

LDF NCC

From: LDF NCC
Subject: FW: Additional LAPP site allocation - Horizon Factory

From: Emily Aron
Sent: 11 October 2016 13:13
To: Steve Ryder; [REDACTED]
Cc: [REDACTED]
Subject: RE: Additional LAPP site allocation - Horizon Factory

Hi Steve,

The proximity of the Horizon site to the canal is both a constraint and opportunity for the development of this site.

5071 The canal itself is designated as a Local Wildlife Site and the banks as part of the Open Space Network in the new
 Local Plan. The open space within the site is also part of the existing OSN as protected under policy R1 of the Local
 Plan and would need to be retained or adequately replaced within a new development. The bank along the canal
 5072 must be retained as semi-natural open space and the built development should not create a barrier for movement
 of wildlife along this stretch of waterway. I don't know whether it is possible to walk along this bank at present, and
 5073 wouldn't be opposed to allowing public access along here, so long as the retained/created green corridor was of
 sufficient width to accommodate plenty of retained trees and scrub as well as a pathway behind so as to limit
 disturbance effects.

5074 I would suggest the following addition to the development principles:

This is a major site within an established employment area. New development should complement and strengthen the existing employment character of the area. The site is highly visible from views from the south and east, and therefore careful design would be required to address these long views. Careful treatment is also required at boundaries adjacent to the Beeston Canal Local Wildlife Site to the west of the site, which provide opportunities to enhance

5074 biodiversity and habitats. **New development would be expected to retain and, if appropriate, enhance natural habitats along the canal maximising its value as a wildlife corridor. Existing onsite open space would be retained or otherwise replaced and would connect with the habitats of the canal corridor.** A small part of the site adjacent to the canal lies

within an area of flood risk. A site specific flood risk assessment would be required. Thane Road, to the south of the site is subject to Highway Planning line TR2:12, and Transport safeguarding TR2.2 (Part of Southern Growth Corridor). Access to the site should be taken from Thane Road and Bull Close Road. Within mineral safeguarding area and small parcel to south west of site falls within a Hazardous Installations consultation zone, but not considered a constraint to development.

Thanks,

Emily

Emily Aron
 Biodiversity & Greenspace Policy Officer
 Sports, Culture & Parks | Communities | Nottingham City Council

From: Steve Ryder
Sent: 11 October 2016 10:59

To: Emily Aron; James Dymond
Cc: Dawn Alvey
Subject: RE: Additional LAPP site allocation - Horizon Factory

Hi Emily,

We have now progressed the site to consultation – see details at the following link <http://www.nottinghamcity.gov.uk/horizonfactory> . However, any views you may have would be welcomed – the consultation period expires 5pm Wednesday 9 November 2016.

Regards

Steve

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Nottingham City Council
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Station Street
NOTTINGHAM
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From: Emily Aron
Sent: 10 October 2016 17:05
To: Steve Ryder; [REDACTED]
Cc: [REDACTED]
Subject: RE: Additional LAPP site allocation - Horizon Factory

Hi Steve,

I am working through a load of flagged emails and see that I may not have replied to this one! I do hope it is not too late; we would very much like to be involved in shaping the development principles for this site, especially give the close proximity to Beeston Canal LWS and the important green corridor that this provides.

I will get something drafted and sent over for you tomorrow once I've had a chance to discuss it with James D.

Thanks,

Emily

Emily Aron
Biodiversity & Greenspace Policy Officer
Sports, Culture & Parks | Communities | Nottingham City Council

From: Steve Ryder
Sent: 07 September 2016 11:35
To: Emily Aron; James Dymond
Cc: [REDACTED]
Subject: Additional LAPP site allocation - Horizon Factory

Good Morning,

You have kindly provided comments previously on proposed allocation sites for the emerging Land & Planning Policies (Local Plan part 2) document. An additional site, the Horizon Factory, Thane Road, will also now be going forward as an allocation in the next version of the plan. The site is already covered by the existing and emerging Local Plan as a strategic employment area where change of use will be resisted. However, to strengthen the planning case against a speculative proposal for non-employment use, it is proposed to include the site in the draft Local Plan as a specific employment site allocation.

I have attached a site plan for information and would be very grateful for any biodiversity/open space comments you may have relevant to this site, which would help shape the development principles in the plan. I would be most grateful if you could provide your comments by 21st September.

Thanks

Steve

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