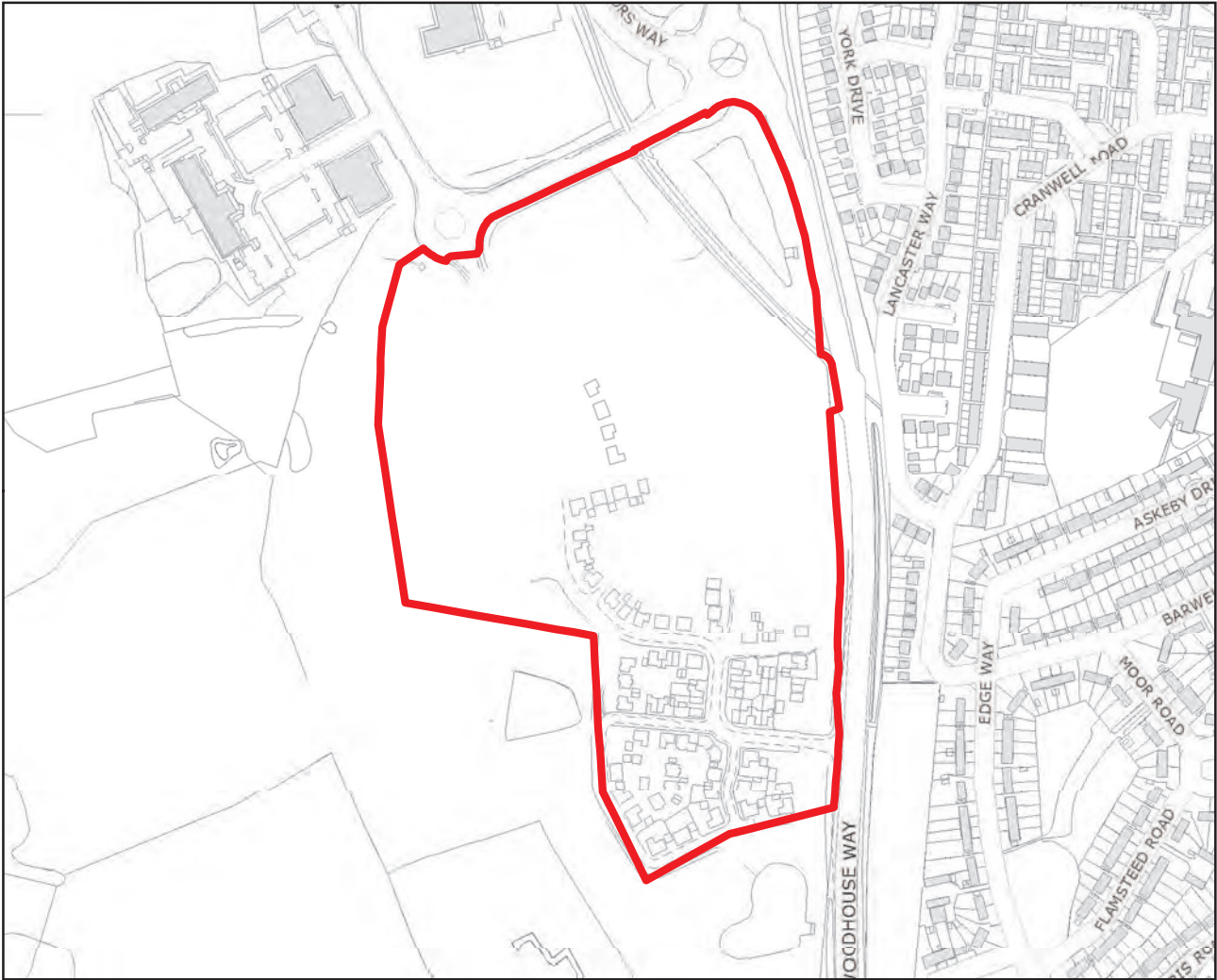
<p>Site Area (ha): 4.78</p> <p>Ward: Bilborough</p> <p>Address: Land Off Woodhouse Way</p> <p>Current use: Vacant</p>	<p>Proposed use: Employment (B1, B2, B8).</p> <p>Development principles: Design and layout should complement the existing business park. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. Opportunities to improve cycling and walking connections. Proposals should have regard to the presence of Strelley Conservation Area to the south west of the site. Layout will need to take account of the final alignment of the proposed line of HS2, the indicative route of which is safeguarded on the Policies Map. Highway Route Improvement Safeguarding (TR2.6) safeguards the existing road network to accommodate improvements to the road network if required. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area - requires prior consultation.</p>
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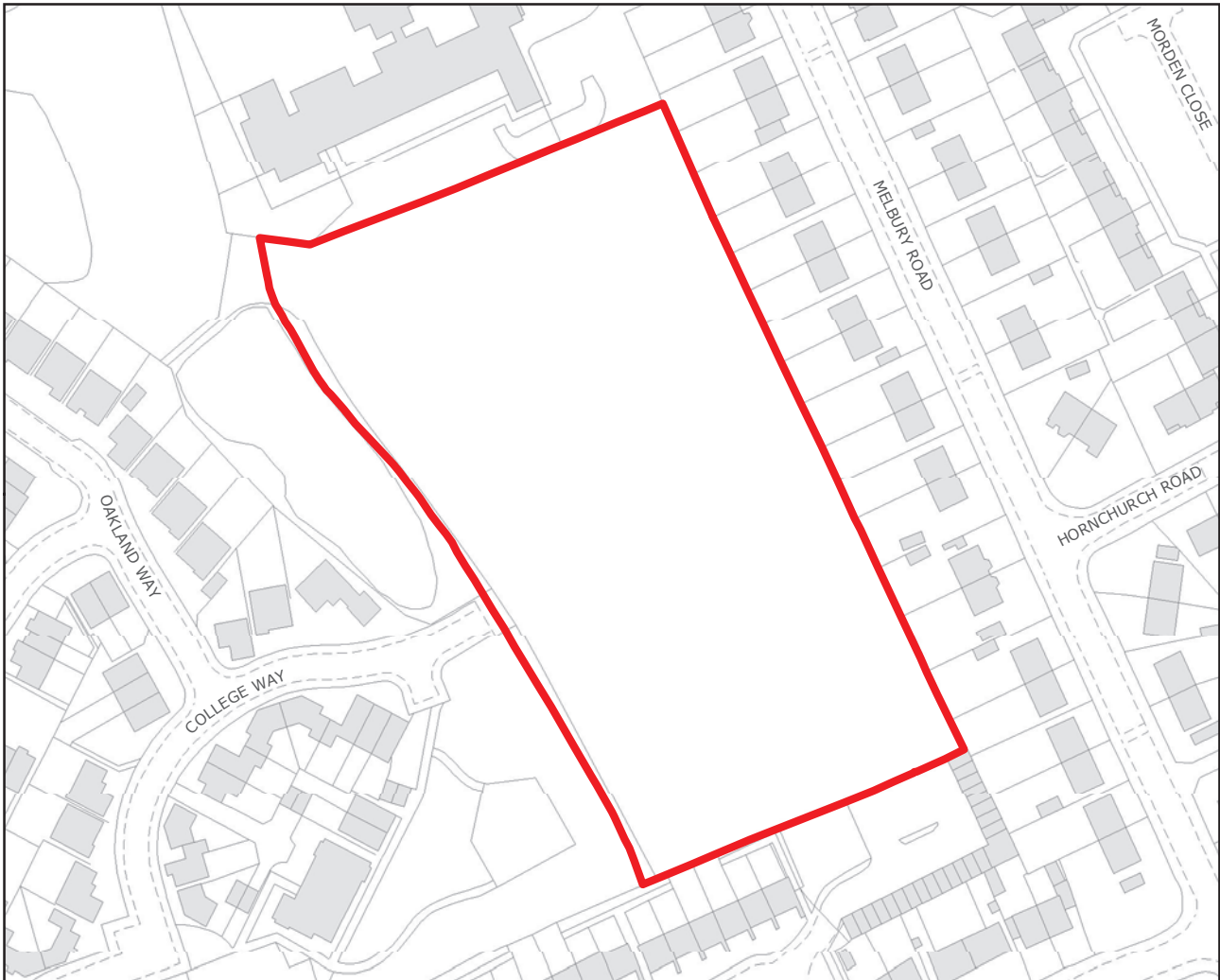
PA17 Woodhouse Way - Woodhouse Park



<p>Site Area (ha): 12.2</p> <p>Ward: Bilborough</p> <p>Address: Land Off Woodhouse Way</p> <p>Current use: Vacant</p>	<p>Proposed use: Residential, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store (A1), employment uses (B1, B2, B8) with appropriate buffer if employment uses are developed alongside residential.</p> <p>Development principles: Design and layout should have regard to the presence of Strelley Conservation Area to the south west of the site and an archaeological constraints area within the site boundary to the north east. The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result. TR2.6 shown on the Policies Map safeguards the existing road network to accommodate improvements if required. The water course in the north east corner of the site should be retained and its wildlife value enhanced. Opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west. There is potential for this development to help address identified open space deficiencies in the area. There is a small area of coal mining legacy within the site. Within Mineral Safeguarding Area - requires prior consultation.</p>
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PA24 College Way - Melbury School Playing Field



<p>Site Area (ha): 1.39</p> <p>Ward: Bilborough</p> <p>Address: College Way</p> <p>Current use: Open space</p>	<p>Proposed use: Residential (C3, predominantly family housing) with provision of on site open space.</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space with links to existing open space in the north west. Within Minerals Safeguarding Area and there is a small area with coal mining legacy within the site - requires consideration prior to development.</p>
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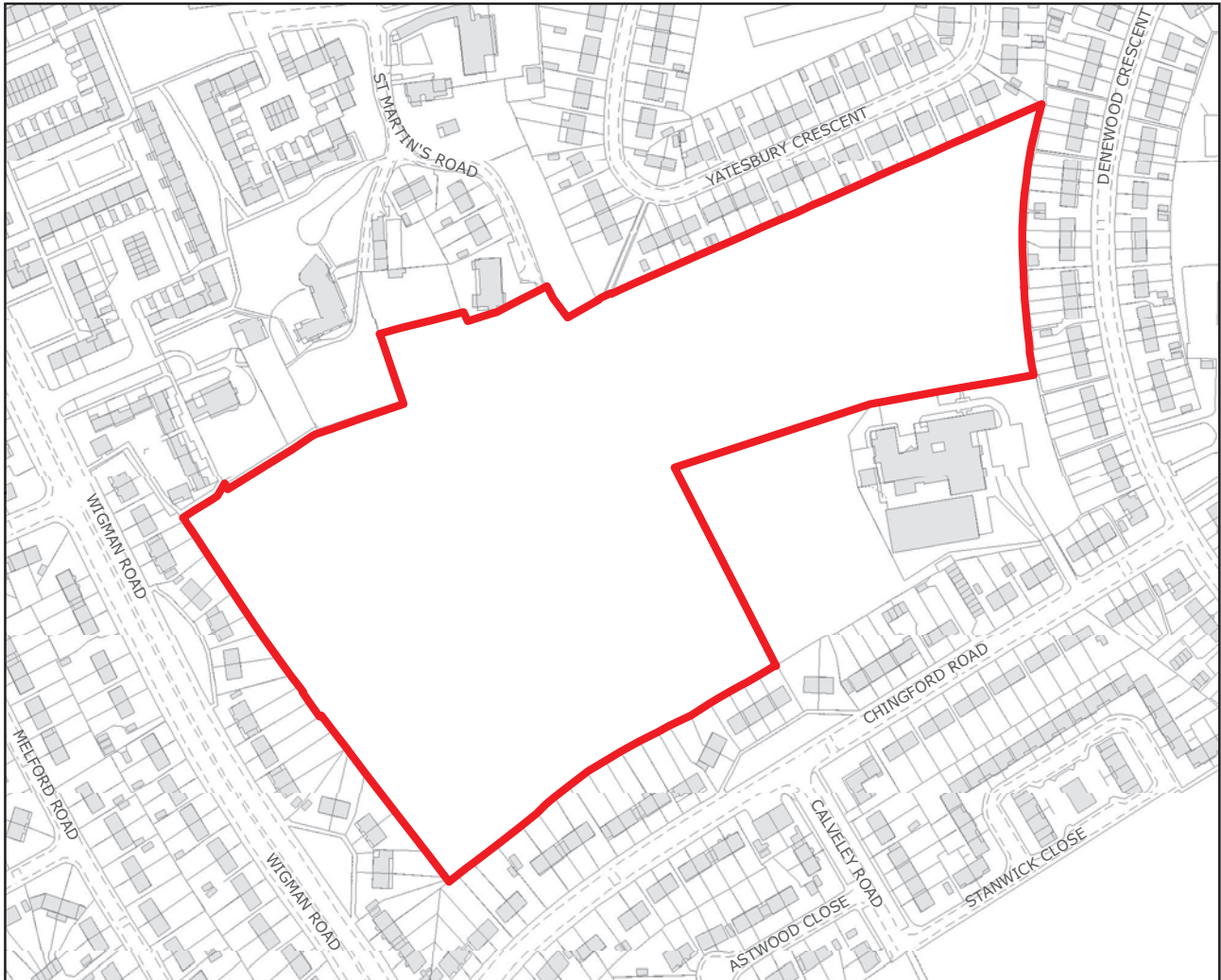


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PA25 Chingford Road Playing Field



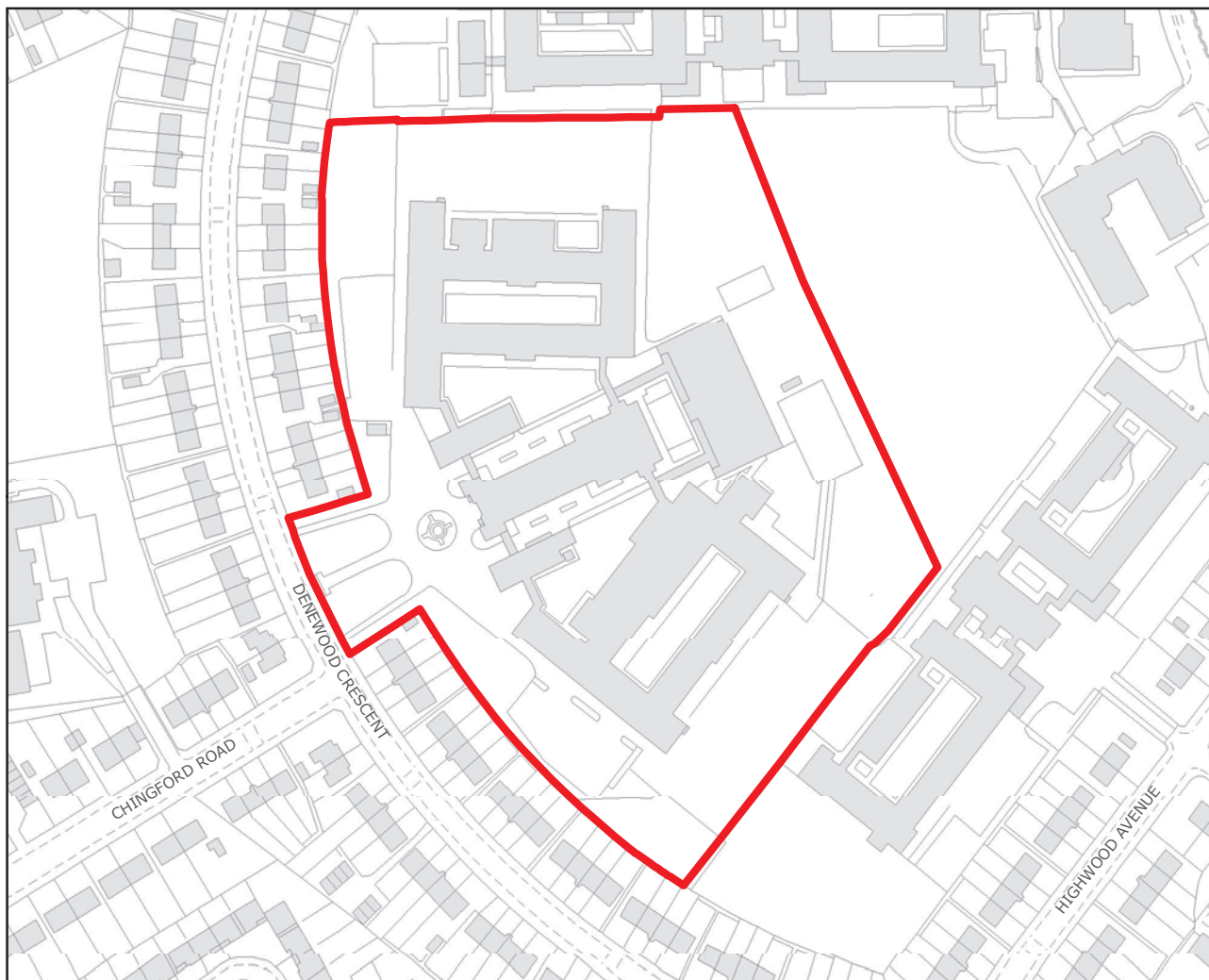
<p>Site Area (ha): 6.02</p> <p>Ward: Bilborough</p> <p>Address: Chingford Road</p> <p>Current use: Open space</p>	<p>Proposed use: Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties and the density of development should be similar to that of the existing surrounding residential development. The site is adjacent to Listed Buildings and development proposals should protect and enhance the setting of these heritage assets. A proportion of the site should be retained as provision for semi-natural open space. This could be incorporated into multi-purpose greenspace and may provide opportunities to create a buffer to aid protection of the setting of nearby heritage assets. Early engagement with Severn Trent Water required on connection to water/waste water services. Within Minerals Safeguarding Area - prior consultation required.</p>
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PA26 Denewood Crescent - Denewood Centre



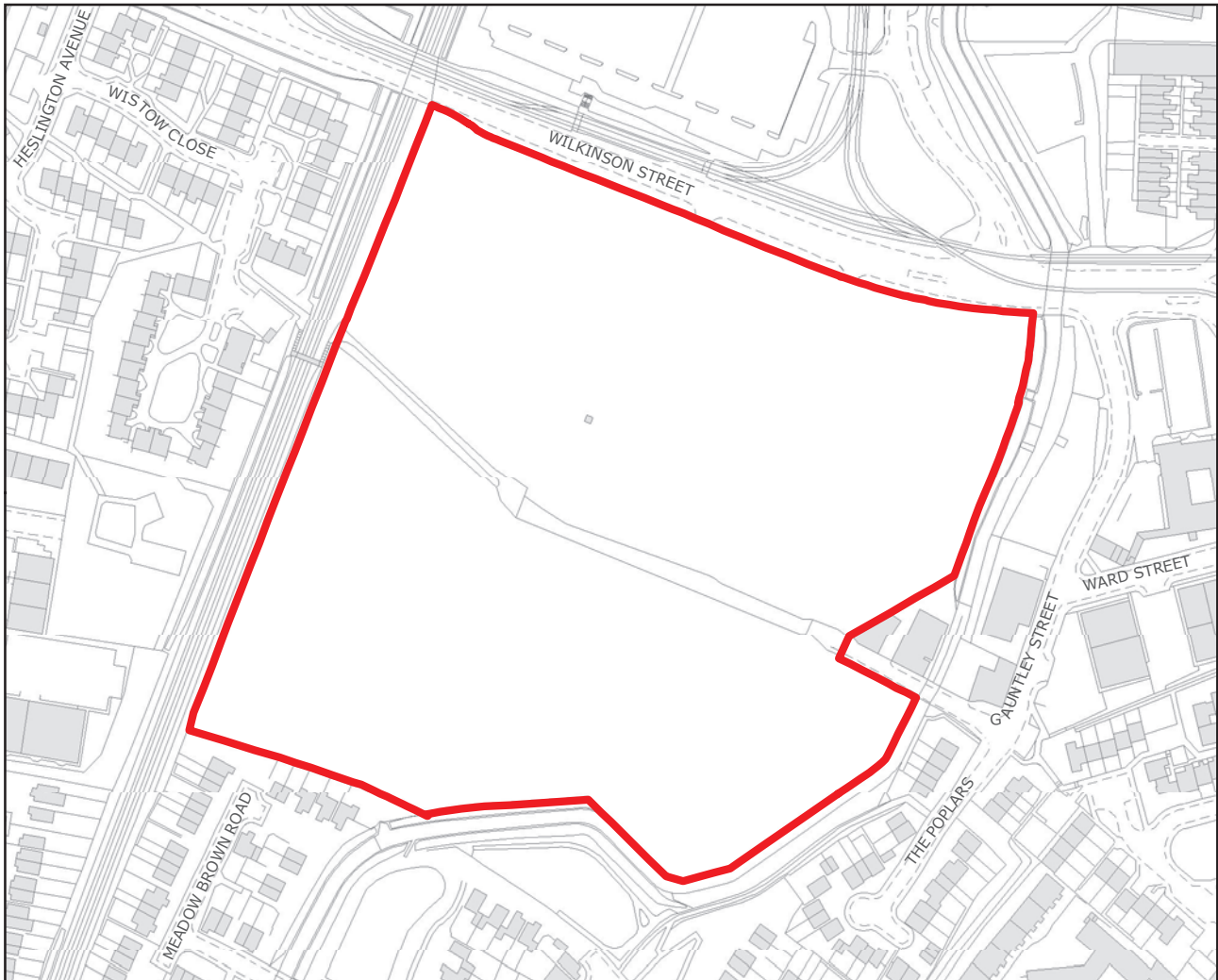
<p>Site Area (ha): 3.04</p> <p>Ward: Bilborough</p> <p>Address: Denewood Crescent</p> <p>Current use: Training Facility</p>	<p>Proposed use: Residential (C3, predominantly family housing) with potential for an element of specialist housing to meet the needs of the elderly.</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Within Minerals Safeguarding Area - prior consultation required.</p>
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PA27 Wilkinson Street - Former PZ Cussons



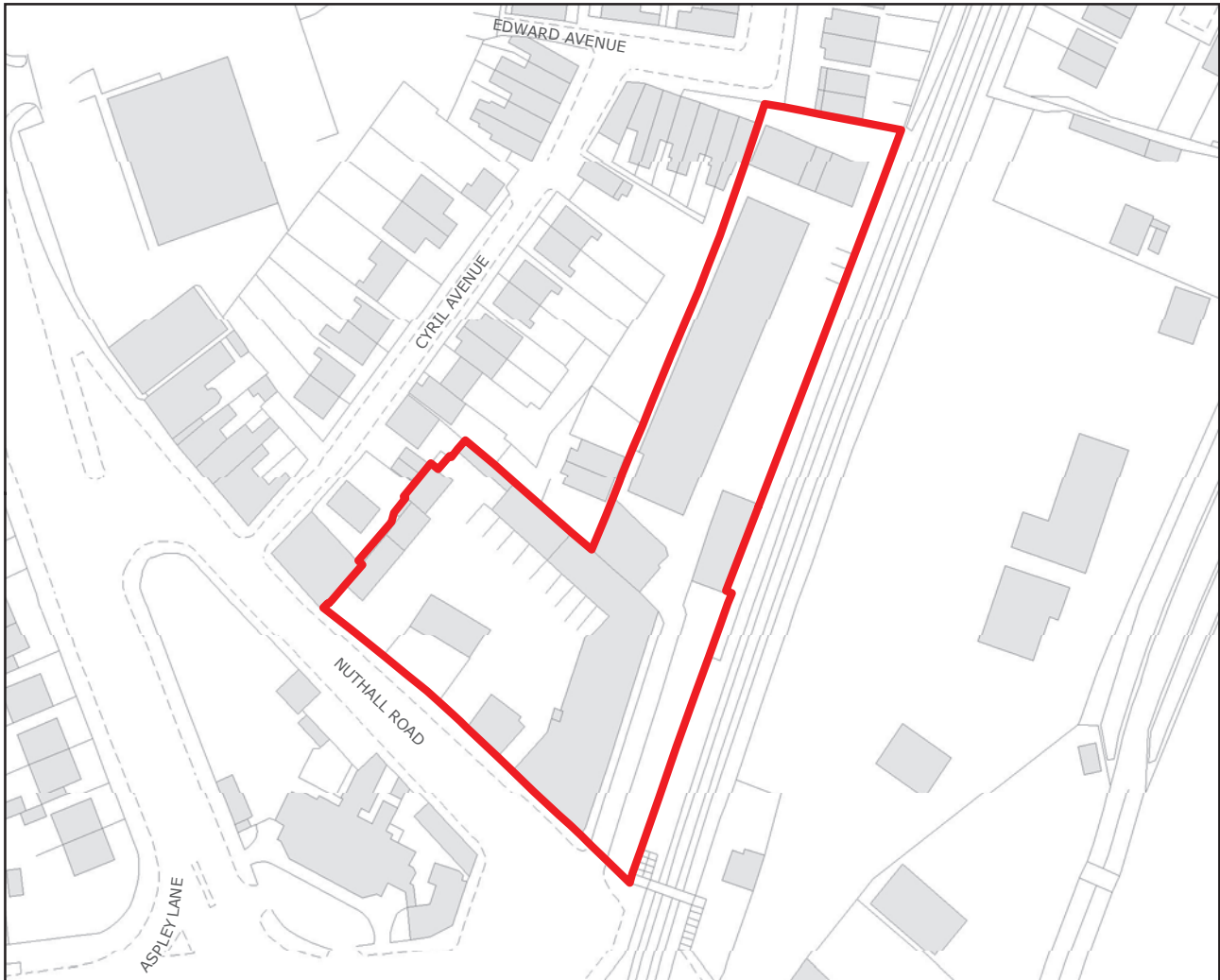
<p>Site Area (ha): 6.6</p> <p>Ward: Leen Valley</p> <p>Address: Wilkinson Street</p> <p>Current use: Cleared site</p>	<p>Proposed use: Residential (C3, predominantly family housing), employment (B1, B2) and open space.</p> <p>Development principles: Proposals should have regard to the Star Buildings Conservation Area located to the north east of the site and proposals should seek to retain the existing chimney within development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Floodplain compensation should be provided within the site. The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. The site is within 250m of landfill site and is underlain by principal aquifer, therefore the potential to pollute the groundwater resource should be considered. Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - requires consideration prior to development.</p>
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PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



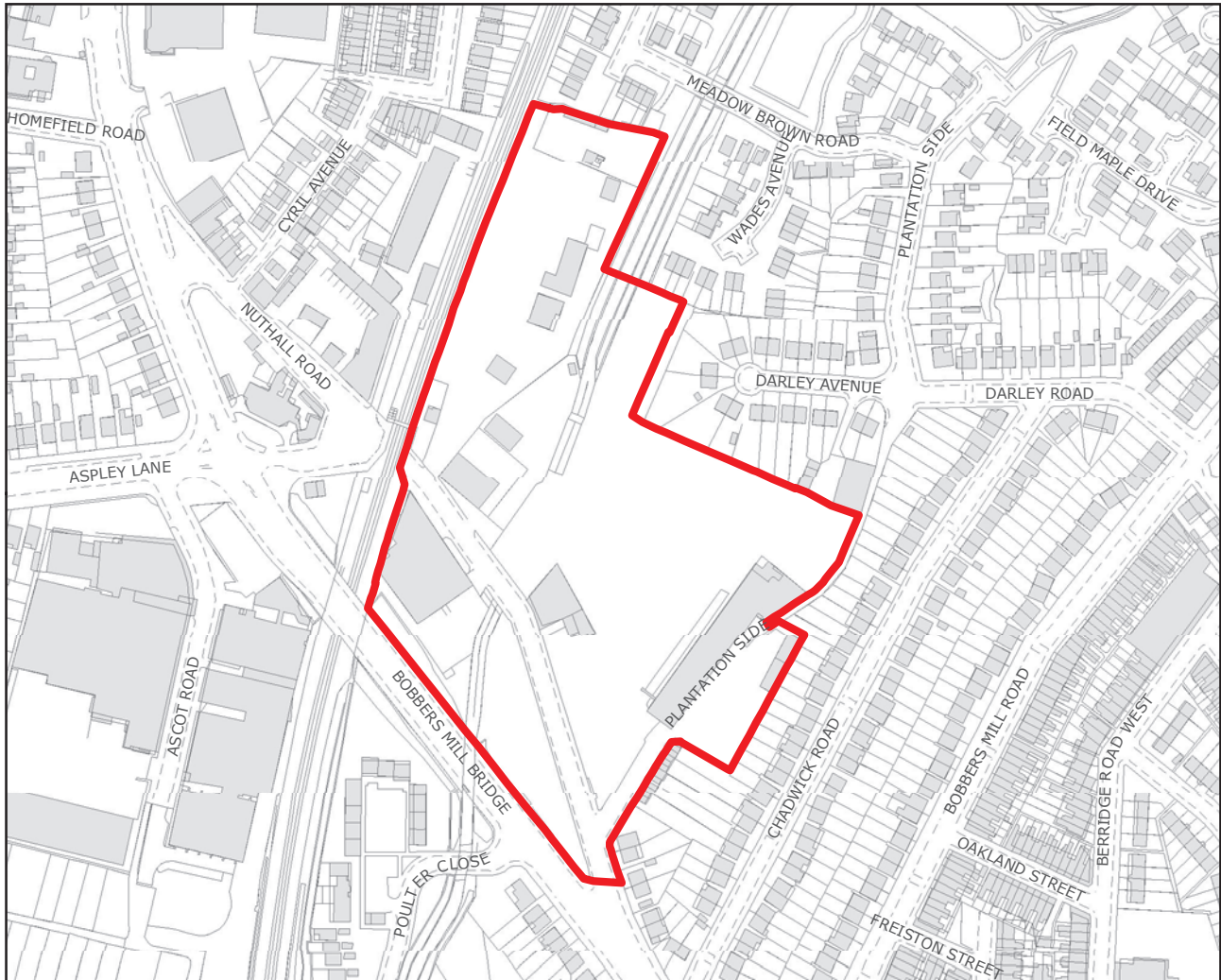
<p>Site Area (ha): 0.55</p> <p>Ward: Leen Valley</p> <p>Address: Bobbers Mill Bridge</p> <p>Current use: Employment</p>	<p>Proposed use: Residential use (C3, predominantly family housing).</p> <p>Development principles: The site is within areas of medium and high flood risk. Any planning application should be accompanied by a site specific Flood Risk Assessment. An holistic approach to flood risk management, flood plain compensation and mitigation is required with other sites in the Bobbers Mill area with close involvement of the Local Authority and Environment Agency. 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 - requires prior notification but not considered a barrier to development. Within an Archaeological Constraints Area and this should be considered early on in the development process. Opportunities to improve walking and cycling links through the site should be explored along side opportunities for habitat enhancement.</p>
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PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate



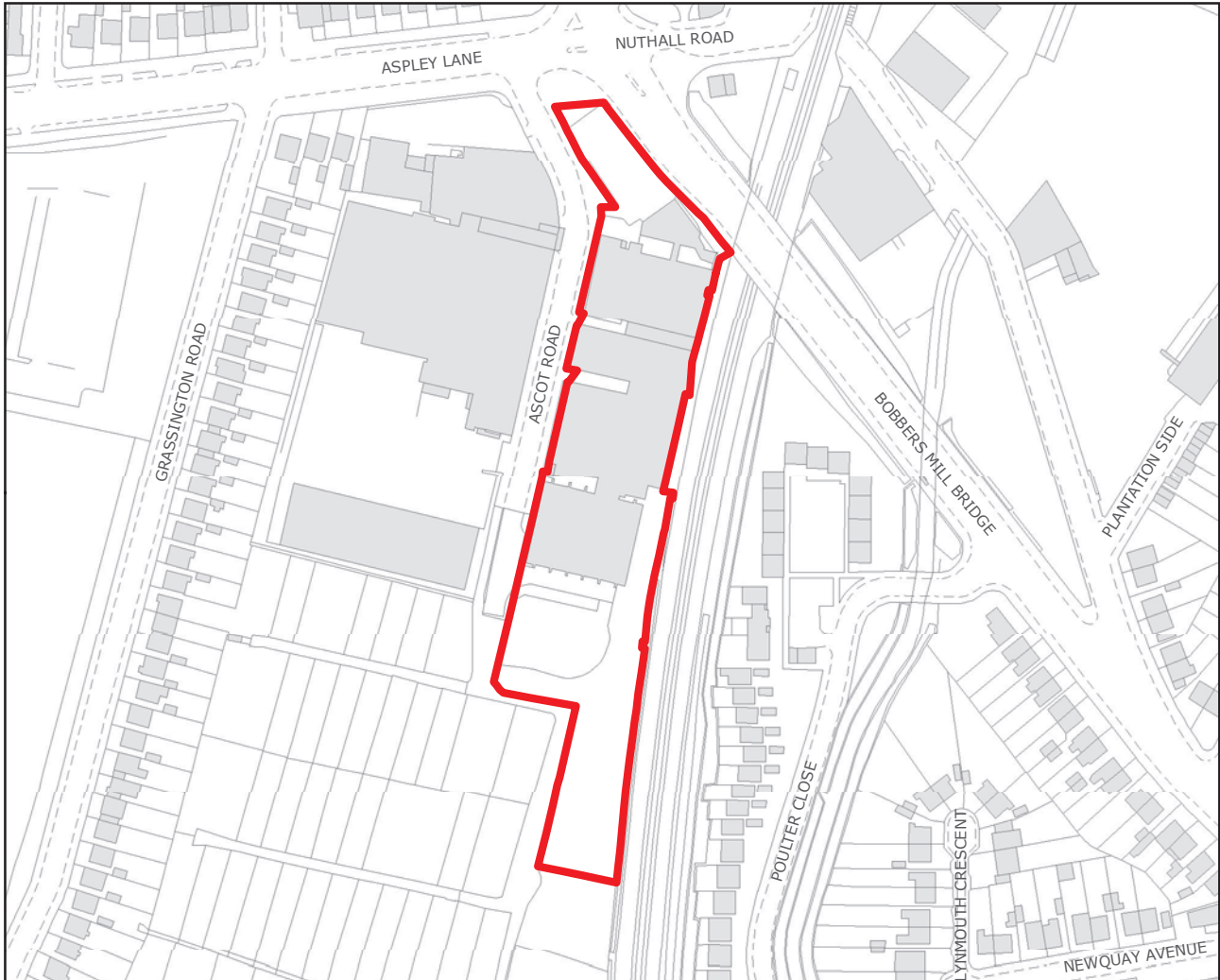
<p>Site Area (ha): 4.26</p> <p>Ward: Leen Valley</p> <p>Address: Bobbers Mill Bridge</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3, predominantly family housing), employment (B1).</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen LWS runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of watercourse. Open space could be provided either side to buffer, protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. There are opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and proposals should include flood risk mitigation measures. Layout should have regard to potential need for an easement adjacent to the River Leen. Part of the site is within an Archaeological Constraints Area and this should be considered early on in the development process. Within a Mineral Safeguarding Area - prior notification required but this is not anticipated to be a barrier to development.</p>
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PA31 Ascot Road - Speedo



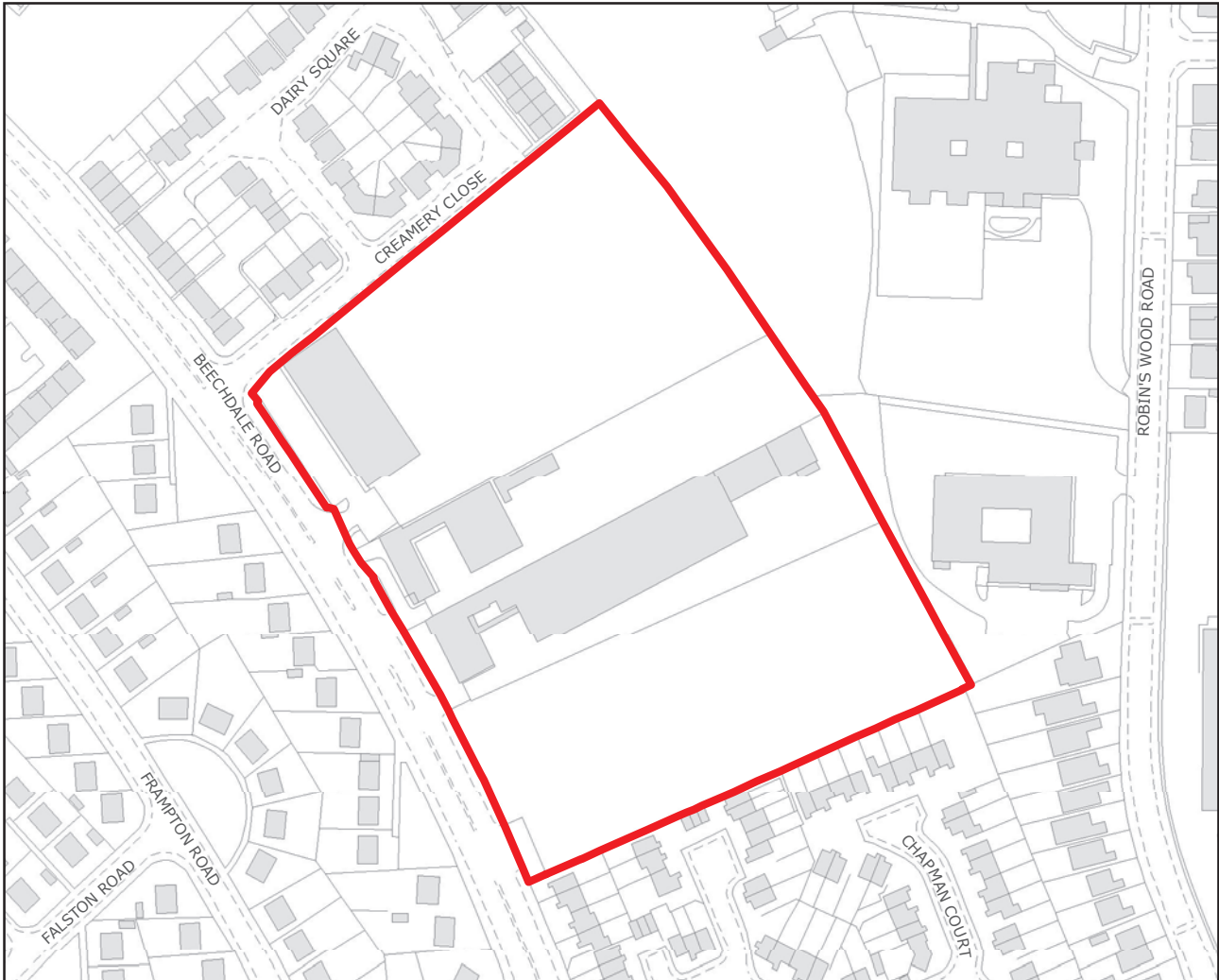
<p>Site Area (ha): 1.02</p> <p>Ward: Leen Valley</p> <p>Address: Ascot Road</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: The River Leen is in close proximity to the site and a green corridor along the railway line borders the site to the east. Where possible, the opportunity should be taken to link into this green corridor and create new green infrastructure on site. This site is in an area of high flood risk and development proposals for the site will need to be informed by a site specific Flood Risk Assessment. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
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PA32 Beechdale Road - South of Former Co-op Dairy



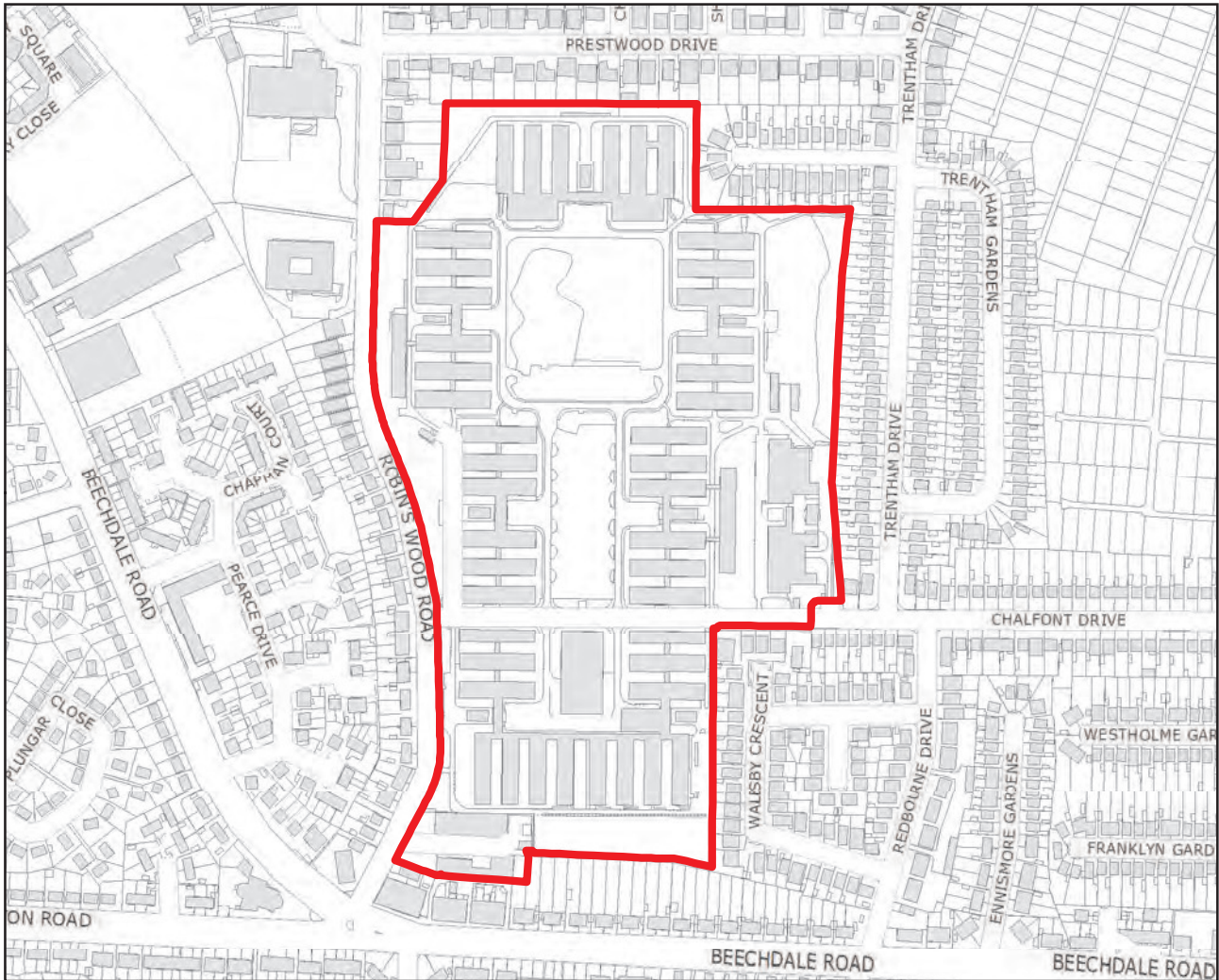
<p>Site Area (ha): 3.13</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Development proposals should ascertain the alignment of a culverted ordinary watercourse beneath the site and maximise opportunities for the creation of a green corridor through the site. This may have potential to link to the Robin's Wood LWS which abuts the site to the east. Development proposals should consider potential contamination from the existing Waste Transfer Station. 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 barrier to development.</p>
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PA33 Chalfont Drive - Former Government Buildings



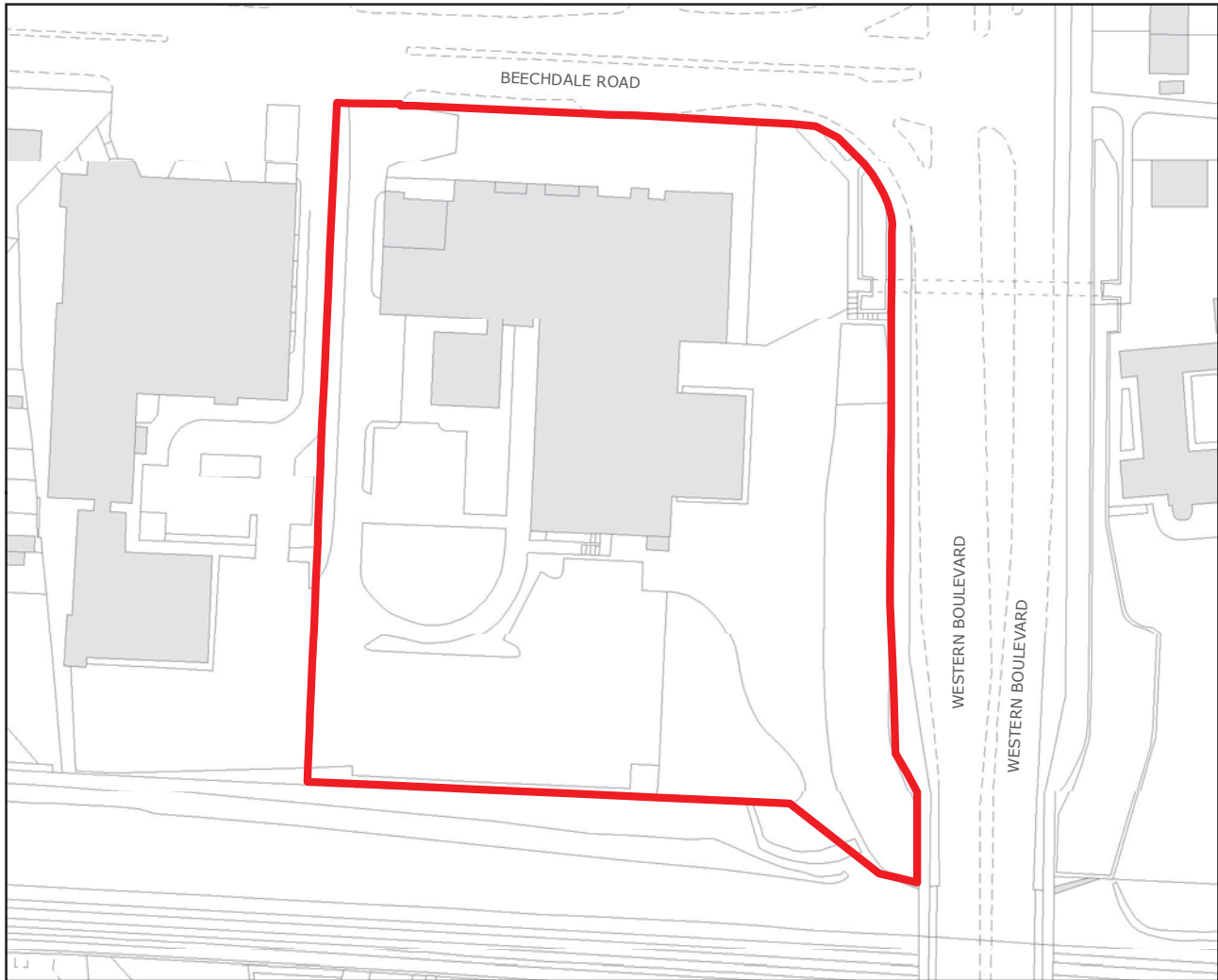
<p>Site Area (ha): 13.75</p> <p>Ward: Leen Valley</p> <p>Address: Robin's Wood Road</p> <p>Current use: Employment</p>	<p>Proposed use: Residential (C3, predominantly family housing).</p> <p>Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. An overall masterplan for development on the site should be agreed with Nottingham City Council. There is existing open space on the site - this should be retained and enhanced with opportunities for additional open space provision within the site. The historic building on the site should be retained and its setting enhanced. Access from the site should be gained from Robin's Wood Road and / or Chalfont Drive. Within Minerals Safeguarding Area - requires consideration prior to development but not considered a barrier to development. There is small area of coal mining legacy within the site.</p>
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PA34 Beechdale Road - Former Beechdale Baths



<p>Site Area (ha): 1.36</p> <p>Ward: Leen Valley</p> <p>Address: Beechdale Road</p> <p>Current use: Leisure</p>	<p>Proposed use: Convenience retail store (A1), residential (C3).</p> <p>Development principles: Access to this site should be from Beechdale Road. The scale and appropriateness of proposals for food retailing will be considered in the context of identified deficiencies/capacity at the time of application. Should a mixed retail and residential scheme come forward, development should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard. 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 - prior notification required but not considered a barrier to development. Outside the site boundary to the south east, a location for a future rail station is safeguarded.</p>
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