

# Nottingham City Council

## Local Plan Part 2 Proposed Site Allocation

### Thane Road, Horizon Factory

### Consultation Response Form

Please read the guidance notes before completing this form, but if you have any questions, please call 0115 876 4594.

Please return this response form to [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk) or send to Nottingham City Council, LH BOX 52, Planning Policy Team, Loxley House, Station Street, Nottingham, NG2 3NG.

Your response will be regarded as a formal response on the Local Plan Part 2: Land and Planning Policy Document.

Responses must be received by 5.00pm on Wednesday 9 November 2016.

#### Part A – Contact Details and Future Notifications

**Q1** Are you responding as?

- Individual  
 Landowner/Developer  
 Organisation  
 Other \_\_\_\_\_

#### Q2 Your Details

Title  
First Name  
Last Name  
Job Title (if relevant)  
Organisation (if relevant)

Mr  
Matthew  
Turner  
Estate Manager  
Boots UK Ltd

Address Line 1  
Address Line 2  
Address Line 3  
Address Line 4  
Address Line 5  
Post Code  
Telephone Number  
E-mail Address

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██████████  
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██████████  
██████████

#### Q3 Agent's Details (if relevant)

Mr  
Bob  
Woollard  
Director  
Planning and Design Group  
(UK) Limited

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**Q4** Do you wish to be notified of any of the following?  
(please tick yes or no for each question)

**Submission of the Local Plan Part 2 for Examination?**  
**Publication of the Recommendations of the Inspector?**  
**Adoption of the Local Plan Part 2?**

- Yes     No  
 Yes     No  
 Yes     No

## Part B – Your Response

Please provide your comments below. Please let us know if you support or object to the site allocation and if there are changes you would like us to consider.

This representation is made on behalf of Boots UK Ltd ('Boots') who are a key local stakeholder with land interests immediately adjacent to the Horizon Factory site.

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The proposed Horizon Factory site allocation adjoins the Nottingham Enterprise Zone ('NEZ'), which sits on the Boots site, to the west. The Boots site was among the first new tranche of 11 Enterprise Zones in the UK. The site is performing well in the context of other UK Enterprise Zones, delivering tangible employment growth and significant inward investment. Planning permission has recently been secured for up to 11 hectares of residential development and around 21.5 hectares of commercial space on site. As such the NEZ represents a genuine mixed use regeneration area focused on health, beauty and wellbeing innovation.

It is recognised that the Horizon Factory site has a long-established legacy use as a key local employer and the Local Plan process provides an opportunity for the Council to strengthen and secure the commercial employment generating use for the long term. The principle of the allocation for employment use is therefore acknowledged. Moreover, the allocation is consistent with Paragraph 22 of the NPPF in so far as there is a reasonable prospect of the site being used for employment purposes.

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It is considered that the proposed allocation of the Horizon Factory site for employment use including offices (B1), general industrial (B2) and warehousing (B8) only, provides an opportunity for a fringe site to complement the existing and approved land uses within the neighbouring NEZ.

A recognition of the complementary functions and relationship between the Horizon Factory site and NEZ will ensure that the respective sites function well together and serve the wider regeneration aspirations of the city. The proposed allocation is in accordance with the Council's spatial objectives, as set out in the Aligned Core Strategy (adopted 2014); providing new and protecting existing local employment opportunities, in turn creating conditions for all people to participate in the economy, ensuring equitable economic growth, and social sustainability. The Core Strategy acknowledges that the supply of employment land in the City offers the potential for regeneration and development.

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Boots is keen to ensure that the nature and type of employment uses complements and supports the objectives and the demonstrable success of the NEZ. Design and accessibility considerations must be considered in detail and a measured and inclusive approach taken to ensure that all key stakeholders are engaged in the development of the site. Due to the relative spontaneity with which this site has come forward it will be important to ensure that appropriate mechanisms to inform growth and design requirements are put in place, so that the quality, value, functionality, deliverability and ethos of the NEZ is not inadvertently diluted. To manage this risk, the opportunity for the Council to manage the site's development by way of a Development Brief, that advances upon existing development principles, should inform detailed policy wording. Carefully considered strategic planning outcomes between the Horizon Factory site and the NEZ are essential.

A Development Brief would enable a more comprehensive approach to development,

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considering the scale, type and location of different employment uses within the site, along with access considerations, improving the quality and efficiency of development whilst minimising uncertainty and risk.

The Council's delivery strategy is aimed at ensuring growth is delivered sustainably. It follows that Boots is mindful of the potential adverse impact of HGV movements on the residential amenity of the forthcoming development to the west, along Thane Road. Resultant commercial traffic, in particular HGV movements, from the Horizon Factory site will need to be carefully controlled. This is best effected at an early planning stage and detailed policy should provide a clear requirement for traffic management based on Transport Assessment.

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Thane Road is a single lane carriageway that links both the Horizon Factory site and NEZ to the A52 and east to the City Centre. Humber Road South is also a single lane road, to the north of the NEZ, and links to Beeston, adjacent residential areas and on to the A52 Derby Road/Brian Clough Way and the M1 Junction 25. The recently permitted new link road between Thane Road and Humber Road South will provide access to the forthcoming residential and ancillary land uses at the NEZ. To avoid the use of the link road as a shortcut directly through the Enterprise Zone towards Brian Clough Way and the M1, commercial traffic from the Horizon Factory site, and in particular HGVs, should be primarily routed north, along Bull Close Road before merging onto the A52 Clifton Boulevard from Redfield Way. This would in turn protect the character and quality of the regeneration area and avoid highway safety concerns and potential conflicts with residential road users. Indeed, all HGV traffic, both to and from Boots, is routed via Harrimans Lane providing the link to and from the A52 and beyond. The potential for routing of commercial vehicles from the Horizon site, and in particular HGVs, through the NEZ to avoid congestion on University Boulevard and Derby Road is palpable based on the current road layout, and would undermine the care taken to provide a high quality form of development within the NEZ.

Boots acknowledges that while in operation, the Horizon Factory site was intensively used, however the single control of the site enabled controlled management of commercial traffic onto the surrounding highway network, in terms of volume, route and frequency distribution. A multiplicity of businesses, following the redevelopment of the site, has the potential to increase the intensity of commercial use and subsequent vehicular movements including HGVs and that of staff and visitors. Moreover, the adjacent residential development will generate an increase in vehicular trip generation, particularly in the morning and evening peak hours. Having regard to the above, it is important that the highway network is sufficiently controlled to ensure a coordinated pattern of movement, which satisfies the range of uses within the wider regeneration area. The regeneration of the Horizon Factory site offers an opportunity to consider vehicle access and movement holistically, with the potential to close the existing Thane Road access.

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Within proximity of the Horizon Factory site, in the NEZ, are two Grade I, a Grade II\* and a Grade II Listed Building. Accordingly, Boots is keen for any new development to seek to protect Listed Buildings and their settings from a range of views. We consider that locating new low density office development towards the western part of the site, fronting onto the canal, will contribute towards a more pleasant and attractive environment and have a lesser adverse impact on the setting of the Listed Buildings and ecological sensitivity in the vicinity.

Boots encourages the regeneration of the Horizon Factory site, acknowledging its complementary role in the continued success of the area. It is important, therefore, that the site's opportunities and constraints are robustly considered in order to positively plan and deliver this proposed allocation consistent with the objectives of wider planning policy.

**Q5** The following questions are required by Planning Regulations. Please refer to the guidance notes for more information and explanation of 'legally compliant' and 'sound'. If you have any difficulty understanding this question please contact the Policy Team using the contact details on the front sheet.

**Do you consider the Local Plan Part 2 to be legally compliant?** (please tick yes or no)

- Yes  
 No

**Do you consider the Part 2 Local Plan to be 'sound'?**  
(please tick yes or no)

- Yes  
 No

**If you consider that the Plan is unsound, explain why**  
(please select all that apply and explain in the box to Q9)

**a)** Do you consider the Plan is unsound because it is **not 'positively prepared'**?

- Yes  
 No

**b)** Do you consider the Plan is unsound because it is **not 'justified'**?

- Yes  
 No

**c)** Do you consider the Plan is unsound because it is **not 'effective'**?

- Yes  
 No

**d)** Do you consider the Plan is unsound because it is **not 'consistent with national Policy'**?

- Yes  
 No

**Q6** The allocation of this site will be considered by an independent Planning Inspector at a public meeting called an Examination in Public. If you are objecting to the allocation of this site, please tell us if you think you need to attend the examination in person.

- Yes, I wish to participate in person at the examination  
 No, I do not wish to participate in person at the examination

**Q7** If you wish to participate in person at the examination, please outline why you consider this to be necessary.

I wish to participate in the oral examination in order to seek changes to the Publication Local Plan documents, as set out, in accordance with section 20 (6) of the 2004 Act and to oversee the key policy issues to be discussed in the presence of the Inspector.

(please continue on a separate sheet if necessary)

Please note the Inspector (not the Council) will choose who participates at the Examination.

**Responses must be received by 5.00pm Wednesday 9th November 2016.**

Thank you for taking the time to comment on the proposed inclusion of this site in the new Nottingham City Council Local Plan Part 2. For further information about this consultation and / or the Local Plan document please contact the Planning Policy team on 0115 876 4594 or email [localplan@nottinghamcity.gov.uk](mailto:localplan@nottinghamcity.gov.uk)

**Data Protection** - The response(s) you submit on the Local Plan Part 2 will be used in the plan making process and may be in use for the lifetime of the Local Plan in accordance with the Data Protection Act 1998. The information will be analysed and the Council will consider issues raised. Please note that responses cannot be treated as confidential and will be made available for public inspection. All responses can be viewed at the Council offices. If you provide your email address this will be the method of communication used in the future by default unless you advise us otherwise.

## Equality Opportunities Monitoring

Nottingham City Council is committed to equality of opportunity, and would like to learn about which groups of people are using its services and their needs. The following questions are **OPTIONAL**.

### Are you?

- Male
- Female
- Prefer not to say

### Which age group do you belong to?

- Under 16
- 16 - 24
- 25 - 34
- 35 - 44
- 45 - 59
- 60 - 64
- 65+
- Prefer not to say

### Do you consider yourself to be disabled?

- Yes
- No
- Prefer not to say

### To which of these ethnic groups do you consider you belong?

- White
- Black
- Asian
- Prefer not to say
- Chinese
- Other ethnic group, please specify  
\_\_\_\_\_