# Trent Lane
# Planning Brief

Project Development
Development and Environmental Services
January 2002

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City of
NOTTINGHAM

# 1. Background

1.1 This brief has been produced as a follow up to and should be read in conjunction with the Interim Planning Guidance prepared for the whole of the Waterside Regeneration zone. It provides a planning framework for the redevelopment of the Trent Lane area south of Daleside Road which is referred to as Area 4 in the Interim Planning Guidance. **This brief will have interim status as draft supplementary guidance until the Nottingham Local Plan Review is adopted.**

1.2 The boundary is shown on the location plan and comprises 13.4 hectares (33 acres) of land. The Interim Planning Guidance proposes that a mixed use residential community should be developed that opens up access to the river frontage and that also creates a waterfront destination for local people and visitor to enjoy. New development would be centred around the Trent Basin and new riverside plaza. Other attractions will include a riverside route through to Colwick Park and a riverside park. Appropriate commercial and waterside facilities would enhance the vitality of the scheme. The Little Tennis Street industrial area east of Trent Lane would be retained.

1.3 Parts of the site are in the freehold ownership of Nottingham City Council, British Waterways and the East Midlands Development Agency who are partners of Nottingham Waterside Limited (NWL). The strategy of NWL is to seek the creation of a land owning joint venture of all interests in the area. This would help to bring forward the development of a comprehensive and co-ordinated scheme which maximises the social and economic benefits for the community.

**1.4 The Waterside Regeneration Interim Planning Guidance sets out the overall aims and development concept. It includes a section on implementation. In summary it requires that planning applications will need to be accompanied by:**

- **Comprehensive and detailed spatial masterplan**
- **Transport Assessment**
- **Environmental Impact Assessment**
- **Strategy for implementing the Nottingham Employment Pact**

**1.5 Planning applications will need to address fully the matters set out in the relevant planning guidance documents and demonstrate that the proposed development can be carried out comprehensively in accordance with planning requirements including the need for developer contributions. The City Council is willing to consider using compulsory purchase powers on a back to back basis where it is demonstrated that this would be required to secure the development of an agreed planning scheme for the regeneration of the Waterside.**

Footnote
Bold text indicates main changes from draft dated June 2001

# 2. Development Principles

2.1 The development will be residential led with a mixture of secondary uses including leisure and commercial which would be appropriate around Trent Basin and the new plaza at the head of Trent Lane close to the river. A limited element of ancillary retail may be acceptable. It should be noted that the main local commercial centre for the whole of the waterside area will be located to the west in the vicinity of Moreland Street in a later phase of development. Daleside Road (area A) is suitable for commercial uses. An indicative concept for development is illustrated on plan 2.

2.2 A comprehensive spatial masterplan will be required to ensure a co-ordinated, well designed and appropriately phased development scheme. Planning applications for development will not be approved unless they are in accordance with an agreed spatial masterplan for the area.

## House Types

2.3 A mixture of houses types will be required and in order to achieve a balance, 20% of the area developed for residential should be provided for family housing. Traditional, low density forms of family units would not be appropriate. Higher density forms of family accommodation, town house style or similar, should be provided. The Interim Planning Guidance suggests that family units should be located away from the river. Higher densities can be achieved around the Trent Basin (Area B) where 8 to 9 storeys including undercroft car parking would be acceptable subject to layout and design. East of Trent Lane (Area C) 5 to 6 storeys including undercroft car parking would be acceptable subject to layout and design.

2.4 Supplementary Planning Guidance on affordable housing has been approved by the City Council and is applicable to this development. This requires provision of affordable housing to be made on site, or, if both the developer and the Council agree, a financial contribution towards off site provision.

## Amenity

2.5 Careful regard will need to be given to the juxtaposition of different uses to ensure that the privacy and amenity of residents are not adversely affected. Appropriate noise and other pollution attenuation measures should be incorporated into the design and layout of buildings and also in respect of the construction period of development.

# 3. Design and Layout

3.1 The Interim Planning Guidance set out general principles which should be incorporated into the spatial masterplan for the development. Particular regard should be given to the following.

3.2 Street Network

- incorporation of Home Zone principles;
- environmental improvements to Trent Lane and Poulton Drive;
- segregation of cyclists from pedestrians.

3.3 Views

- provide views through the site of prominent focal points such as Trent Basin and Trent Lane plaza.

3.4 Trent Basin

- provision of new bridge over mouth of the basin suitable for all users;
- focus for waterside, boating activity.

3.5 Waterside Route

- rationalisation of waterfront adjoining Rufford Hall and T.S. Orion to accommodate continuous waterside route without prejudicing the security and viable operation of these uses;
- promenade style west of Trent Lane and around canal basin;
- more informal east of Trent Lane in keeping with the park character of the landscape and river frontage.

3.6 Trent Lane Plaza

- minimum of 0.2 hectare (0.5 acre);
- land to be safeguarded for the construction of a possible new bridge over the River Trent for cyclists and pedestrians and to include allowances for ramped access suitable for all users.

3.7 Riverside Park

- mininum of 1 hectare (2.5 acres);
- linked to Trent Basin and Colwick Park by the Riverside route;
- focus for waterside, boating activity;
- retention of existing trees especially on river frontage.

3.8 Quality Design

- importance of community safety and security including areas closer to water;
- scope for innovation and variety including the massing and design of buildings;
- need for active frontages at ground level;
- importance of co-ordinated and well designed public realm works.

3.9 Maintenance

- importance of long term, well funded arrangements for the management and maintenance of all areas and routes accessed by the public.

# 4. Transportation

4.1 The main principles are set out in the Interim Planning Guidance. A transport assessment is required which has due regard to the long term development of the whole waterside regeneration zone. A comprehensive package of on and off site transport measures should be provided. The key transport elements are included in 4.2 to 4.7.

4.2 An east-west public transport route **with appropriate bus priorities and capable of future construction of a NET tram route.**

4.3 Contribution to finance a package of local bus service support.

4.4 Vehicular access from Trent Lane, Poulton Drive and additional point midway between Trent Lane and Poulton Drive off Daleside Road.

4.5 New controlled pedestrian and cycle crossings of Daleside Road.

4.6 Creation of car free areas around Trent Basin and close to the waterfront.

4.7 Network of cycle routes including a new route on Trent Lane.

# 5. Environment, Sustainable Practices

5.1 The scale of development creates opportunities for innovative design and for the application of technology to shape a modern and sustainable waterside community. The Interim Planning Guidance identifies the key issues to be addressed. In summary these relate to

- energy efficiency;
- drainage;
- pollution, contaminated land;
- flooding;
- trees, landscapeincluding the impact on the adjoining Green Belt.

A detailed environmental impact assessment is required and this may need to be prepared in accordance with the Environment Impact Assessment Regulations 1999.

5.2 Developers are advised to liaise early on with the agencies and bodies responsible for drainage, water and provision of utilities including gas, electricity, telecommunications, cable and other infrastructure.

**5.3 The area of Trent Lane through to the Park Yacht Club falls within the indicative flood plain. Draft PPG25 Development and Flood Risk advises that developers should be responsible for any flood defence amelioration work necessitated by any development.**

**5.4 The management of surface water discharge in the area should incorporate the use of Sustainable Urban Drainage Systems (SUDS) in accordance with the Environment Agency's Local Environment Agency Plan for the region with regards to the potential effects of development on water resources.**

**Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, prior written consent of the Environment Agency is required for any proposed works or structures in, under or within 8.0 metres of the top of the bank of the River Trent, where designated the main river. Early consultation with the Agency is recommended.**

**5.5 Severn Trent Water Limited is the water and sewage undertaker in this area and should be consulted as early as possible with regard to all water supply and drainage matters.**

# 6. Developer Contributions

6.1 The Nottingham Local Plan Review and the Waterside Regeneration Interim Planning Guidance set the scene and strategic overview for the development. In order for the regeneration to take place in a sustainable way a co-ordinated package of on and off site works together with developer contributions will be sought and negotiated in accordance with Government Circular 1/97, Planning Obligations.

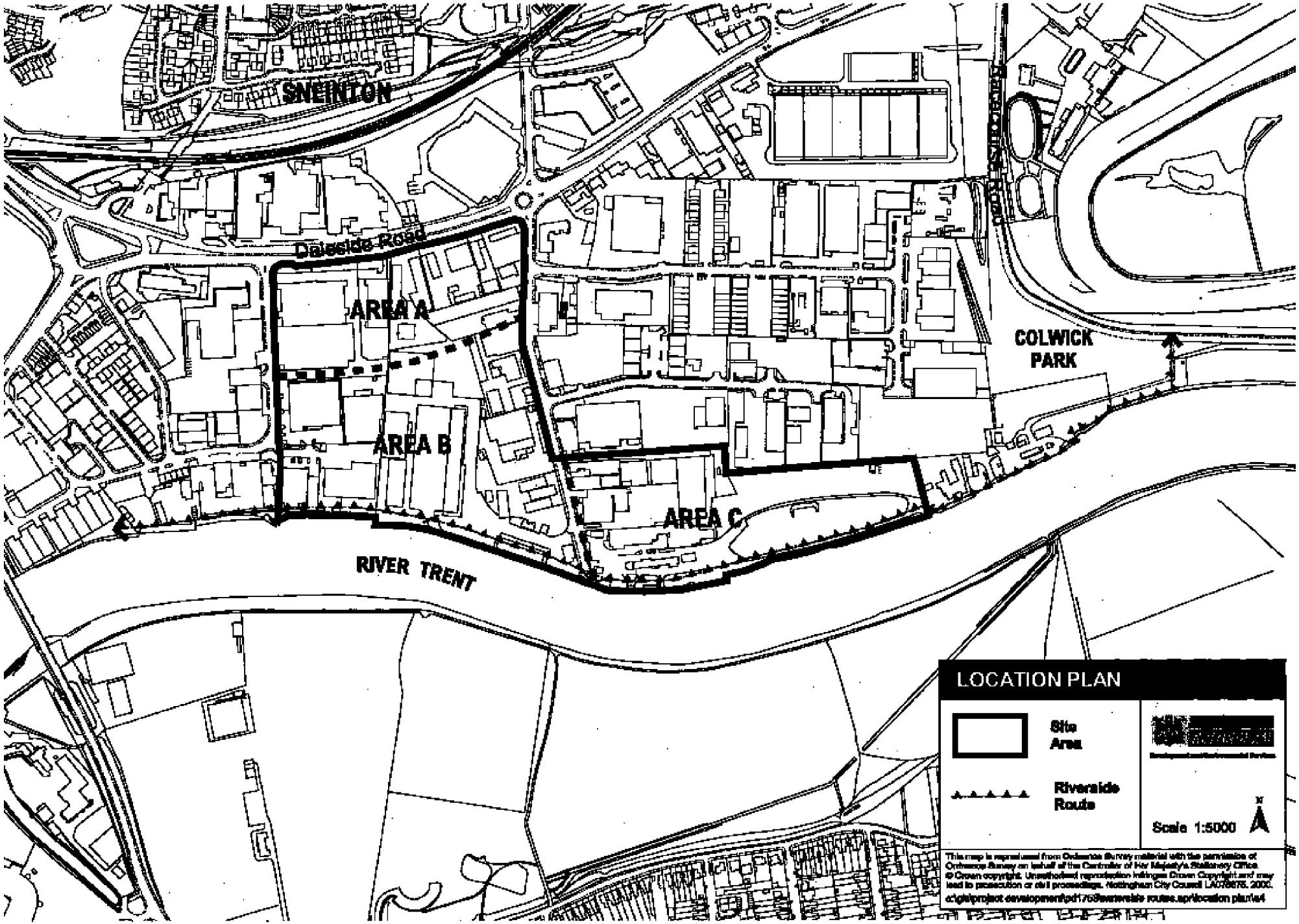
6.2 Contributions to off-site works will relate to:-

- public transport improvements;
- pedestrian and cycle crossings over Daleside Road;
- improvements to Trent Lane including provision of cycle route;
- contribution to new pedestrian, cycle bridge over the River Trent ;
- provision of continuous riverside route through to Racecourse Road, Colwick Park;
- possible infrastructure improvements including drainage.

6.3 Significant on site works and maintenance will relate to:-

- Riverside route;
- Trent Lane plaza;
- Riverside park east of Trent Lane;
- network of cycle ways;
- bridge over the month of Trent Basin and enhancement of the basin area.

6.4 Provision of affordable housing will be sought in line with approved Supplementary Planning Guidance  The developer should also provide a strategy for implementing the Nottingham Employment Pact including participation in the Code of Practice for Employment and Training in Construction.


SNEINTON
Daleside Road
AREA A
AREA B
AREA C
COLWICK PARK
RIVER TRENT
LOCATION PLAN
Site Area
Riverside Route
Scale 1:5000
N
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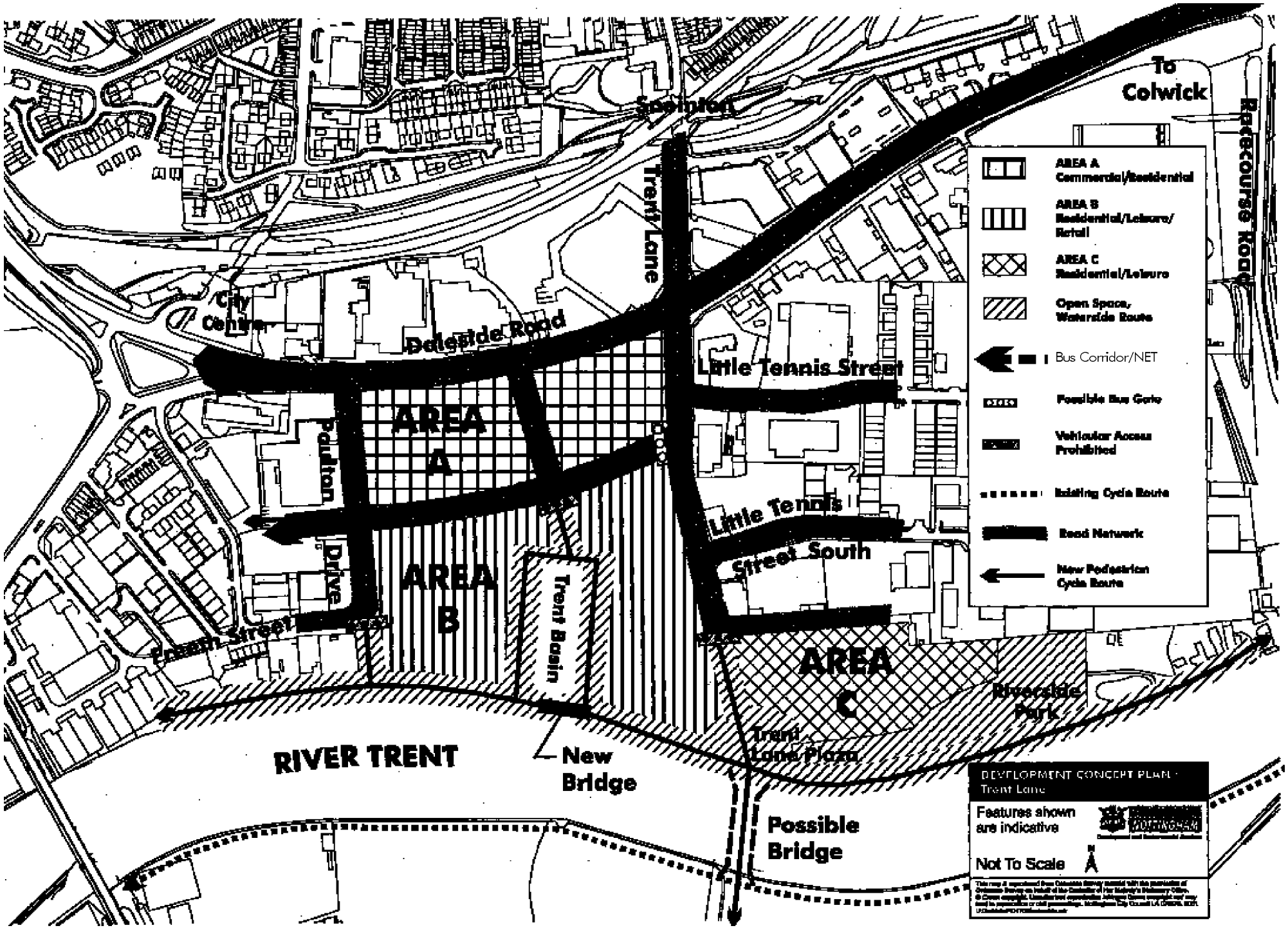
To Colwick
Racecourse Road
Spalinton
Trent Lane
City Centre
Delaside Road
Little Tennis Street
AREA A
Pelham
Drive
Little Tennis Street South
AREA B
Trent Basin
Enfield Street
AREA C
Riverside Park
RIVER TRENT
New Bridge
Trent Lane Plaza
Possible Bridge
AREA A Commercial/Residential
AREA B Residential/Leisure/Retail
AREA C Residential/Leisure
Open Space, Waterside Route
Bus Corridor/NET
Possible Bus Gate
Vehicular Access Prohibited
Existing Cycle Route
Road Network
New Pedestrian Cycle Route
DEVELOPMENT CONCEPT PLAN - Trent Lane
Features shown are indicative
Not To Scale

## Contact

Project Development
Nottingham City Council
Exchange Buildings North
Smithy Row
Nottingham
NG1 2BS

Telephone: (0115) 915 5480

This document is available in alternative formats on request.

Telephone (0115) 915 5455.

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