PLANNING BRIEF FOR
LAND OFF EASTWOOD STREET, BULWELL

Nottingham City Council
January 2003

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PLANS:
1. LOCATION
2. DEVELOPMENT PRINCIPLES

1. PURPOSE OF THE GUIDANCE

This document sets out planning guidance for developers wishing to draw up proposals for land at Eastwood Street, Bulwell.

2. LOCATION AND DESCRIPTION

2.1 The Brief site is located off Cinderhill Road and comprises a redundant dyeing works and some open space. It measures about 4 hectares and parts of the works are likely to be contaminated.

2.2 The open space, which suffers from flytipping, forms part of an extensive Biological Site of Importance for Nature Conservation (BSINC) based on the River Leen.

2.3 Adjoining the site is the River Leen, a stream and a network of foot and cycle paths. These paths link to Bulwell Bogs, Mill Street, Cinderhill Road Highbury Road and the Highbury Vale tramstop and to a variety of open spaces and green areas, including Mill Street Playing Fields, the Bulwell Bogs Playground and the Highbury Vale basketball court.

2.4 Originally vehicular access to the works was taken from Eastwood Street . The increasing size of HGVs and on street parking made this access progressively unsuitable however and in 1995 the owners voluntarily closed and replaced it with the access from Charles Way.

2.5 Few houses on either Leonard Street or Eastwood Street have off-street parking which leads to hazardous conditions for drivers and pedestrians.The site is well served by buses and will be within 250 metres walk of the Highbury Vale tramstop.

3. DEVELOPMENT PRINCIPLES

3.1 GENERAL

3.1.1 Quality development, which will enhance the surrounding area, is expected. Proposals must include the entire site. Piecemeal development will not be acceptable.

3.2 LAND USE

2.2.1 Employment and residential uses will be acceptable with:

-
- a minimum of 30% (c1.2 ha.) of the former dyeing works allocated for employment purposes (B1,B2,B8)

- a maximum of 70% (c2.8 ha.) of the former dyeing works allocated for residential purposes and primarily for family housing

- the open space area allocated for residential purposes and primarily for family housing

3.2.2 The provision of health and community facilities uses will be acceptable within the residential part of the site.

3.2.3 Retail use, other than for local purposes, will not be acceptable as this would have a damaging impact on existing local shops and district centres.

3.3 DESIGN

3.3.1 Development proposals generally will need to display strong urban design characteristics and contribute towards creating a sustainable, safe and attractive environment.

3.3.2 Given the scale of adjacent existing housing and the need for new residential development to respect its character, a maximum of 2/3 storey housing will be acceptable across most of the site. However there may be potential for some 4 storey development along the southern boundary of the site given the height of the adjoining embankment.

3.3.3 Housing layouts must minimise the impact of overlooking on adjacent residential properties and pay careful attention to their relationship with the existing and proposed employment areas. Schemes which present a positive image to the river and maximise access to the riverside and the local path network will be encouraged.

3.3.4 New employment development should be self contained and designed to ensure that an acceptable relationship is achieved with adjacent residential development in terms of massing, overlooking and overshadowing. Car parks and servicing areas should be well overlooked to maximise surveillance.

3.3.5 Access within and to new developments should be safe and direct. Both dwellings and employment premises should face outwards onto the public realm so as to provide casual surveillance and back onto rear boundaries to provide security.

3.4 CONTAMINATION

3.4.1 In view of the previous employment use there is the likelihood of some contamination, hence developers will be required, as part of all detailed planning applications, to undertake and submit:

- a Phase 1 risk assessment including a desktop survey leading to a conceptual model sampling and identifying sources, pathways and receptors, and

- a Phase 2 risk assessment and report making recommendations with respect to the level of risk associated and if applicable, remediation options

3.5 NOISE

3.5.1 Developers will be required, to undertake and submit an environmental noise assessment, having regard to BS 7445: 1991.

3.5.2 Any assessment will need to identify the impact of existing and proposed adjacent site uses on residential uses. With respect to proposals for employment purposes, developers will be required to undertake and submit a noise assessment to determine the impact of the proposal on adjacent site uses using BS4142: 1997.

3.5.3. If noise levels exceed certain limits identified in PPG24, the proposal will need to demonstrate that the noise levels can be mitigated to an acceptable level for residential use. Residential development will not be permitted in any area determined to be in Noise Exposure Category D of PPG24.

3.6 ACCESS, HIGHWAYS and PARKING

3.6.1 Developers will be required to submit a full transport assessment in order to establish the implications of their development proposals on the highway network and a technical justification of the proposed parking / servicing provision**.**

3.6.2 Vehicular access to the area allocated for employment purposes will be taken solely from Charles Way. Access to that allocated for residential purposes will be taken from Leonard Street and Eastwood Street as shown on the Development Principles Plan.

3.6.3 Highways will be designed so as to encourage the most efficient use of land.

3.6.4 Housing layouts should incorporate Home Zone principles. Overall highway design speeds should be no more than 20mph. Such measures will be required

on Leonard Street and Eastwood Street. Highway improvement works will be needed at the junction of Leonard Street and Cinderhill Road.

3.6.5 Development will need to facilitate pedestrian and cycle movement through the site to provide enhanced links to Bulwell Town Centre, the open space network and other facilities including the tramstop at Highbury Vale**.** Such routes should be direct, safe, accessible, free from barriers and open to casual supervision.
The existing path which separates the dyeing works from the open space and connects Leonard Street to Leenside should be realigned southwards to run alongside the stream. A reasonable financial contribution will be sought from the development to facilitate this.

3.6.6 The tram will be of particular benefit to the new residents and workers and developers will be expected to contribute towards the provision of signage which publicises the location of the Highbury Vale tramstop.

3.6.7 The following parking standards will apply as maxima:

Employment B1(Office)	- 1 space per 40m2
Employment B1(Non Office)	- 1 space per 85m2
Employment B2	- 1 space per 85m2
Employment B8	- 1 space per 215m2
Residential C3 (Dwellinghouses)	- Ave of 1.5 spaces per dwelling across the development
" " (Flats and Maisonettes)	- " " "

3.7 HOUSING DENSITY AND AFFORDABLE HOUSING

3.7.1 A density of 30 to 50 dwellings per ha will be required for this site. This is in line with Government advice and the Nottingham Local Plan Review. This should allow land to be used efficiently and keep residential development compatible with the characteristics of the area and its surroundings. It is expected that between 120 and 140 dwellings will be accommodated, the majority of which will be family units.

3.7.2 As the area allocated for residential purposes exceeds I ha, in accordance with Local Plan policy and agreed supplementary planning guidance, developers will be required to provide a minimum of 20% affordable dwellings or by way of a financial contribution in lieu to the City Council.

3.8 OPEN SPACE PROVISION

3.8.1 There will be a public open space requirement. Subject to negotiation, this could be met by upgrading existing facilities. The extent of the contribution will be calculated in accordance with the City Council's draft SPG on the Provision of Open Space in New Residential Developments.

3.8.2 Relocating the footpath, as referred to in para 3.6.5, offers the opportunity for enhancement of the stream as a landscape feature.

3.9 NATURE CONSERVATION

3.9.1 Developers will be expected to submit an assessment of environmental issues, including a survey of bats and water voles, and to liaise with the Environment Agency and English Nature prior to preparing any scheme.

3.10 UTILITIES

3.10.1 In respect of gas , water, electricity and telecoms, developers are advised to liaise with utility providers to ensure timely connections.

3.10.2 Developers will be required to undertake a detailed investigation of the existing drainage regime, including potential for Sustainable Urban Drainage Systems (SUDS) and in line with Environment Agency guidelines a flood risk analysis may also be needed.
Developers are advised to consult with the Development and Environmental Services' Drainage Team, Severn Trent Water and the Environment Agency at an early stage.

3.11 SUSTAINABLE DEVELOPMENT

3.11.1 A commitment to the highest standards of sustainable development principles and practices will be expected across all stages of site planning, design and construction. The design and energy efficiency of buildings should be tested against the appropriate Building Research Establishment's Environmental Assessment Method and should maximise the potential for recycling and energy efficiency. Inefficient buildings will not be acceptable.

3.11.2 Developers should be guided by the City Council's Sustainability Checklist when preparing proposals.

3.12 LOCAL EMPLOYMENT AND TRAINING

3.12.1In the interests of the economic wellbeing of nearby communities, the City Council will expect local people to benefit from the training and employment opportunities for resulting from the redevelopment process. of the buildings for Developers should refer to *the Code of Practice for Employment and Training,* Development and Environmental Services, Nottingham City Council.

LIST OF DOCUMENTS REFERRED TO

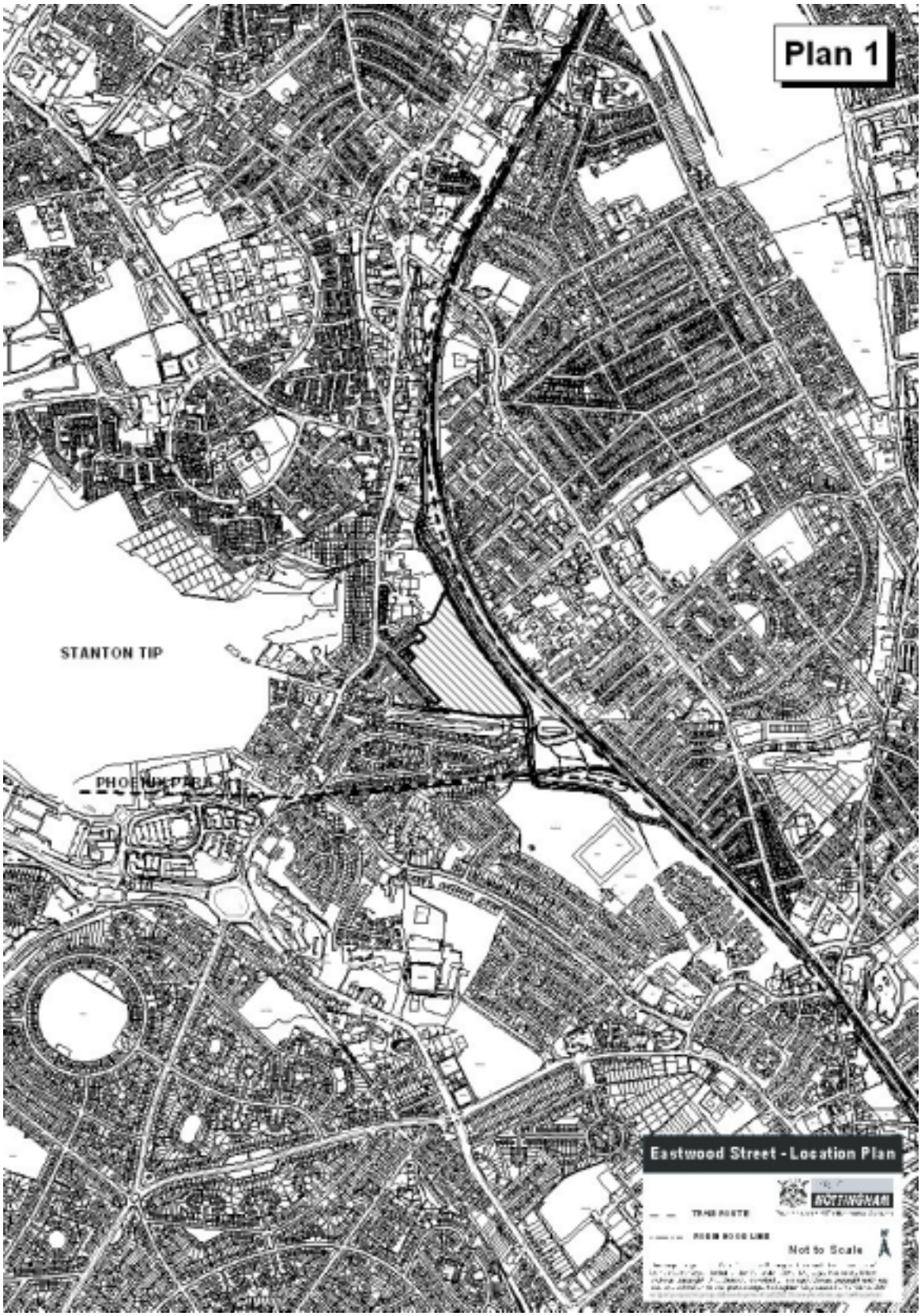
- *Design Guide for Industrial, Commercial and Retail Development:* Development and Environmental Services, Nottingham City Council
- *Design Guide for Community Safety in Residential Areas*: Development and Environmental Services, Nottingham City Council
- *Code of Practice for Employment and Training* : Development and Environmental Services, Nottingham City Council
- *Nottingham Local Plan Review First Deposit Draft* : Development and Environmental Services, Nottingham City Council
- *Cycling and Walking Strategy*: Development and Environmental Services
- *Provision of Open Space In New Residential Areas* : Development and Environmental Services
- *By Design – Better Places To Live* : DTLR / CABE
- *Sustainability Checklist, Nottingham* : Development and Environmental Services, Nottingham City Council

CONTACT

Name: Gareth Rees– Senior Project Officer

Address: Project Development
Development and Environmental Services Dept.
Exchange Buildings
Smithy Row
Nottingham
NG1 2 BS

Tel: 0115 9155335
Fax: 0115 9155165
E-mail: gareth.rees@nottinghamcity.gov.uk


Plan 1
STANTON TIP
PHOENIX PARK
Eastwood Street - Location Plan
NOTTINGHAM
Not to Scale

Eastwood Street -
Development Principles
City of
NOTTINGHAM
Development and Environmental Services
Retained Employment Use
Residential Use
New Vehicular Access
Existing Path
Relocated Path
Scale Not to Scale
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CHARLES WAY
CINDERHILL ROAD
EASTWOOD STREET
LEONARD STREET
RIVER LEEN
TRAM ROUTE
ROBIN HOOD LINE