

## **Informal Planning Guidance – Former John Carroll Leisure Centre**

### **Policy and Strategic Context**

Any development proposals will be determined in accordance with planning policies contained within the Local Plan for Nottingham City; this comprises the following two documents:

- Local Plan Part 1 - Greater Nottingham Aligned Core Strategy
- Local Plan Part 2 – Land and Planning Policies Document

Local Plan Part 2 (LAPP) Policy LS5 relates to the loss of community facilities and will therefore be of relevance in any proposals to change the use of this Leisure Centre site.

LAPP Policy IN4 sets out that developments will be expected to meet the reasonable costs of new infrastructure or services required as a consequence of proposal, secured via S106 obligation where necessary... Further information on these requirements can be found on the Council's website (see S106 Estimator Tool):

<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/do-i-need-planning-permission/developer-contributions-s106-agreements/>

Further Local Plan policies, including (but not limited to) policies CC1 (Sustainable Design & Construction), HO1 (Housing Mix), HO3 (Affordable Housing), DE1 (Building Design and Use), Policy DE2 (Context and Place Making), EN6 (Biodiversity), EN7 (Trees) and policy TR1 (Parking and Travel Planning) of the LAPP, and related supplementary planning documents, will also be relevant, dependent on the final development proposed.

### **Development Principles**

A high quality residential scheme consisting of family housing and/or apartments is considered the most appropriate form of development for this site. The proposed density of a residential development will depend upon the size of the units and an appropriately detailed scheme that successfully deals with and incorporates the following principles:

- There is opportunity for building up to four storeys on the corner of Denman Street Central and Norton Street and stepping down to three and two storeys which is shown indicatively on the accompanying plans.
- Primary vehicular access should be via Denman Street Central with potential for secondary access from Graham Street. Opportunity to reconnect Denman Street Central as a new shared space with street trees and on-street parking should be explored.
- Proposed ground floor apartments fronting onto Denman Street Central and Norton Street should have individual access direct from the street to help provide activity at ground level.
- Opportunities should be explored to either close the existing pedestrian link between Graham Street and Denman Street Central or to enhance it with improved natural surveillance from the new development, to create a more attractive and safer pedestrian / cycle route.
- Careful consideration should be given to the type of boundary treatment/enclosure along the existing access to properties on Denman Street Central.

- There are a number of mature trees which are considered to provide significant local amenity value and are expected to be retained. A Tree Survey will be required in accordance with BS 5837:2012 'Trees in relation to Design, Demolition and Construction – Recommendations' to fully inform tree retention, layout and design proposals.

## **Planning Requirements**

- The development should look to achieve a high standard of environmental sustainability. The City Council actively encourages building design and construction methods that reduce energy costs and utilise renewable and low carbon technologies where possible in order to support a low carbon future and respond to the Council's Carbon Neutral 2028 pledge. The City Council's 'Carbon Reduction Checklist' should be completed at the pre-application stage to focus discussions on enhancing the development's sustainability credentials. In line with the City Council's Reduction of Carbon in New Development Informal Planning Guidance (June 2022), all new planning applications for development of 10 or more homes or commercial development of 1,000 m<sup>2</sup> and above will be required to be supported by a Carbon Reduction Energy Statement demonstrating how the proposed development contributes towards the City Council's carbon neutral objective. The Statement should cover energy efficiency, renewable energy and sustainable design and construction.
- The City Council's Biodiversity Supplementary Planning Document (February 2020) sets out the City Council's aspiration for achieving a net gain in biodiversity and includes a Biodiversity Checklist to provide guidance on biodiversity requirements when submitting planning applications.
- Electric car and cycling charging points, appropriate levels of cycle storage, E-Bikes, car clubs and other sustainable transport measures for the occupants of the development should be provided depending on the final composition of the scheme
- A S106 is likely to be required depending on the final composition of the scheme to cover affordable housing, an education contribution, public open space (in accordance with the City Council's Provision of Open Space in New Residential and Commercial Development SPD, November 2019) and local employment and training, further details of which are available from the Planning team.
- Nottingham City Council's Design Quality Framework (DQF) should be used to help inform the design of any proposed scheme: [www.dqfnottingham.org.uk](http://www.dqfnottingham.org.uk)

A full list of planning application requirements, the Planning Policy documents and guidance referred to in this document are available to view and download from the City Council's website: [www.nottinghamcity.gov.uk/planning](http://www.nottinghamcity.gov.uk/planning)

It is hoped that this guidance provides a helpful steer in developing early proposals for the site. This is not a statutory planning document or development brief but rather informal guidance that is intended to highlight key opportunities and constraints. On this basis it will be appreciated that the guidance is not setting out parameters that are a guarantee of planning permission but rather a prompt to early conceptual thinking that should then be explored further, at the earliest opportunity, with the Council's Planning team.

# John Carroll Leisure Centre - Draft Housing Development Option



## Indicative Layout

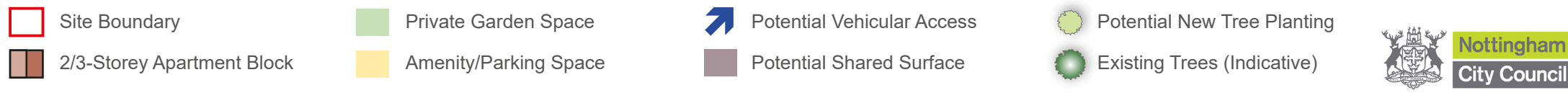
- Site Boudary
- Front Gardens
- Car Parking
- Potential New Tree Planting
- 2/3-Storey New Housing
- Rear Gardens
- Potential Shared Surface
- Existing Trees (Indicative)

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# John Carroll Leisure Centre - Draft Apartment Development Option



## Indicative Layout



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