



Statement of Development Principles: Regeneration Of Boots Campus, Beeston, Nottingham

June 2007



Nottingham
City Council



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1. Introduction

PURPOSE

- 1.1 Nottingham City Council and Broxtowe Borough Council have jointly prepared this 'Statement of Development Principles' (SoDP) for the Boots campus site in consultation with Alliance Boots plc (Boots). The purpose of the SoDP is to establish a set of development principles that will help shape activity on the Boots campus site as it is regenerated over the next 20 years.
- 1.2 The Boots campus site, comprising of 279 acres of land, is strategically situated between Nottingham city centre and Beeston town centre. The site currently houses the Boots the Chemists head office, manufacturing and main logistics functions with approximately 7,000 company employees working on site. In addition, Reckitt Benckiser manufacture Strepsils, Nurofen and other major international brands on the site.
- 1.3 The SoDP is a response to Boots' changing business requirements. Improvements in business efficiencies have left around 100 acres of vacant land and several underutilised buildings available for redevelopment. If reused responsibly, these resources can help satisfy local and regional aspirations to drive regeneration and growth.
- 1.4 The scale of the Boots site enforces a mixed use solution without compromising the employment growth opportunities available. The site is isolated from the surrounding urban fabric of Beeston and Nottingham. A key objective of the redevelopment will be to create a "piece of town" that is well integrated with the surrounding communities and landscape.
- 1.5 The SoDP will inform the Local Development Documents (LDDs) of both Councils when preparing their forthcoming Local Development Frameworks (LDF). It is intended that the SoDP will be used as interim policy to guide development control decisions until an appropriate Local Development Document can be adopted.
- 1.6 By endorsing the SoDP, both Councils will help provide Boots with a more certain framework within which to plan their ongoing occupational activity and to bring forward the land reuse opportunities on the site. Both Councils will continue to work jointly with Boots in developing detailed proposals for the site and addressing the key issues highlighted in this document.
- 1.7 The SoDP has been informed by a technical masterplan prepared by Boots in 2006. Representatives from both local authorities as well as key stakeholders such as English Heritage, *emda*, NDE, English Partnerships and the two universities were widely consulted in the creation of the masterplan.¹

¹ A list of the organisations who attended the two main consultation workshops is attached as Appendix A.

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- 1.8 A consultation draft SoDP was prepared in January 2007. The subsequent consultation process and responses to the draft document are summarised in Appendix C. Consultees included Government Office for East Midlands (GOEM), *emda*, EMRA, Pedals, British Waterways, Nottingham Wildlife Trust, Environment Agency, Natural England and the Inland Waterways Association. This final SoDP document has been agreed by Nottingham City and Broxtowe Borough Councils as well as Boots.

POLICY CONTEXT

- 1.9 The majority of the land uses proposed in the Boots site redevelopment are broadly consistent with existing Local Plan policies. As part of the LDF process, both local authorities will review these policies over the next few years.
- 1.10 The development principles look to respond to emerging Government and regional policy positions, particularly relating to sustainable development requirements. The proposed land use zones on the site seek to economically reuse brownfield land, introduce a balanced mix of uses and improve the physical, economic and social linkages between communities.
- 1.11 It is envisaged that the site can contribute to *emda's* ambition to make the East Midlands one of Europe's Top 20 Regions by 2010 and its vision of making the East Midlands a flourishing region driven by sustainable economic growth - "a place with growing and innovative businesses, skilled people in good quality jobs, participating in healthy, inclusive communities and living in thriving and attractive places". The development plan for the Boots site will help release redundant employment land to facilitate new opportunities for investment and economic growth.
- 1.12 *emda's* growth vision is complemented by Nottingham's recent Science City designation and the site's proximity to both the University of Nottingham and Nottingham Trent University should be exploited to support this initiative.
- 1.13 The need to create quality modern commercial areas in and around Nottingham is reinforced by the Nottingham City Regional Employment Land Study prepared by Roger Tym and Partners. This study recognises that employment land areas around Nottingham will need to adapt in order to meet modern business requirements. In particular, in order to compete regionally and nationally, Nottingham will have to provide a range of high quality employment sites served by good transport links, facilities and services. This is best achieved through mixed use developments.

2. Development Principles

THE VISION

- 2.1 The long-term vision for the Boots site is to create a sustainable and vibrant mixed use environment in a high quality landscape setting. The site will be designed to the highest possible environmental and sustainability standards. It will provide opportunities for both local and regional businesses and communities and become a fully integrated part of the wider Beeston and Nottingham neighbourhoods.
- 2.2 By 2026, the Boots site will:
- Provide employment opportunities in a modern commercial environment built around established landscaping with shared amenities and complementary business facilities;
 - Act as a focus for growth industries that can exploit its close links to the nearby universities and the Science City initiative;
 - Be a mixed use development, containing elements of high density family housing and affordable housing, with supporting facilities that meet the requirements of both employees and residents;
 - Continue to provide a cost effective high quality business location that meets Boots' ongoing occupation needs;
 - Have increased its integration with its hinterland through improved access and infrastructure; and
 - Contain a range of developments built to the highest possible environmental standards.

KEY DEVELOPMENT PRINCIPLES

- 2.3 To achieve the above vision, development on the site needs to conform to several key development principles. These principles, outlined below, have been informed by the technical masterplan prepared by Boots in consultation with both local authorities. They have been developed to inform forthcoming LDFs, including the Core Spatial Plans and any relevant Supplementary Planning Documents (SPDs) to be prepared by both local authorities.
- 2.4 Building on the shared vision for the site, the key development principles are:
- To build on the prestige and heritage of the Boots brand to develop a high quality commercial location;
 - To introduce a variety of commercial uses to the site, to maximise the site's contribution to the economic well-being of Nottingham, Beeston and the sub-region;
 - To preserve and enhance the 'campus setting' through high quality landscape design;

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- To create a network of public spaces centred around the Millennium Garden and linking the University Park in the northwest to the canal and Trent River Park in the southeast;
- To create a variety of plot sizes and configurations that give scale and development flexibility across the site and help create a number of distinct character areas;
- To provide new uses on the site, including housing to generate a balance of activity and minimise the need to travel;
- To better integrate the site with the nearby universities, maximising synergies and building on Nottingham's designation as a Science City;
- To create new strategic routes across the site for cars, pedestrians and cyclists and to increase access to Beeston Rylands and the proposed tram infrastructure;
- To encourage the use of sustainable modes of transport, including improved pedestrian, cycle and public transport travelling to and within the site;
- To recognise the unique qualities of the Grade I listed buildings in overcoming the challenge of finding a sustainable, economically viable future use for them;
- To continue the role of Boots as a key occupier and steward of the site to ensure the overall quality of development and site management is maintained;
- To decontaminate and fully remediate the site in order to bring a substantial underused brownfield site back into productive use;
- To respect the importance of enhancing and protecting biodiversity and the natural environment as well as addressing climate change, pollution, waste and resource management; and
- To meet the highest standards of sustainability, incorporating renewable technologies, green infrastructure and integration into the natural environment.

2.5 The spatial plan below outlines how these development principles have been interpreted across the site:

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3. Key Issues

- 3.1 The development principles detailed above are the starting point in ensuring the high quality, sustainable redevelopment of the site. They are derived from the technical masterplan which, whilst comprehensive, is just the first step in regenerating the site. It is recognised that in certain areas, further investigation is required to test the land use proposals within the masterplan and help inform the LDD process. These are outlined below:

HIGHWAYS AND ACCESS

- 3.2 Access to the Boots site is restricted to three entry points. Before any detailed proposals come forward, further studies are needed to investigate how future transport and access proposals can successfully accommodate the scale of the development envisaged on the site.
- 3.3 Detailed transport proposals will need to include a strategy to address the opportunities for modal shift, improved public transport and use of the waterways to improve sustainable access to the site. This will include the need to prepare a site-wide Green Travel Plan and car parking strategy.
- 3.4 It will be essential to provide safe, convenient and direct pedestrian and cycle routes within the site and into the wider area, including Beeston Rylands, the universities and Nottingham city centre.
- 3.5 Redevelopment of the site will require improvements in the internal road network to aid circulation around the site and integration with the surrounding areas. Options for the long-term management of the network, including potential highway adoption, need to be investigated.
- 3.6 The redeveloped site would need to increase its linkages with the communities in Beeston Rylands and the surrounding strategic highway network. The opportunities for improving the transport connections between the site and the Rylands need to be explored.

BALANCE OF USES

- 3.7 The intention is for the Boots site to develop into a balanced community offering a sustainable mix of quality commercial space, smaller Science City-related units, high-density family housing and supporting amenities, anchored by Boots the Chemists' long-term occupation.
- 3.8 In addition to the existing commercial space currently occupied on the site (c. 235,000 sq m), the initial capacity assessment conducted for the masterplan suggests that a further 200,000 sq m of commercial space could be provided on the site. In addition, remediation and development of the old chemical works area could provide around 1,000 homes. This intensification would be based around the land use zones outlined below:

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Commercial Quarter: Centred on Boots the Chemists' head office building and adjacent to Boots national distribution warehouses, this area will provide a range of modern employment workspaces flexible enough to meet a variety of occupation requirements.

HQ Gateway: Located at the Thane Road entrance to the site, this zone is designed to attract large-scale commercial operators looking for high quality HQ premises. Nottingham city centre is undergoing comprehensive regeneration with many of its large brownfield sites being developed as mixed use schemes. While this is propelling Nottingham's status as a regional city centre, it is reducing the centre's capacity to attract large scale commercial occupiers. The HQ Gateway zone will fill this potential gap.

Science City: The proximity of both Nottingham universities and the presence of Boots and Reckitt Benckiser create a unique site upon which Nottingham can focus its Science City development. By offering a variety of space for technology businesses, this area will help create a new identity for the Boots site.

Residential Quarter: By introducing residential onto the site this area will create different use patterns, activities and land ownerships in order to balance and complement activities dominating the remainder of the site. The canal frontage and proximity to Beeston Rylands of the former chemical works site provides an opportunity to establish this balance in a sustainable community.

- 3.9 Within any detailed plans for specific areas of the site, there will be further examination of how the proposed mix of uses will create a vibrant and active place with particular reference to:
- the provision of a range of community and commercial facilities serving both employees and residents;
 - how the residential element will connect and integrate with the predominantly employment uses;
 - the opportunities for family housing including the mix and level of affordable provision;
 - the provision of new forms of tenure, including live / work units; and
 - the phasing and buildout of the mix of uses and how this will ensure a sense of place throughout the development process.
- 3.10 One of the key challenges for the redevelopment is to ensure that the residential areas quickly establish critical mass. Without this, they will remain isolated from supporting facilities and services and the wider urban community. Boots and the Councils will review the phasing of the introduction of new space and supporting services to ensure that a sense of place is readily achieved.

LISTED BUILDINGS

- 3.11 The two Grade I listed buildings, D6 and D10, were both designed by architect Owen Williams and are considered to be outstanding examples of industrial buildings. The redevelopment of the Boots site provides an opportunity to improve public access to these buildings and to improve the quality of their surroundings.
- 3.12 Many could see these iconic buildings as liabilities for the site. They are massive, expensive to maintain and present a significant challenge in identifying long-term economically viable uses. D6 will be vacant in two years and Boots do not have any long term plans for reuse.
- 3.13 Further studies will be undertaken to establish the architectural importance and economic viability of these buildings against which the impact of redevelopment can be assessed. It is important to ensure a sensitive and sympathetic design that, in particular, respects the fabric, architecture, curtilage and settings of the buildings. These studies will include Conservation Management Plans that will provide the basis for further dialogue with English Heritage and other key public sector agencies.
- 3.14 The site also contains two further listed buildings. Boots the Chemists' head office building, D90, is Grade II* listed and D34, the old fire station, is Grade II listed. Over the timescale of the plan, a sustainable future use will also need to be found for D34.

ENVIRONMENT

- 3.15 Both Nottingham City Council and Broxtowe Borough Council will expect the highest standards of sustainable planning to be achieved in relation to this site. This includes adhering to best practices across all aspects of access, design, provision of facilities, construction, management, maintenance, remediation, biodiversity enhancement and the use of finite resources. An overarching sustainability strategy will establish a suitable range of environmental targets to guide future development.
- 3.16 Historic uses of the Boots site suggest that some form of land remediation programme will need to be undertaken in order to bring the brownfield site back into productive use. To plan this work greater certainty over permissible end uses is required as set out in this SoDP.
- 3.17 The proposed landscape framework for the site links the public spaces of Highfields Park, through the Millennium Garden at the centre of the site to the canal and Trent River Park beyond. There may also be opportunities to provide better linkages along the Trent River corridor.
- 3.18 By connecting to the Trent River Park corridor, the site will help support the wider Nottingham area and the redevelopment of flagship regeneration schemes such as Nottingham Waterside and Victoria Embankment.

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- 3.19 The Boots site is on a designated flood plain. Prior to any development, there will have to be a Strategic Flood Risk Assessment (SFRA) which will need to be carried out in accordance with Planning Policy Statement 25 (PPS25). More specific work will also be needed to fully understand flood risks and protection options for the various proposed development areas. Where appropriate, new development will also need to be in accordance with the newly proposed guidance in the draft Planning & Climate Change supplement to PPS1.

DELIVERY

- 3.20 Delivering the remodelling of the Boots site will be complex and will take place over a 20-year time period. The masterplan on which this document is based identifies several delivery phases that build on each other to ensure that critical enabling activities, such as remediation and access improvements occur in a timely fashion.
- 3.21 To ensure the delivery of the redevelopment requires commitment and recognition that:
- The Councils will continue to work jointly with Boots to ensure the long-term remodelling of the site;
 - Boots' need to identify a delivery partner to introduce the necessary development expertise into the development process;
 - Boots needs to remain as a key occupier and steward of the site to maintain the overall quality and value of the development and to provide the wider stakeholders with long-term confidence;
 - The delivery process remains faithful to the overall development principles detailed above;
 - There is a need for close consultation with key public sector stakeholders, including local development partnerships, universities, *emda* and English Heritage to facilitate change on the site; and
 - The planning process will be used by both Councils to control the way that development is brought forward and to ensure that an appropriate balance of development and infrastructure is achieved.

4. The Way Forward

4.1 It is proposed that in order to continue to facilitate and shape the delivery of the redevelopment opportunity on the Boots site:

- Both Councils endorse this Statement of Development Principles as the interim policy to guide development control decisions until an appropriate Local Development Document can be adopted;
- The Councils and Boots work together to achieve a timely planning position that provides Boots with the certainty to commence remediation of the site to appropriate standards as quickly as possible;
- Both Councils work in conjunction with Boots to examine in more detail, the process for this development to be brought forward by addressing the issues identified in Section 3 in a timely manner to maximise the social, economic and physical benefits for Nottingham and Beeston; and
- Boots and the Councils establish a series of regular joint working group sessions and keep Members and other stakeholders informed about the process.

Appendix A

Attendees for Consultation Workshop 1: Monday, April 24th 2006

Organisation

Alliance Boots plc
Broxtowe Borough Council
emda
English Heritage
English Partnerships
Greater Nottingham Partnership
Nottingham City Council
Nottinghamshire County Council (Conservation and Transport)
Nottingham Regeneration Limited
University of Nottingham

Attendees for Consultation Workshop 2: Friday, May 12th 2006

Organisation

Alliance Boots plc
BioCity Nottingham
Broxtowe Borough Council
English Heritage
English Partnerships
Greater Nottingham Partnership
Nottingham City Council
Nottingham Development Enterprise
Nottinghamshire County Council (Conservation and Development Control)
Nottingham Regeneration Limited
Nottingham Trent University
University of Nottingham

Appendix B

Consultation Letter

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Date 15th March 2007

<<Address>>

Dear Sir/Madam

Boots Site at Beeston, Nottingham Statement of Development Principles – Consultation Draft

We are writing on behalf of both Nottingham City Council and Broxtowe Borough Council to give you the opportunity to comment on the Statement of Development Principles (SoDP) document (consultation draft January 2007) which has been produced for the Boots site at Beeston, Nottingham. A copy of the document on CD accompanies this letter.

Nottingham City Council and Broxtowe Borough Council have jointly prepared the SoDP for the Beeston site in consultation with Alliance Boots plc (Boots). The purpose of the SoDP is to establish a set of development principles that will help shape activity on the Beeston site as it is regenerated over the next 20 years.

The SoDP is a response to Boots' changing business requirements. Improvements in business efficiencies have left around 40 hectares (100 acres) of vacant land and several underutilised buildings available for redevelopment. If reused responsibly these can help satisfy local and regional aspirations to drive mixed use regeneration and growth.

The SoDP will inform the Local Development Documents of both Councils when preparing forthcoming Local Development Frameworks. It is intended that the SoDP will be used as an interim policy to guide development control decisions until an appropriate Local Development Document can be adopted.

Both Councils have endorsed the SoDP for consultation purposes and will continue to work jointly with Boots in developing detailed proposals for the Beeston site and addressing the key issues highlighted in the document.

If you would like to make any comments on the SoDP please let either of us have them in writing to the address above within six weeks of the date of this letter.

Yours faithfully

Richard Wood
Nottingham City Council

Tony Ward
Broxtowe Borough Council

Appendix C

List of Consultees for Statement of Development Principles (Consultation Draft)

(As suggested by Nottingham City and Broxtowe Borough Councils, based on PPS12: Local Development Frameworks)

Annex E Consultees

E1 Specific Consultation Bodies

East Midlands Regional Assembly
Nottinghamshire County Council
Natural England
The Environment Agency
Highways Agency
English Heritage
Network Rail
East Midlands Development Agency
Nottinghamshire Health Authority/PCT
Severn Trent
Twentieth Century Society

E2 Government Departments

Government Office for the East Midlands

E3 Other Consultees

British Waterways
Nottingham Civic Society
Central Trains Ltd
Midland Main Line Ltd
Nottingham City Transport
Trent/Barton Buses
Pedals
Notts Wildlife Trust
Inland Waterways Association (Notts and Derbys)

English Partnerships
Greater Nottingham Partnership
Nottingham Regeneration Ltd
University of Nottingham
Nottingham Trent University
Nottingham Development Enterprise

In addition, the following activities were undertaken:

- Copies of the consultation draft document were placed on the local authorities' websites;
- Local authority members were briefed and reports submitted to Nottingham City Council Area 8 Committee and Broxtowe Borough Council Cabinet; and
- A neighbour consultation exercise was undertaken by Nottingham City Council.

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Summary of Consultation Responses

No.	Response From/Date	Issues	Action(s)
1	Government Office for East Midlands. E-mail dated 26 th March from Marion Downs (Infrastructure and Economic Team).	GOEM do not wish to make any comments.	Keep GOEM involved in future discussions. Add consultation table as an appendix to final SoDP document.
2	east midlands development agency (<i>emda</i>). Letter dated 18 th April 2007 from Anthony Payne (Director of Land and Development).	<i>emda</i> welcome the consultation process, recognition of its (<i>emda</i> 's) objectives and agree with the vision and key development principles for the site as outlined in the SoDP.	Add reference to <i>emda</i> vision in final SoDP document. Keep <i>emda</i> involved in future discussions. Pursue <i>emda</i> 's offer to actively promote elements such as science/business incubation units to overseas investors and others. Add consultation table as an appendix to final SoDP document.
3	East Midlands Regional Assembly. Letter dated 19 th April 2007 from Steve Bolton (Policy Advisor – Conformity and Best Practice).	EMRA found the SoDP succinct, focussed and easily understandable. The development principles are welcomed and seen as generally in accordance with the vision and objectives set out in the Draft Regional Spatial Strategy.	Keep EMRA involved in future discussions. Add consultation table as an appendix to final SoDP document.
4	Pedals. Word document sent by e-mail 24 th April 2007 from Hugh McClintock (Chairman).	Pedals welcomes the recognition of the importance of cycling in the development principles. The alignment of routes should have regard to recent DfT Manual for Streets report.	Consult Pedals over future emerging detailed design solutions. Refer to Manual for Streets in discussions on consultants brief for transport impact assessment work. Add consultation table as an appendix to final SoDP document.
5	British Waterways Board. Letter dated 25 th April 2007 from Helen Edwards (Planner).	Connections to the canal and Trent River Park corridor are welcomed in principle. Important not to isolate canal from any development.	Keep BWB involved through pre-application stages. Add consultation table as an appendix to final SoDP document.
6	Nottinghamshire Wildlife Trust. Letter dated 24 th April 2007 from Gaynor Jones Jenkins (Conservation Officer).	NWT suggest including explicit reference to the principles relating to biodiversity and the natural environment in future sustainability appraisals. They also suggest having environmental representation at workshops.	Add reference to biodiversity in final SoDP document. Clarify importance of biodiversity in consultants brief(s) for next stage sustainability appraisals. Involve NWT in future site sustainability appraisals and relevant workshops. Add

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			consultation table as an appendix to final SoDP document.
7	Environment Agency. Letter dated 26 th April 2007 from Penny Thorpe (Team Leader Planning Liaison).	EA will require flood risks issues to be considered in accordance with PPS 25. This may impact on the principle and location of development. The EA are supportive of the principles for a landscape framework for the site and suggest enhancements to biodiversity should be made explicit.	Clarify requirement for flood risk assessment in final SoDP document. Engage with the EA in the preparation of a Strategic Flood Risk Assessment and prior to the submission of development proposals. Ensure explicit reference to biodiversity in future site sustainability appraisals. Add consultation table as an appendix to final SoDP document.
8	Natural England. Letter dated 1 st May 2007 from Nick Tribe (Conservation Officer).	Natural England pleased to note the site will contain green space. Site's nature conservation value should be maintained and enhanced if possible, as it is developed.	Keep Natural England engaged through the masterplanning stages and next stage sustainability appraisals.
9	The Inland Waterways Association. Letter dated 10 th June 2007 from M Snaith (Branch Planning Officer)	The IWA support the draft SoDP and wish to be kept informed as matters progress.	Keep IWA engaged through subsequent stages.