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**No.1 Nottingham Science Park  
Jesse Boot Avenue  
Nottingham  
NG7 2RU**

**Planning Statement**

Prepared on behalf of  
**Kaplan International Colleges and The University of  
Nottingham**

April 2015

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# Contents

1	Introduction .....	2
2	Proposals.....	3
3	Site Characteristics .....	6
4	Planning History .....	7
5	Planning Policy .....	9
6	Justification and Specific Technical Matters .....	12
7	Conclusions .....	14

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# 1 Introduction

- 1.1. JLL has been asked, on behalf of Kaplan International Colleges and The University of Nottingham to prepare and submit a planning application for the change of use of part of No.1 Nottingham Science Park from offices (B1 use) to an educational establishment (a D1 use).
- 1.2. We have had discussions with Rob Percival, Area Planning Manager at Nottingham City Council, who has advised that the application should be supported by a Site Plan, a Location Plan and a supporting Planning Statement.
- 1.3. To this end, this supporting Statement sets out an overview of the proposals. It also provides the overarching context to the site and ties together the various supporting information, relevant planning history and planning policy context. Further information in relation to specific issues such as flood risk and travel and parking is also provided.
- 1.4. This statement takes the following format:
  - **Section 2** provides a review of the planning application proposals;
  - **Section 3** will consider the site's characteristics;
  - **Section 4** considers the relevant planning history to the site;
  - **Section 5** deals with the relevant planning policy as it relates to the site and the proposals;
  - **Section 6** sets out the justification for the proposals and information on specific issues;
  - **Section 7** draws conclusions on the report.
- 1.5. In addition to this Planning Statement, this planning application is supported by the following documents and plans:
  - A Site Plan
  - A Location Plan
  - A Plan showing the floorspace that the proposed Kaplan International Colleges will occupy

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## 2 Planning Application Proposals

### Description of development

- 2.1. Planning permission is sought for the change of use of part of No.1 Nottingham Science Park from offices (Use Class B1) to an educational establishment (Use Class D1).
- 2.2. The proposed educational establishment is Kaplan International Colleges (KIC). KIC is working in conjunction with The University of Nottingham to deliver a teaching facility providing foundation courses for international students.

### Breakdown of floorspace in terms of use

- 2.3. KIC intends to occupy almost half of the ground floor and almost half of the first floor of No.1 Nottingham Science Park as shown on Ground and First Floor Plans at **Appendix 1**. This space is currently vacant.
- 2.4. In total, the floorspace to be occupied by KIC equates to 16,455 sq ft. This will provide a mixture of teaching space and space for the administrative functions associated with the academic use, including offices. There will also be limited office space at KIC that is not associated with the proposed academic use.

### About KIC

- 2.5. KIC works in partnership with leading universities to prepare international students wishing to progress into higher education studies. In this case, KIC will be working in partnership with The University of Nottingham.
- 2.6. KIC preparation courses equip students with the academic skills, key subject knowledge and English language ability to progress to one of its respected partner universities. Students benefit from small class sizes, extra English language tuition, one-to-one tutorials and dedicated pastoral support. KIC is part of Kaplan Inc., a leading international provider of educational and careers services.
- 2.7. Backed by Kaplan's parent company – Graham Holdings, KIC committed more than £30m over a 15-year period to build Global Point in Nottingham City Centre in partnership with Nottingham Trent University. Global Point opened in September 2014 and provides 449 well-equipped en-suite rooms to students, who also have access to personalised, learner-driven, technology-led facilities including huddle rooms to provide space for flexible group work. This demonstrates that KIC and its parent company, Graham Holdings, have the necessary financial resources and commitment to make the investment required to secure the long term success of their partnerships with Universities.

### Links with The University of Nottingham

- 2.8. Students at the proposed KIC will become Associate members of The University of Nottingham. This permits them to use all of The University of Nottingham campus facilities such as the library, catering and union facilities.
- 2.9. Students undertaking science-related courses or specialist courses that require practical learning space will utilise The University of Nottingham's specialist facilities such as laboratories or engineering workshop space, etc.
- 2.10. Nottingham Science Park was chosen as a suitable location for the proposed College as the site lies in close proximity to The University of Nottingham campus, which is situated circa 0.1 mile to the north west of the site across University Boulevard.

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## Degree programmes

- 2.11. Two degree programmes will be available; a pre-undergraduate degree programme for 16-22 year olds and a pre-postgraduate degree programme for 21-32 year olds.
- 2.12. The proposed teaching facility will prepare students for a wide range of undergraduate and postgraduate degree programmes offered by The University of Nottingham including English Language, Accounting, Business, Engineering, Law and Science related courses.

## Number of pupils and staff

- 2.13. In Year 1 of opening (September 2016), the facility will accommodate 250 students. It is envisaged that this figure will increase year on year as the business grows.
- 2.14. The proposed facility will create 45 full time staff jobs (35 of which are related to the academic D1 use and 10 of which are staff that require office space that is not associated with the academic use (and therefore would fall into B1 use).
- 2.15. In addition, the facility will generate 7 part time jobs (comprising of 4 cleaning staff and 3 catering staff) which are associated with the D1 use.

## Economic Benefits

- 2.16. A 2011 department of BIS research paper (from the Department of Business, Innovation and Skills) estimated that the total value of UK education and training exports to the UK economy to be £14 billion, with a projection that this could rise as high as £26 billion by 2025. This demonstrates that the higher education sector is a significant contributor to the UK's economy.
- 2.17. **The Economic Impact of the East Midlands Higher Education Sector Report** produced by Universities UK notes that, *'recent studies in the UK have highlighted that higher education is important to the national economy, with a graduate workforce raising productivity and contributing to economic growth.'*
- 2.18. This report provides the following statistics in relation to the East Midlands:
  - *'Total revenue of East Midlands higher education institutions was £1.7 billion in 2011-12.*
  - *International revenue amounted to £345 million which, together with the estimated off-campus expenditure of international students (£293 million), represented a total of £638 million of export earnings.*
  - *Universities provided 21,478 full-time equivalent jobs across a range of occupations and skill levels.*
  - *23,118 full-time equivalent jobs were generated outside the universities, with most (19,240) based in the region.*
  - *The universities' own output was £1.7 billion. Through knock-on effects they generated an additional £2.3 billion in other industries throughout the UK, with the majority (£1.9 billion) in the region.*
  - *Universities attracted 25,945 students from outside the UK to study in the region.*
  - *International students off-campus expenditure (£293 million) generated £440 million of output and 3,719 full-time equivalent jobs throughout the UK.*
  - *Universities attracted 84,695 students from other parts of the UK to study in the region.*
  - *The off-campus expenditure of students from the rest of the UK (£938 million) generated £1.1 billion of output and 9,527 full-time equivalent jobs in the region.*

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- *The universities, together with the expenditure of their international students and students from the rest of the UK, generated 53,220 jobs in the region, equivalent to 2.5% of the 2012 workforce in employment.*
  - *The higher education institutions alone generated over £2 billion of regional GVA [direct and secondary], equivalent to around 2.5% of all 2011 East Midlands GVA.*
  - *When combined with the spending of international students and students from other parts of the UK, a total regional GVA of £2.7 billion was generated, equivalent to 3.3% of total 2011 East Midlands GVA.'*

2.19. Further to student's spending, there is the also the added benefit of visits from parents/relatives which in turn, provides a boost for the hospitality and tourism industry sector in particular.

2.20. In addition to the economic benefits, there are significant cultural benefits and the potential for the development of long standing international links. Many alumni, as a result of their education, go on to have professional careers and the benefits of these links can be seen for decades to come.

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## 3 Site and Surroundings

- 3.1 The site is situated circa 3.4 kilometres to the south west of Nottingham City Centre. It is ideally situated in Nottingham Science Park in close proximity to The University of Nottingham, which lies circa 0.1 miles to the north west of the site across University Boulevard.
- 3.2 KIC will occupy floorspace on the ground and first floor of No. 1 Nottingham Science Park. This space is currently vacant and the building has a B1 use. The remainder of the building is occupied by a number of occupiers for B1 use, measuring circa 23,080 sq ft.
- 3.3 Directly to the north of the site there is an area of green space with planted trees, this fronts the A6005 University Boulevard. To the east, there is industrial and office development. To the south, lies the Highfields campus of Central College Nottingham, a further education College offering higher education courses and training opportunities for business and industry with a focus on the automotive industry. And to the west, beyond the Science Park, there is Nottingham Tennis Centre.
- 3.4 Vehicular and pedestrian access to the site is provided off the A6005 University Boulevard which leads to the site entrance off Jesse Boot Avenue.
- 3.5 The site is easily accessible by public transport; The University of Nottingham tram stop lies directly outside of the premises, a circa two minute walk away from the site entrance. The Nottingham Express Transit (NET) provides frequent tram services to and from this stop. The local tram network offers routes to other stops with bus, park and ride and rail facilities in Nottingham. In addition, Nottingham Train Station is situated circa 3 miles to the north east of the site.
- 3.6 The site is not subject to any statutory listing and is not within a designated Conservation Area.
- 3.7 A review of the Flood Risk Map available on the Environment Agency website shows that the majority of the site lies within Flood Zone 2. A minor proportion of the site lies within Flood Zone 3 in an area benefitting from flood defences. Further information in relation to flood risk is set out in **Section 6** of this statement.
- 3.8 A Site Plan and a Location Plan is provided at **Appendix 2**.

## 4 Planning History

4.1. An initial search of the Council's online planning history records has identified a number of applications pertaining to Nottingham Science Park.

4.2. **Table 1** below sets out the planning applications of relevance.

Application Number	Description	Decision Date	Decision
88/01042/PFUL3	Erection of two storey high tech building for use as offices, including car parking and service access and associated landscaping	22.03.1988	Approved
98/05370/NOU	Development of site as extension to Science Park for Class B1 Business uses, construction of new access road, alteration of existing junction incorporating new pedestrian crossing facilities and raising levels of proposed development land	31.03.1999	Approved
00/01618/PFUL3	Development of 22,134sqm for B1 use (Research and Development) with ancillary uses, 780 car parking spaces, site access, alteration of site levels and associated landscaping.	04.10.2001	Approved
06/01294/PFUL3	Erection of building for D1 and B1 use	22.09.2006	Approved
06/00924/PFUL3	Erection of building for B1 use	24.10.2006	Approved
06/00910/POU	Outline application for laying out of land and erection of buildings for B1 use	24.10.2006	Approved
06/02053/PFUL3	Erection of building for D1 and B1 use (Revised scheme)	12.12.2006	Approved

4.3. The applications listed in the table above demonstrate that there have been a number of applications made for B1 use at Nottingham Science Park. Of these applications, the proposals set out in **Planning Application Ref. No. 06/00924/PFUL3** were implemented. Therefore, the extant consented use of the building is B1.

4.4. Although not directly related to the application site, pertinent planning permissions to the consideration of the current application, are the proposals for a D1 and B1 use at Nottingham Science Park (i.e. **Planning Application Ref. No. 06/01294/PFUL3** and **Planning Application Ref. No. 06/02053/PFUL3**). The subject of these permissions was a training facility that would provide high level training in automotive design, maintenance, repair and sales across a range of age groups and skill levels. Over time it would also incorporate

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automotive research and development. These permissions demonstrate that there is scope for D1 uses at Nottingham Science Park. This building lies directly south of the building proposed to be occupied by KIC.

## 5 Planning Policy

- 5.1. Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that:

*“If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the Plan unless material considerations indicate otherwise”.*

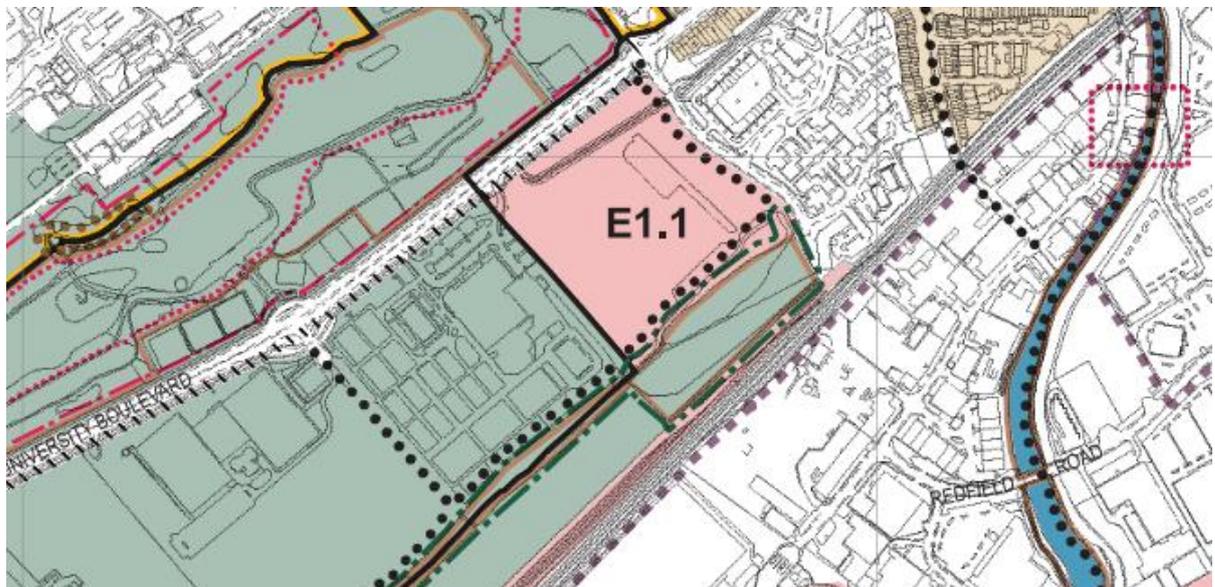
### The Development Plan

- 5.2. The Development Plan relevant to the site comprises of the ‘saved’ policies of the 2005 Nottingham Local Plan together with the Proposals Map and the policies within the 2014 Aligned Core Strategies Part 1 Local Plan. This Plan will influence how and where land is allocated for development, but does not deal with specific sites.
- 5.3. Sites for development and specific development management policies will be included in the emerging Core Strategy Part 2 Local Plan. Nottingham City Council will continue to have regard to the remaining ‘saved policies’ of the former Local Plan (adopted in 2005) and Local Plan Proposals Map until the Part 2 Local Plan is formally adopted.

### Adopted Local Planning Policy

#### ‘Saved’ policies of the Nottingham Local Plan (2005)

- 5.4. The site is earmarked as a Strategic High Quality Employment Site (SHQES) on the 2005 Local Plan Proposals Map as shown below:



- 5.5. The Proposals Map key shows that pink shading denotes a ‘Development Site’, the dotted line refers to an indicative ‘Proposed Cycle Path’ and the hatched line refers to an indicative ‘NET Safeguarding’ area.
- 5.6. **Policy EMP1.1** in relation to Prestige Employment Sites is applicable. This preamble to this policy states that prestige employment sites will be limited to largely B1 uses, although ancillary uses may be appropriate in some cases. Emphasis is placed on the business and ICT sectors. Nottingham Science Park is identified as a Science and ICT Cluster and 6.11 hectares of land (including the application site) is allocated for B1 use here.

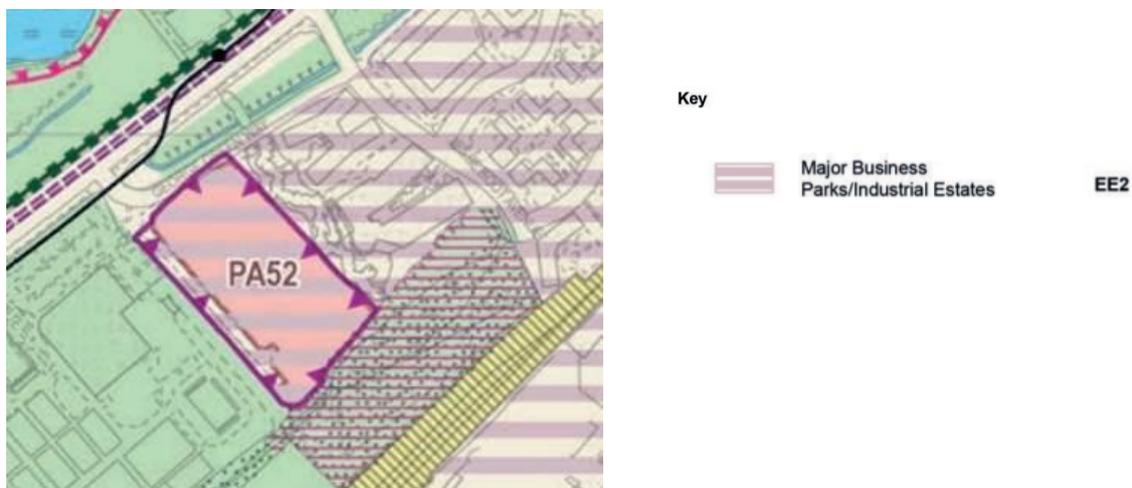
## Policies of the Greater Nottingham Aligned Core Strategies Part 1 Local Plan (2014)

- 5.7. **Policy 4: Employment Provision and Economic Development** encourages the further expansion of the Universities and other higher education establishments for their own purposes together with economic development associated with them.

### Emerging Local Planning Policy

## Policies of the Nottingham City Land and Planning Policies Local Plan Part 2 – Publication Version (January 2016)

- 5.8. An extract from the updated Proposals Map and Key for Part 2 of the Local Plan shown below highlights that the site is allocated as a 'Major Business Park/Industrial Estate'. The key refers to **Policy EE2** therefore being applicable.



- 5.9. **Policy EE2: Protecting Existing Business Parks/Industrial Estates** states that permission will only be granted for employment uses in allocated major business parks/industrial estates, except for ancillary development to serve the proposal.
- 5.10. Employment uses are defined in the glossary as: 'Encompasses B1, B2 and B8 Use classes, (B1 Business, B2 General Industrial Use, B8 Storage or distribution), together with 'sui generis' uses of a similar nature which are suitable located on employment sites...The nature of the site, whether office or industrial and warehouse orientated, will determine the appropriateness of the particular sui generis uses.'

### National Planning Policy

#### National Planning Policy Framework (NPPF)

- 5.11. The NPPF (March 2012) sets out the Government's planning policies for England and how these are expected to be applied.
- 5.12. At the heart of the NPPF is a presumption in favour of sustainable development.
- 5.13. **Paragraph 19** states that the Government is '...committed to ensuring that the planning system does everything it can to support sustainable economic growth', and that 'planning should operate to encourage and not act as an impediment to sustainable growth'. Furthermore, it states that 'significant weight should be placed on the need to support economic growth through the planning system'.

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- 5.14. **Paragraph 20** highlights that, *'To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century.'*
- 5.15. **Paragraph 21** notes that, *'Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment...local planning authorities should:*
- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.'*

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## 6 Justification and Specific Technical Matters

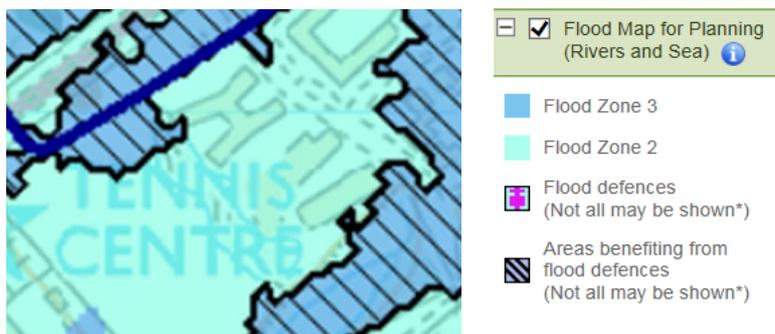
### Justification

- 6.1 KIC is working in partnership with The University of Nottingham to deliver a teaching facility to provide foundation courses for international students. Students of KIC will be able to utilise The University of Nottingham study, union and catering facilities. Therefore, the proximity of the application site to The University of Nottingham campus is ideal. The University of Nottingham campus lies circa 0.1 miles to the north west of the site across University Boulevard.
- 6.2 In addition, the site is suitably located in terms of being easily accessible by public transport means. The University of Nottingham tram stop lies directly outside of the premises, a circa two minute walk away from the site entrance. The Nottingham Express Transit (NET) provides frequent tram services to and from this stop. The local tram network offers routes to other stops with bus, park and ride and rail facilities in Nottingham. In addition, Nottingham Train Station is situated circa 3 miles to the north east of the site.
- 6.3 Although the site is earmarked by local planning policy for employment use, the Council also encourages the further expansion of the Universities and other higher education establishments for their own purposes together with economic development associated with them. An emphasis has been placed on the business and science sectors. The proposed KIC will prepare students for a range of undergraduate and postgraduate degree programmes offered by The University of Nottingham including business and science related courses.
- 6.4 Furthermore, whilst the proposals are not for a B1 (Business), B2 (General industrial) or B8 (Storage or distribution) use, the proposals will deliver direct and indirect significant benefits in terms of employment and will boost economy in the local area as highlighted in **Section 2** of this statement.
- 6.5 National planning policy strongly supports economic growth and stipulates that the planning system should operate to encourage and not act as an impediment to sustainable growth.
- 6.6 The proposed education establishment is congruous to its surroundings; particularly as directly to the south of the site lies the Highfields campus of Central College Nottingham, a further education College offering higher education courses and training opportunities for business and industry. This consented College has set a precedent for the suitability of a D1 use at the Science Park. Particularly, as this site too was earmarked for B1 use only in local planning policy.

### Technical Matters

#### Flood risk

- 6.7 A review of the Flood Risk Map available on the Environment Agency website shows that the majority of the site lies within Flood Zone 2. A minor proportion of the site lies within Flood Zone 3 in an area benefitting from flood defences.



- 6.8 The current permitted use of the building is an office use, which is classed as a 'less vulnerable' use in the Flood Risk Vulnerability Classification table at **Paragraph 066** 'Flood Zone and Flood Risk Tables' of National Planning Practice Guidance (NPPG). The proposed use, a non-residential use for educational establishments, is classed as a 'more vulnerable' use.
- 6.9 The table below from NPPG shows that a 'more vulnerable' development use is appropriate in land classified as being within Flood Zone 2.
- 6.10 An exception test is required for a 'more vulnerable' use on land in Flood Zone 3a and 'more vulnerable' development is not appropriate on land in Flood Zone 3b. However, it should be noted that exception tests do not need to be applied to changes of use, except for a change of use to a caravan, chalet or camping site, or to a mobile home or park home site.

### Table 3: Flood risk vulnerability and flood zone 'compatibility'

Paragraph: 067 Reference ID: 7-067-20140306

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	x	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	x	x	x	✓*

**Key:**

- ✓ Development is appropriate
- x Development should not be permitted.

#### Travel and parking

- 6.11 Students will travel to and from the site via sustainable transport modes (i.e. by walking, cycling and by using the tram, bus, rail services).
- 6.12 Some staff will be permitted to utilise the car parking provision available at the premises. However, not all staff will be allocated car parking spaces and therefore this will encourage these members of staff to travel to and from the site by cycle, bus, tram etc.
- 6.13 The detail of the travel arrangements can be finalised through a Travel Plan.

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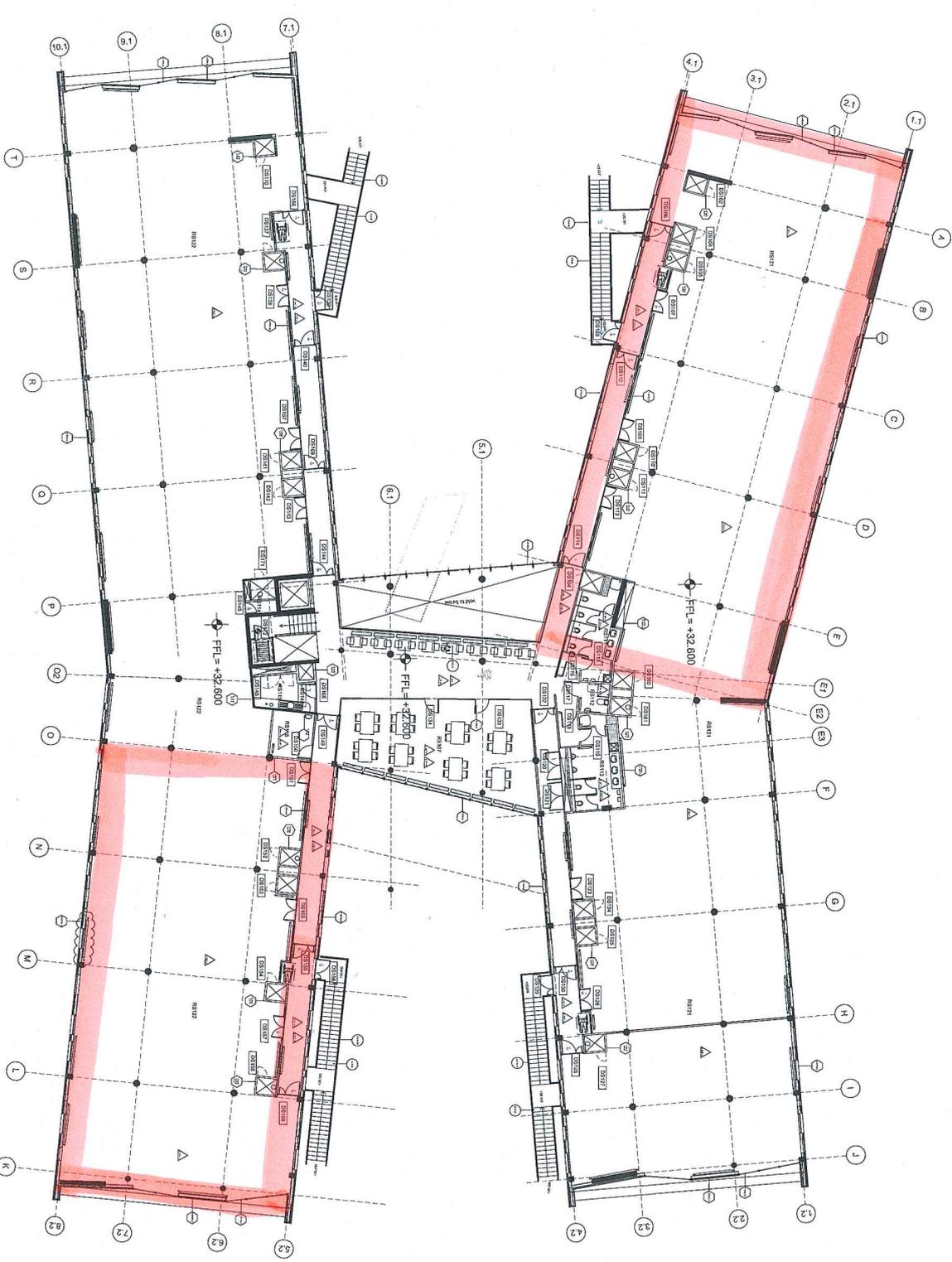
## 7 Conclusions

- 7.1 JLL has been asked, on behalf of KIC and The University of Nottingham to prepare and submit a planning application for the change of use of part of No.1 Nottingham Science Park from offices (B1 use) to an educational establishment (a D1 use). This Planning Statement supports the planning application.
- 7.2 Local planning policy encourages the further expansion of the Universities and other higher education establishments for their own purposes together with economic development associated with them. An emphasis has been placed on the business and science sectors. The proposed KIC will prepare students for a range of undergraduate and postgraduate degree programmes offered by The University of Nottingham including business and science related courses.
- 7.3 Furthermore, whilst the proposals are not for a B1 (Business), B2 (General industrial) or B8 (Storage or distribution) use, the proposals will deliver direct and indirect significant benefits in terms of employment and will boost economy in the local area as highlighted in **Section 2** of this statement.
- 7.4 National planning policy strongly supports economic growth and stipulates that the planning system should operate to encourage and not act as an impediment to sustainable growth.
- 7.5 The close proximity of the application site to The University of Nottingham campus is ideal as the KIC is working in partnership with The University of Nottingham and students will be able to use The University of Nottingham facilities.
- 7.6 In addition, the site is suitably located in terms of being easily accessible by public transport means. Students will travel to and from the site via sustainable modes of transport as students will not be permitted to use the on-site car park.
- 7.7 The proposed education establishment is congruous to its surroundings; particularly as directly to the south of the site lies the Highfields campus of Central College Nottingham. This consented College has set a precedent for the suitability of a D1 use at the Science Park. Particularly, as this site too was earmarked for B1 use only in local planning policy.
- 7.8 Overall, we consider that the proposed change of use will deliver significant direct and indirect employment and economy benefits to the local area. Furthermore, the site is suitably located for the proposed use and is congruous with its surroundings.

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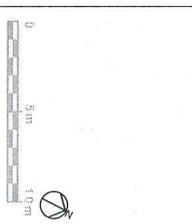
# Appendix 1





period shown  
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 Do not scale the drawing.  
 All dimensions are based on data by the contractor and each dimension is to their responsibility. All work must comply with relevant British Standards and Building Regulations and omissions to be reported to the architect.  
 All dimensions in millimetres unless otherwise stated.

- LEGEND
- wall type specification
  - floor type specification
  - furniture specification
  - door number



REV	DATE	DESCRIPTION	BY	CHECKED	APPROVED
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Nottingham Science and Technology Park

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# Appendix 2

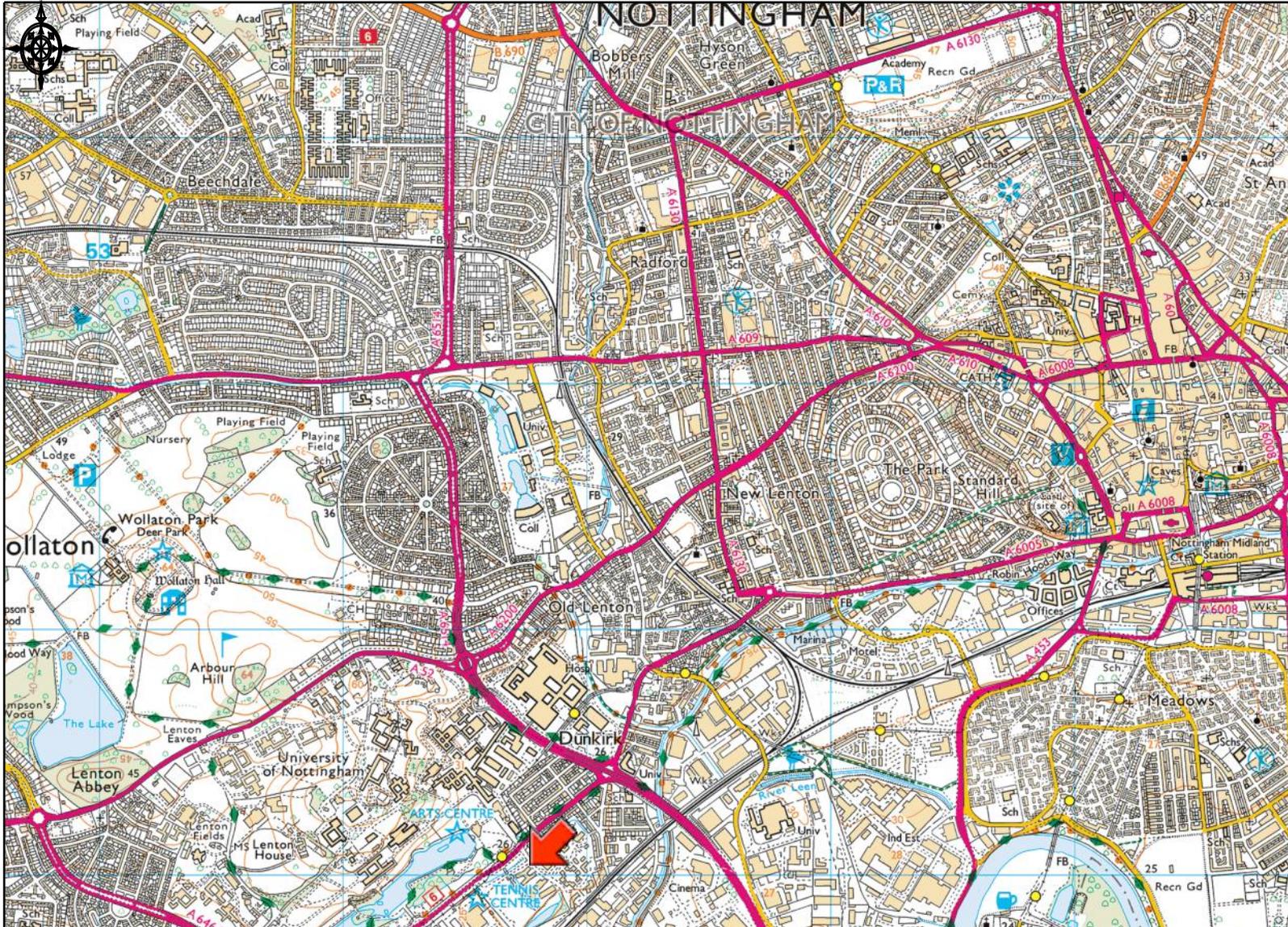
# Site Plan No. 1 Nottingham Science Park



Ordnance Survey © Crown Copyright 2016. All rights reserved.  
Licence number 10002432. Plotted Scale - 1:1250

This plan is published for the convenience of identification only and although believed to be correct is not guaranteed and it does not form any part of any contract. © Crown Copyright. All rights reserved. Licence Number LIG0074.

# Location Plan Plan No. 1 Nottingham Science Park



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