

Nottingham City

# land and planning policies

Development Plan Document Local Plan  
Part 2



Sustainability Appraisal Addendum  
(Revised Publication Version)  
September 2017

## Quick Guide to the Addendum of the Land and Planning Policies (LAPP) document (Local Plan Part 2) Sustainability Appraisal

### **Purpose of this document:**

The [Land and Planning Policies \(LAPP\) document \(Local Plan Part 2\)](#) forms part of the Local Plan for Nottingham City along with the [Core Strategy](#) which guides future development in Nottingham City.

The Local Plan Part 2 contains development management planning policies and site allocations against which planning applications for future development proposals in Nottingham City will be determined.

Following a consultation period in early 2016 a number of changes are proposed to the Plan which form part of the Revised Publication Draft. These changes are shown in the [Nottingham City Land and Planning Policies Development Plan Document \(Local Plan Part 2\) Revised Publication Version](#), June 2017. This document shows the proposed changes as track changes to the original Publication Version, January 2016.

This document is an Addendum to the [Sustainability Appraisal of the Local Plan Part 2: Land and Planning Policies Document](#), January 2016, as such reference will need to be made to that document. The purpose of this addendum is to assess the economic, social and environmental impacts of the proposed changes to planning policies and site allocations of the [Revised Publication Version](#) of the Local Plan Part 2: Land and Planning Policies Document prior to its submission for independent examination.

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## Section 1: Introduction

### SA Process and Proposed Changes

- 1.1 This report is an addendum to the [Sustainability Appraisal of the Local Plan Part 2: Land and Planning Policies Document](#), January 2016. The LAPP will form part of the Local Plan for the Council along with the adopted Nottingham City Aligned Core Strategy (ACS). In light of the consultation comments received on the LAPP in early 2016 and general updates a number of changes are proposed to the Plan. These are detailed in the [Schedule of Proposed Changes](#) and also shown in the [LAPP Track Changes Document](#) (for illustrative purposes only).
- 1.2 SA is an on-going process undertaken throughout the preparation of a plan or strategy. Its purpose is to assess the economic, social and environmental impacts of projects, strategies or plans, so that the chosen option promotes, rather than inhibits, sustainable development. It also aims to minimise adverse impacts and resolve as far as possible conflicting or contradictory outcomes of the plan or strategies. As the SA process is an integral part of the plan making process it is important that assessment is made of the proposed changes to ensure that the LAPP remains sustainable.
- 1.3 The Core Strategy SA approach has been used as a basis for carrying out the SA on the LAPP. This SA is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 1.4 This document examines the proposed changes to the LAPP including the Development Management policies, site allocations and changes to the Policies Map. In order to assess the changes a screening exercise has been carried out examining the proposed changes in the Schedule of Changes to see if these are likely to have a material impact of the appraisals previously carried out on each Policy or Site Allocation within the plan in the [Publication Version SA](#). Only where it is considered that a material impact was likely has a re-appraisal for that policy or site allocation been carried out. It is only these revised appraisals (confirmed in Table 1, page 3 and Table 5, page 43) therefore that supersede those within the main [Publication Version SA](#).

### Baseline Evidence & Data and Assessment of Relevant Plans, Policies & Programmes

- 1.5 The baseline evidence and data as well as the assessment of relevant plans, policies and programmes were updated along with implications in the Main SA (Section 3). Given that this work was carried out in 2016 it is not considered necessary to refresh this work again.

### Consultation Comments on the SA at Publication Stage

- 1.6 A number of comments were received at the Publication Version consultation stage specifically related to the Sustainability Appraisal process. A summary of these can be found within the [Report of Consultation](#). Many of these comments related to an omission site at New Aspley Gardens. It is

considered that the SA process is a robust assessment and takes a consistent approach to all policies and sites. There are no specific changes to the SA scoring on any site as a direct result of the consultation comments that have been received.

## **Section 2: Approach to the Sustainability Appraisal and the Proposed Changes to Policy and Site Appraisals**

### **Sustainability Appraisal Methodology**

- 2.1 The Councils' approach to undertaking SA is based on the SA carried out for the Core Strategy. This SA is designed to ensure compliance with the requirements of the Planning and Compulsory Purchase Act 2004 and the Strategic Environmental Assessment Directive.
- 2.2 The main [SA report](#) sets out in detail the process and SA framework used and the approach taken in the assessment of site allocations and policies.
- 2.3 The framework is repeated in Appendix 1 on page 72 for ease of reference.

### **Approach taken to Proposed Changes in the Revised Publication Draft to the Appraisal of Policies and Sites**

- 2.4 The appraisal of the Revised Publication LAPP has built on those previously undertaken for the SA of the Publication Version. On-going appraisal is a key principle of the SA process, where continual assessment and fine tuning can take account of changes to policy (both national and local), as well as any comments received through consultation. This process also allows the effects of new implemented development, or granted planning permissions, to be taken into account throughout the process. The specific appraisals within this document supersede those appraisals within the [Publication Version SA](#).

## **Section 3: Re-appraisal of LAPP Policies**

### **Appraisal of the Proposed Changes to Policies**

- 3.1 Consideration has been given to the need for further SA of any proposed changes to policies within the Plan and alternative approaches or new policies put forward by consultees..
- 3.2 A screening process has been carried out against all the changes to policies as a result of the proposed changes. For the majority of the policies no further SA is required as they are minor proposed changes which do not result in material changes to policies (eg updates to terminology or the inclusion of a new glossary term). Other more significant proposed changes have also been screened to determine if a re-appraisal of the original SA is required. In each case it was determined if the changes were material or whether it was covered

within the scope of the original appraisal. These more significant changes were then considered together for each policy.

- 3.3 The screening process confirmed that there only two revised policies that need to be re-appraised, Policy DE1 and the new Policy DE2 (Policy DE3 is proposed to be incorporated into DE2). For the other policies the proposed changes are either not material or are within the scope of the original appraisal. The outcome of this screening process for each Policy is given in Table 1.
- 3.4 Proposed changes to the Policies Map have also been taken into account where these are either relevant to the Policy affected or the Site allocation appraisals.

**Table 1: Screening of Proposed Changes to the LAPP Policies**

<b>Policy</b>	<b>SA Screening of Policy and Justification Text</b>
Policy CC1: Sustainable Design and Construction	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy CC2: Decentralised Energy and Heat Networks	Proposed changes are not material therefore no re-appraisal required.
Policy CC3: Water	The Environment Agency have undertaken additional modelling across parts of the catchment which provides updated information on the risk of flooding, and an addendum to the two SFRA's was published in 2017, which confirms the extent of flooding within Nottingham City has been reduced since the implementation of the Trent Left Bank flood alleviation scheme. <sup>1</sup> Proposed changes are not material therefore no re-appraisal required.
Policy EE1: Providing a Range of Employment Sites	No changes to policy or justification text therefore no re-appraisal required.
Policy EE2: Safeguarding Existing Business Parks/Industrial Estates	Proposed changes including slight rewording of the title and boundary changes on the policies map and these are within the scope of the original appraisal therefore no re-appraisal required.
Policy EE3: Change of Use to Non-Employment Uses	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EE4: Local Employment and Training Opportunities	Proposed changes are not material therefore no re-appraisal required.
Policy SH1: Major Retail and Leisure Developments within the City Centre's Primary Shopping Area	No significant changes (Intu name and date change only).

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<sup>1</sup> The SFRA addendum shows how the additional flood defences that have been built have improved the situation. However the appraisal of sites is based on the undefended flood risk areas, which are unchanged in the new modelling.

<b>Policy</b>	<b>SA Screening of Policy and Justification Text</b>
Policy SH2: Development within Primary Frontages	Proposed changes are not material therefore no re-appraisal required.
Policy SH3: Development within Secondary Frontages	No changes to policy or justification text therefore no re-appraisal required.
Policy SH4: Development of Main Town Centre Uses in Edge of Centre and Out of Centre Locations	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy SH5: Independent Retail Clusters	No changes to policy or justification text therefore no re-appraisal required.
Policy SH6: Food and Drink Uses and High Occupancy Licensed Premises / Entertainment Venues within the City Centre	No changes to policy or justification text therefore no re-appraisal required.
Policy SH7: Centres of Neighbourhood Importance (CONIs)	No changes to policy or justification text therefore no re-appraisal required.
Policy SH8: Markets	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy RE1: Facilitating Regeneration	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy RE2: Canal Quarter	Proposed changes are not material therefore no re-appraisal required.
Policy RE3: Creative Quarter	No material changes to policy or justification text therefore no re-appraisal required.
Policy RE4: Castle Quarter	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy RE5: Royal Quarter	Proposed changes are not material therefore no re-appraisal required.
Policy RE6: The Boots Site	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy RE7: Stanton Tip	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy RE8: Waterside	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy HO1: Housing Mix	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy HO2: Protecting Dwellinghouses (Use Class C3) suitable for Family Occupation	No changes to policy or justification text therefore no re-appraisal required.
Policy HO3: Affordable Housing	Proposed changes to the policy are largely as a result of new Government policy as such there is no reasonable alternative. The SA objective does not differentiate scoring on house types. Proposed

<b>Policy</b>	<b>SA Screening of Policy and Justification Text</b>
	changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy HO4: Specialist and Adaptable Housing	No changes to policy or justification text therefore no re-appraisal required.
Policy HO5: Locations for Purpose Built Student Accommodation	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required. However an alternative policy approach has been suggested by a consultee which has been appraised separately (see Appraisal 3 on page 18)
Policy DE1: Building Design and Use	A new criteria has been added which provides further control on the design, construction and implementation of development to minimise the creation of waste, as well as maximising the use of recycled materials in development. The policy should also ensure development will assist the collection, separation, sorting, recycling and recovery of waste arisings. Some other minor changes to wording as well including adding "odour" and "dust" to amenity consideration and greater prominence of landscape considerations in the justification text. Given these changes it is considered appropriate to re-appraisal the revised policy (see Appraisal 1 on page 10).
Policy DE2: Context and Place Making	Policy DE3 incorporated into Policy DE2. The new combined Policy DE2 re-appraised. (see Appraisal 2 on page 14).
Policy DE3: Design Principles for Development within the City Centre Primary Shopping Area	Policy DE3 incorporated into Policy DE2. The new combined Policy DE2 re-appraised. (see Appraisal 2 on page 14).
Policy DE4: Creation and Improvement of Public Open Spaces in the City Centre	No changes to policy or justification text therefore no re-appraisal required.
Policy DE5: Shopfronts	No changes to policy or justification text therefore no re-appraisal required.
Policy DE6: Advertisements	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy HE1: Proposals Affecting Designated and Non-Designated Heritage Assets	Proposed changes are not material therefore no re-appraisal required.
Policy HE2: Caves	Proposed changes are not material therefore no re-appraisal required.
Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy LS2: Supporting the Growth	Apart from the name change of the policy the other

<b>Policy</b>	<b>SA Screening of Policy and Justification Text</b>
of Further and Higher Education Facilities'	proposed changes are not material therefore no re-appraisal required.
Policy LS3: Safeguarding Land for Health Facilities	No changes to policy or justification text therefore no re-appraisal required.
Policy LS4: Public Houses outside the City Centre and/or designated as an Asset of Community Value	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy LS5: Community Facilities	Proposed changes to the policy are to reflect government changes to permitted development within the GPDO. Within Table 2 on page 7 a screening assessment has been carried out on an alternative approach but concluded that as this change is as a result of government policy there is no viable alternative. In any event it is considered the proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy TR1: Parking and Travel Planning	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy TR2: The Transport Network	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy TR3: Cycling	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EN1: Development of Open Space	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EN2: Open Space in New Development	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EN3: Playing Fields and Sports Grounds	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EN4: Allotments	No changes to policy or justification text therefore no re-appraisal required.
Policy EN5:Development Adjacent to Waterways	Cross reference added in the justification text to Policy CC3.2. Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EN6:Biodiversity	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy EN7: Trees	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy MI1: Minerals Safeguarding Area	No substantive changes to policy or justification text therefore no re-appraisal required.
Policy MI2: Restoration, After-use and After-care	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy MI3: Hydrocarbons	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy IN1: Telecommunications	No substantive changes to policy or justification text

<b>Policy</b>	<b>SA Screening of Policy and Justification Text</b>
	therefore no re-appraisal required.
Policy IN2: Land Contamination, Instability and Pollution	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy IN3: Hazardous Installations and Substances	No changes to policy or justification text therefore no re-appraisal required.
Policy IN4: Developer Contributions	Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.
Policy SA1 - Site Allocations	New policy added to the document, however this confirms that the site allocations shown on the Policies Map are allocated and protected to meet the development needs of Nottingham to 2028. Each of these allocations has been appraised separately therefore it is not considered necessary to assess this policy on its own. The cumulative, synergistic and secondary impacts of the sites are also discussed in Section 5 of this report.

3.5 Screening has also been carried out on possible alternative approaches to policies put forward by consultees and also a new policy and these are summarised in Table 2 on below. Of the suggested changes only one has resulted in the need to carry out an SA, this is to Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation. Other proposed changes already considered as alternatives in the original SA, are not considered to be material to alter the scope of the original appraisal, or not reasonable alternatives. In addition, a new policy - Nottingham Racecourse Area Policy was also put forward, and it was considered appropriate to do an SA on this policy.

**Table 2: Screening of Alternative Policy Approaches/New Policy**

<b>Alternative Policy Approach/New Policy</b>	<b>SA Screening</b>
Policy TR3: Cycling – Omission of including a proposed pedestrian bridge over the Trent	Although the scheme may have sustainable benefits and the aspiration for the bridge is supported in the Local Plan text, the location, cost, funding and scheme progress is undetermined and as such inappropriate to include in the plan. No appraisal required.
Policy LS1: Food and Drink Uses and Licensed Entertainment Venues Outside the City Centre Hot food takeaway - no policy	SA of 'no policy' completed as part of Publication Version SA. No further appraisal required.
Policies SH2, SH3 and SH7 Betting shops and Pay day Loans	Government has amended the use classes order meaning that Betting Shops and Pay day Loans shops are now sui generis and change of use to and from such a use requires planning permission.

Alternative Policy Approach/New Policy	SA Screening
	The justification text for SH2 has been supplemented, providing additional evidence relating to the impact of pay day loans and betting shops. This change is considered to be non material and there is no reasonable alternative as the change to the use class is as a result of a change by Government. No appraisal required.
Wilford Street - Extending Canal Quarter (suggested by consultee)	An appraisal has been undertaken as an omission site (see Appraisal 5 on page 54). However, the extent of the Canal Quarter boundary is informed by Council objectives determined outside the Local Plan process. The regeneration quarters all fall within the City Centre boundary where significant redevelopment is anticipated. This sites falls to the south of the City Centre boundary. No appraisal required.
Policy: HO3: Affordable Housing – inclusion of starter homes as part of definition of affordable housing.	Expanding the definition of affordable housing to include starter homes is Government policy and therefore there are no reasonable alternative to it. In any event, the SA does not consider tenure of homes therefore all forms of housing considered to provide positive impact on the housing objective. No appraisal required.
Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – using a higher threshold (20-30%) to define significant concentration of HMO's and or student households in an area as put forward by a consultee.	As a result of the consultation on the publication version an alternative higher threshold (20-30%) to define significant concentration of HMO's and or student households in an area was put forward. For completeness it was considered appropriate to consider this alternative. See Appraisal 3 on page 18.
Gypsies, Travellers and Travelling Showpeople	The Government's Planning Policy states that local planning authorities should set pitch targets for Gypsies and Travellers and plot targets for Travelling Showpeople which address the likely permanent and transit site accommodation needs of travellers in their area. Where there is no identified need, criteria based policies should be included to provide a basis for decisions in case applications nevertheless come forward. Accordingly, Core Strategy Policy 9 provides criteria against which future proposals will be assessed and also safeguards existing permanent provision from alternative development. In addition, using evidence and utilising intelligence on the ground to scrutinise these findings, the Council does not consider there is a requirement to allocate any gypsy and traveller pitches or travelling showpeople plots in the Local Plan. Existing sites can accommodate any likely growth over the plan period and need above this would be covered by the Core Strategy policy. As such, there is no reasonable alternative for an additional policy in the LAPP. An SA was carried out on Policy 9 of the ACS policy which are relied upon.
Nottingham Racecourse	As this is a new omission policy it was considered appropriate to

Alternative Policy Approach/New Policy	SA Screening
Area Policy is an omission policy put forward by a consultee.	carry out an SA on it. See Appraisal 4 on page 25.

### Re-appraised Policy DE1: Building Design and Use

- 3.6 An additional criteria has been added to Policy DE1 in light of consultee comments which at the scoping stage was considered sufficient to warrant a re-appraisal. (See Appraisal 1 on page 10).
- 3.7 The new criteria provides further control on the design, construction and implementation of development to minimise the creation of waste, and maximise the use of recycled materials in development. The policy is also intended to ensure development will assist the collection, separation, sorting, recycling and recovery of waste arisings.
- 3.8 In summary the revised appraisal found a very major effect was predicted for the Landscape and Townscape objective. Moderate to major outcomes were predicted for the Housing, Crime and Social objectives, with a moderate positive impact for Health, Energy & Climate Change and Waste objectives. Minor positive impacts were predicted for the Heritage, Natural Resources & flooding, and Economic Structure objectives. No negative impacts were predicted.

## Appraisal 1 Policy DE1: Building Design and Use (as amended)

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = negligible impact, not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Appraisal of Policy DE1: Building Design and Use	Potential Mitigation Measures
1. Housing	Positive impact on the quality of development and residential environment.	
2. Health	Policy could result in increased amenity and quality of life for existing and future occupiers and to support general wellbeing.	
3. Heritage	Criterion a) deals with development sites and their surrounding context which could include historical considerations.	
4. Crime	One of the policy criteria covers enhancements for community safety, crime prevention and street activity. Another criterion deals with general amenity and includes safety and nuisance.	
5. Social	Policy aims to create safe and active environments.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	Reference is made to the importance of considering landscape where relevant, including ridge lines.  The various elements of the policy should result in very major positive impacts on the townscape objective.	
8. Natural Resources & Flooding	One of the policy criteria refers to the need for sustainable design including minimising surface water discharge.	

SA Objectives	Appraisal of Policy DE1: Building Design and Use	Potential Mitigation Measures
9. Waste	The revised policy provides further control on the design, construction and implementation of development to minimise the creation of waste, as well as maximising the use of recycled materials in development. The policy should also ensure development will assist the collection, separation, sorting, recycling and recovery of waste arisings.	
10. Energy & Climate Change	Policy promotes sustainable design including renewable energy.	
11. Transport	Negligible impact.	
12. Employment	Negligible impact.	
13. Innovation	Negligible impact.	
14. Economic Structure	Policy promotes good design which could support modern employment needs.	
<p>Summary: A very major effect was predicted for the Landscape and Townscape objective. Moderate to major outcomes were predicted for the Housing, Crime and Social objectives, with a moderate positive impact for Health, Energy &amp; Climate Change and Waste objectives. Minor positive impacts were predicted for the Heritage, Natural Resources &amp; flooding, and Economic Structure objectives. No negative impacts were predicted.</p>		

## **Re-appraised Policy DE2: Context and Place Making**

- 3.9 As Policy DE3 has been incorporated into Policy DE2 a new appraisal has been carried out (see Appraisal 2 on page 14).
- 3.10 The revised policy scores very similar to the original appraisal of Policy DE2, the only difference is that the Heritage Objective scores moderate to major policy given that there are a large number of heritage assets within the City Centre and protection of these is emphasised in the revised policy.
- 3.11 In summary, a very major positive effect was predicted for the Landscape & Townscape objective. Moderate to major positive impacts were identified for the Housing, Crime, Heritage Social and Transport objectives. Further moderate positive impacts were predicted for the Health, and Environment, Biodiversity & GI objectives with minor positive effects also predicted for the Energy & Climate Change and Economic Structure objectives. No negative effects were predicted.



SA Objectives	Appraisal of Policy DE2: Context and Place Making (DE3 incorporated into Policy)	Potential Mitigation Measures
1. Housing	Policy seeks good urban design, which would benefit the housing objective.	
2. Health	Policy ensures sufficient open space creation, promotion of sustainable transport choices and communities facilities. A high quality City Centre environment could increase well-being and support the creation of inclusive and accessible environments.	
3. Heritage	Policy seeks to respect local context and take advantage of heritage assets. The City Centre contains numerous heritage assets and their context and setting could be improved by this policy.	
4. Crime	Policy seeks to ensure streets are safe and development is well designed including integration with community facilities	
5. Social	Policy seeks to integrate development with community facilities and provide new or improved spaces for social interaction.	
6. Environment, Biodiversity & Green Infrastructure	Policy requires development to take account of landscape, wildlife, biodiversity and other natural features.	
7. Landscape & Townscape	Policy seeks to ensure that developments are sympathetic to landscape. The various elements of the policy should result in very major positive impacts on the townscape objective.	
8. Natural Resources & Flooding	Negligible impact	

SA Objectives	Appraisal of Policy DE2: Context and Place Making (DE3 incorporated into Policy)	Potential Mitigation Measures
9. Waste	Negligible impact	
10. Energy & Climate Change	Policy should ensure that development takes advantage of site orientation.	
11. Transport	Policy seeks to ensure streets allow for pedestrian and cycle priority. Layouts need to be legible which should provide sustainable transport choices. Policy could secure improved pedestrian environment.	
12. Employment	Negligible impact	
13. Innovation	Negligible impact	
14. Economic Structure	Policy promotes good design which could support modern employment needs.	
<p>Summary: A very major positive effect was predicted for the Landscape &amp; Townscape objective. Moderate to major positive impacts were identified for the Housing, Crime, Heritage Social and Transport objectives. Further moderate positive impacts were predicted for the Health, and Environment, Biodiversity &amp; GI objectives with minor positive effects also predicted for the Energy &amp; Climate Change and Economic Structure objectives. No negative effects were predicted.</p>		

## Alternative Policy Approach to Policy HO6 Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation

- 3.12 One consultee has argued that a higher % threshold should be considered to determine whether there is a significant concentration of HMOs and/or student households in an area. They have suggested a 20-30% threshold might be more appropriate if it can be justified.
- 3.13 At the Publication Version stage it was determined that there is no reasonable alternative of not having Policy HO6 (see Appendix 5 of the main SA). However, it is considered appropriate to appraise this policy approach. The following appraisal therefore considers this suggestion. See Appraisal 3.
- 3.14 The comparison between the original appraisal and the alternative approach is shown in Table 3.

**Table 3: Comparison between the original appraisal and the alternative approach for Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation**

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & Flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
<b>Original appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation</b>	4	1	0	1	2	0	0	0	-2	-2	2	0	0	0
<b>ALTERNATIVE POLICY APPROACH: Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – WITH HIGHER THRESHOLD (20-30%) TO DEFINE SIGNIFICANT CONCENTRATION OF HMO'S AND OR STUDENT HOUSEHOLDS IN AN AREA.</b>	3	1	0	1	1	0	0	0	-2	-2	2	0	0	0

**Appraisal 3: ALTERNATIVE POLICY APPROACH: Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – WITH HIGHER THRESHOLD (20-30%) TO DEFINE SIGNIFICANT CONCENTRATION OF HMO'S AND OR STUENT HOUSEHOLDS IN THE AREA.**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = negligible impact, not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	<b>ALTERNATIVE POLICY APPROACH: Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – WITH HIGHER THRESHOLD (20-30%) TO DEFINE SIGNIFICANT CONCENTRATION OF HMO’S AND OR STUDENT HOUSEHOLDS IN AN AREA.</b>	Potential Mitigation Measures
1. Housing	Policy seeks to permit new student housing in appropriate locations. By promoting Purpose Built Student Accommodation in the right location and restricting the supply of additional Housing in Multiple Occupation, this should help free up traditional housing stock. Policy could therefore increase the range of housing available, however given the higher threshold of what determines HMO/Student households significant concentrations, the policy is likely to release less houses.	
2. Health	Provision of housing would result in health benefits.	
3. Heritage	New Purpose Built Student Accommodation can make positive use of buildings with heritage assets through conversation, however overall, negligible impact.	
4. Crime	Policy specifically ensures suitable management arrangements are in place for new schemes which should help reduce crime levels. Policy also seeks to reduce concentrations of HMOs, which are associated with higher crime rates.	

SA Objectives	<b>ALTERNATIVE POLICY APPROACH: Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – WITH HIGHER THRESHOLD (20-30%) TO DEFINE SIGNIFICANT CONCENTRATION OF HMO’S AND OR STUDENT HOUSEHOLDS IN AN AREA.</b>	Potential Mitigation Measures
5. Social	Policy seeks to reduce concentration of students and other HMOs within traditional housing stock and promotes Purpose Built Student Accommodation in appropriate locations. Overall policy should go some way to reduce over-concentrations of students and HMOs within certain areas of the city. However given the higher threshold, greater concentration is likely to result in social problems.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	Negligible impact.	
8. Natural Resources & Flooding	Negligible impact.	
9. Waste	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in additional waste created. Although there is the potential that the policy could promote less Purpose Built Student Accommodation, it is considered the marginal difference does not affect the score.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.

SA Objectives	<b>ALTERNATIVE POLICY APPROACH: Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – WITH HIGHER THRESHOLD (20-30%) TO DEFINE SIGNIFICANT CONCENTRATION OF HMO’S AND OR STUDENT HOUSEHOLDS IN AN AREA.</b>	Potential Mitigation Measures
10. Energy & Climate Change	New Purpose Built Student Accommodation likely to be more intensively used than existing buildings/sites and result in more energy used. New build should be more energy efficient, however overall moderate negative impact likely. Although there is the potential that the policy could promote less Purpose Built Student Accommodation, it is considered the marginal difference does not affect the score.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Policy encourages appropriate car and cycle parking provision. Policy seeks to locate New Purpose Built student accommodation in accessible locations near to university campuses, in the City Centre or on main transport routes.	
12. Employment	New Purpose Built Student Accommodation may result in some additional employment associated with the management of the schemes however overall negligible impact.	
13. Innovation	Negligible impact	
14. Economic Structure	Negligible impact	

SA Objectives	ALTERNATIVE POLICY APPROACH: Appraisal of Policy HO6: Houses in Multiple Occupation (HMOs) and Purpose Built Student Accommodation – WITH HIGHER THRESHOLD (20-30%) TO DEFINE SIGNIFICANT CONCENTRATION OF HMO'S AND OR STUDENT HOUSEHOLDS IN AN AREA.	Potential Mitigation Measures
<p>Summary: A moderate to major positive effect on the Housing objective predicted (although less than predicted using a lower threshold to define significant concentration' of HMOs and/or student households in an area), as well as minor positive impacts for the Social and moderate to Transport objectives. The Health and Crime objectives were considered likely to receive minor positive benefits. Moderate negative effects were identified against the Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified to address possible negative impact.</p>		

- 3.15 Given that a higher threshold would be used, then it is considered that less housing stock could be freed up and the encouragement of Purpose Built Student Accommodation could be less successful due to less demand. Although the general thrust of the policy would still be in place, the result is likely to be a less successful policy against the Housing objective with a score of moderate to major positive compared to major positive.
- 3.16 The general thrust of the policy approach would remain the same and help to restore imbalance of students within certain areas of the City, however the higher threshold approach is likely to be less successful in achieving the desired rebalancing. As such, a score of minor positive compared to moderate positive has been recorded for the Social objective.
- 3.17 Overall it is concluded that the alternative policy approach of a higher threshold would result in a less successful policy and this supports the current proposed 10% threshold.

### **Omission Policy for Nottingham Racecourse**

- 3.18 One consultee has put forward an additional policy for Nottingham Racecourse. They consider that given the Racecourse's importance to the City and region economy and social and cultural infrastructure, there should be a site specific designation and associated policy framework. The following wording was put forward.

#### ***“Nottingham Racecourse Area Policy***

*Within the Nottingham Racecourse area as defined on the proposals map, development proposals for leisure, recreation, education and business opportunities with equine associated activities and retail and food and drink uses to serve visitors to the racecourse and associated activities and functions will be permitted that:*

- The proposed development or use is principally related to the business of the racecourse and associated activities, retail and food and drink uses are located within the existing built racecourse development, and equine related development and other facilities in relation to outdoor recreation and events allowed within the defined Racecourse area.*
- The proposed development is an appropriate scale with regard to the existing built form, and would not have any significant adverse effects on the character and appearance of the Open Space Network or Green Belt.”*

- 3.19 For completeness this omission policy has been appraised and shown in Appraisal 4 on page 25.
- 3.20 Given that the use is existing and that there are policies within the Local Plan that will also have impact on redevelopment opportunities significant impacts are not anticipated for any of the objectives. A moderate negative effect on the Natural Resources & Flooding objective was predicted and minor negative effects for waste, energy and Transport objectives. A minor positive score was also predicted for Employment objective. Mitigation measures have been identified to address possible negative impact.
- 3.21 It is considered that there are sufficient policies within the Local Plan, including Policy 13 of the Nottingham Aligned Core Strategy to deal with the assessment of any development proposals at the Racecourse. Other similar leisure uses do not have a separate policy eg Nottingham Arena or Notts County's Meadow Lane football ground or other large areas of largely Open Space eg Wollaton Park or the Forest and so not having a policy specifically for the Racecourse is considered to be consistent.

**Appraisal 4: OMISSION POLICY: Appraisal of a Policy for Nottingham Racecourse for enhanced facilities including leisure, education, employment (B1) and food and drink uses associated with the facility.**

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = negligible impact, not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	Appraisal of OMISSION POLICY: Appraisal of a Policy for Nottingham Racecourse for enhanced facilities including leisure, education, employment (B1) and food and drink uses associated with the facility.	Potential Mitigation Measures
1. Housing	Negligible impact.	
2. Health	Negligible impact.	
3. Heritage	A red brick Palladian style Georgian house (Colwick Hall) and adjacent stone church form locally significant features adjacent to the racecourse. However the policy should ensure development should have regard to the existing built form of the Racecourse, well away from these facilities. As such a negligible impact is predicted.	
4. Crime	Negligible impact.	
5. Social	Policy seeks to give guidance on the assessment of enhanced facilities on the site for a range of uses which could enhance social interaction. The proposed policy should ensure redevelopment should have regard to the existing built form of the Racecourse and not have any significant impacts on the Open Space Network or Green Belt. Given that the Racecourse and associated uses on the site are existing, and that there are policies within the plan that could in principle support this redevelopment, it is considered that the policy should have negligible impact on the Social objective.	

SA Objectives	Appraisal of OMISSION POLICY: Appraisal of a Policy for Nottingham Racecourse for enhanced facilities including leisure, education, employment (B1) and food and drink uses associated with the facility.	Potential Mitigation Measures
6. Environment, Biodiversity & Green Infrastructure	The proposed policy should ensure redevelopment has regard to the existing built form of the Racecourse and not have any significant impacts on the Open Space Network or Green Belt. Negligible impact.	
7. Landscape & Townscape	The site lies within the “Trent Washlands” in the Greater Nottingham Landscape Character Assessment and described as low, flat, floodplain landform, associated with the River Trent washlands. The proposed policy should ensure redevelopment should have regard to the existing built form of the Racecourse are not have any significant impacts on the Open Space Network or Green Belt.. Other policies within the plan should have the same objective and it is therefore considered that the proposed policy would have a negligible impact on the Landscape & Townscape objective.	
8. Natural Resources & Flooding	Given the location of the site within the River Trent washlands, large parts of the site are within areas at high risk of flooding. The proposed policy should ensure redevelopment has regard to the existing built form thereby limiting the amount of additional built form.	Mitigation through design to address drainage/flooding issues via Development Management process And policies of the Local Plan...

SA Objectives	Appraisal of OMISSION POLICY: Appraisal of a Policy for Nottingham Racecourse for enhanced facilities including leisure, education, employment (B1) and food and drink uses associated with the facility.	Potential Mitigation Measures
9. Waste	Redevelopment of the site might result in additional waste created through intensification of the site.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Redevelopment of the site might result in additional energy use through intensification of the site.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	The site is accessible given the adjacent Park and Ride service and bus and cycle links running close to the site. Enhanced facilities may result in additional trips to the site therefore minor negative score likely.	Mitigation through promotion of Travel Plans and 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Redevelopment of the site may result in additional employment; however the marginal increase is likely to be minimal.	
13. Innovation	Negligible impact	
14. Economic Structure	Negligible impact	

SA Objectives	Appraisal of OMISSION POLICY: Appraisal of a Policy for Nottingham Racecourse for enhanced facilities including leisure, education, employment (B1) and food and drink uses associated with the facility.	Potential Mitigation Measures
<p>Summary: Given that the use is existing and that there are policies within the Local Plan that will also have impact on redevelopment opportunities, significant impacts are not anticipated for any of the objectives. A moderate negative effect on the Natural Resources &amp; Flooding objective was predicted and minor negative effects for waste, energy and Transport objectives. A minor positive score was also predicted for Employment objective. Mitigation measures have been identified to address possible negative impact.</p>		

## **Findings of the Proposed Changes to Policies**

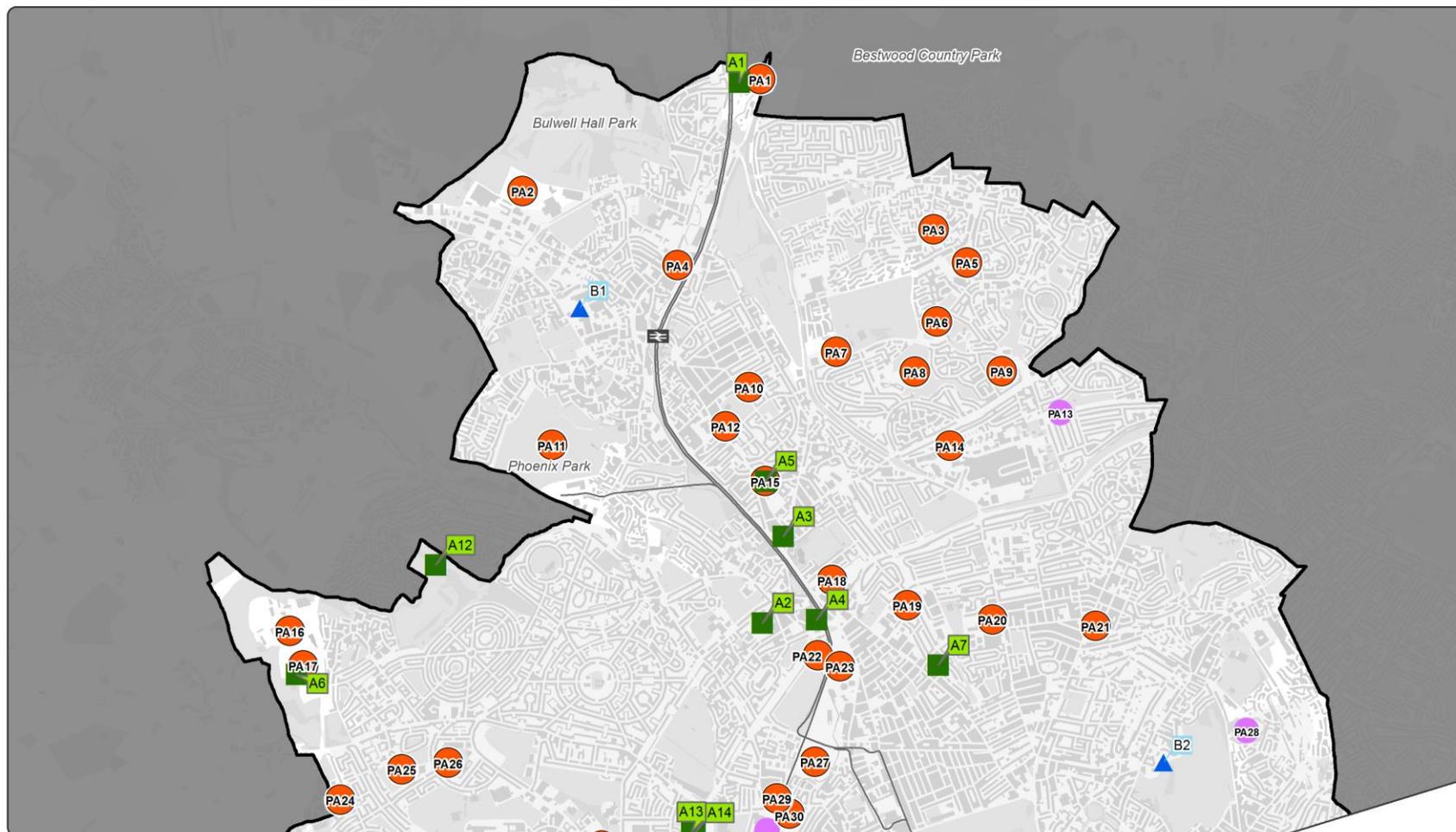
- 3.22 Most of the proposed changes to policies have been screened out as it is unlikely that these will have a material impact on the original appraisals carried out apart from Policy DE1 and DE2 which have both been re-appraised. The additional criteria in Policy DE1 was found to have slightly more sustainable outcomes. The revised policy DE2 which incorporates Policy DE3 into the text of Policy DE2 has also been found to have slightly more sustainable outcomes. The new Policy SA1: Site Allocations has not been appraised as it is considered that this is covered by the individual site allocations appraisals and the cumulative, synergistic and secondary Impacts in Section 5.
- 3.23 An alternative approach has been appraised for the threshold of significant student concentrations in Policy HO6 which concluded that this is likely to be a less successful policy. In addition, an appraisal has also been carried out on an omission policy suggested by a consultee for an additional Policy covering Nottingham Racecourse. Here it is concluded that there are sufficient policies within the LAPP to deal with the assessment of any development proposals at the Racecourse.

## **Section 4: Re-appraisal of Sites**

### **Re-appraisal of the Proposed Changes to Sites**

- 4.1 Consideration has been given to the need for further SA of any proposed changes to the allocations within the Plan. In addition, following consultation at the Publication Version stage, consideration has also been given to omission sites or alternative boundaries/mix of uses of proposed allocations put forward by consultees but not taken forward by the Council.
- 4.2 Each site has been screened to look at the changes to the Development Principles and the quantum of development set out in Appendix 3 (Housing Delivery), Appendix 4 (Employment Delivery) and Appendix 5 (Retail Delivery). It is considered that no further SA is required for most of the minor changes to allocations which clearly do not result in material changes to the sites (eg minor boundary changes or clarification of uses). Other more significant proposed changes have also been screened to determine if a re-appraisal of the original SA for the site is required. In each case it was determined if the changes were material or whether they were covered within the scope of the original appraisal. These more significant changes were then considered together for each allocation.
- 4.3 The outcome of the screening process for each allocation is given in Table 4 on page 34. In addition, Map 1 to 3 (page 31-33) show the location of all the sites considered in the SA –Sites previously considered (appraised or not appraised) and sites which have been taken forward into the Revised Publication version as well as those sites that were proposed in the Publication Version but are now not going forward into the Revised Publication Version.

Map 1: Shows the location of sites considered in the SA (North)



**Key**

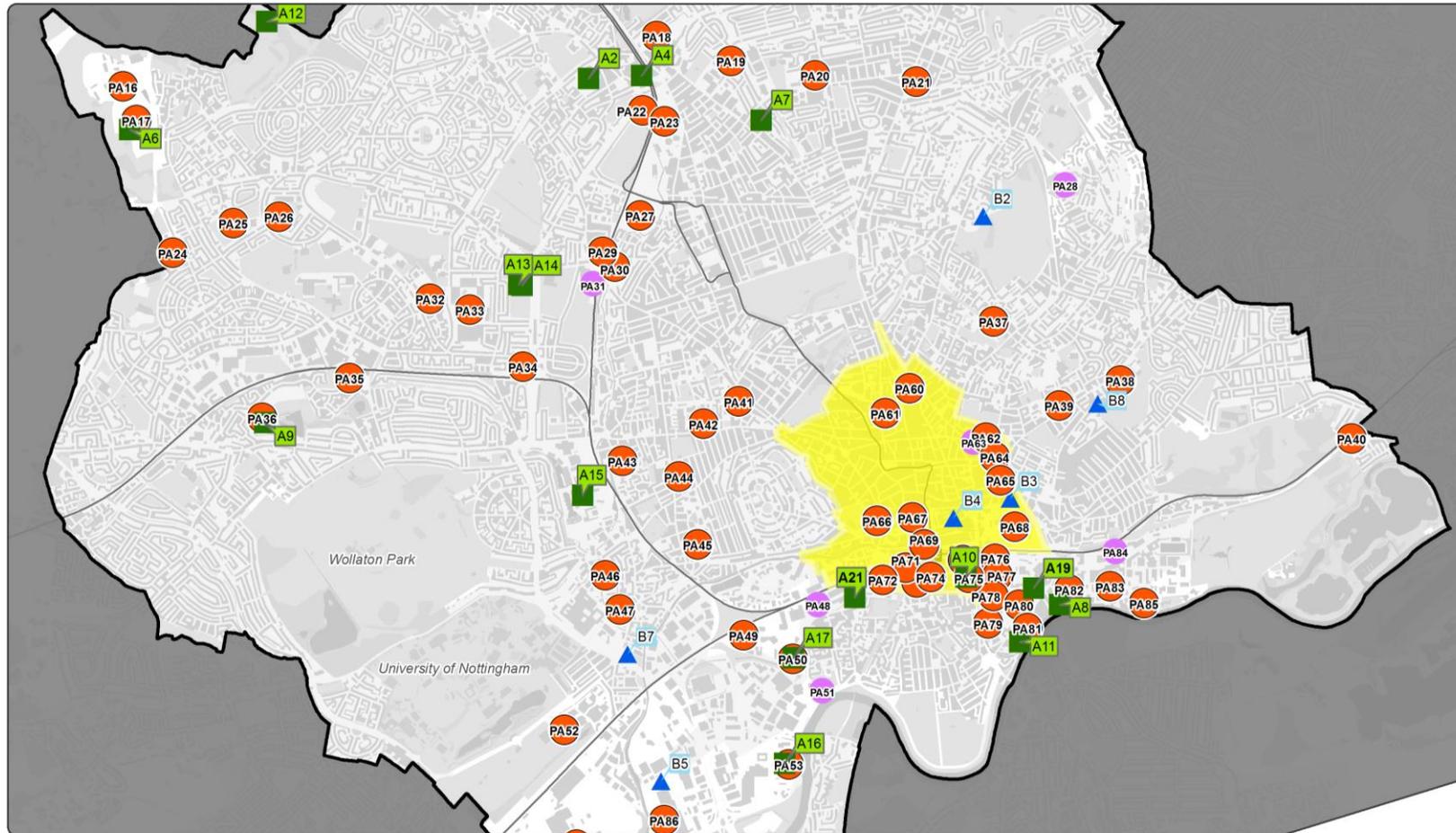
- Sites Not Taken Forward (Appraised)
- Site Allocations (Revised Publication - Appraised)
- Site Allocations Not Taken Forward (Appraised)
- City Boundary
- Sites Not Taken Forward (Not Appraised)

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Map 2: Shows the location of sites considered in the SA (Central)



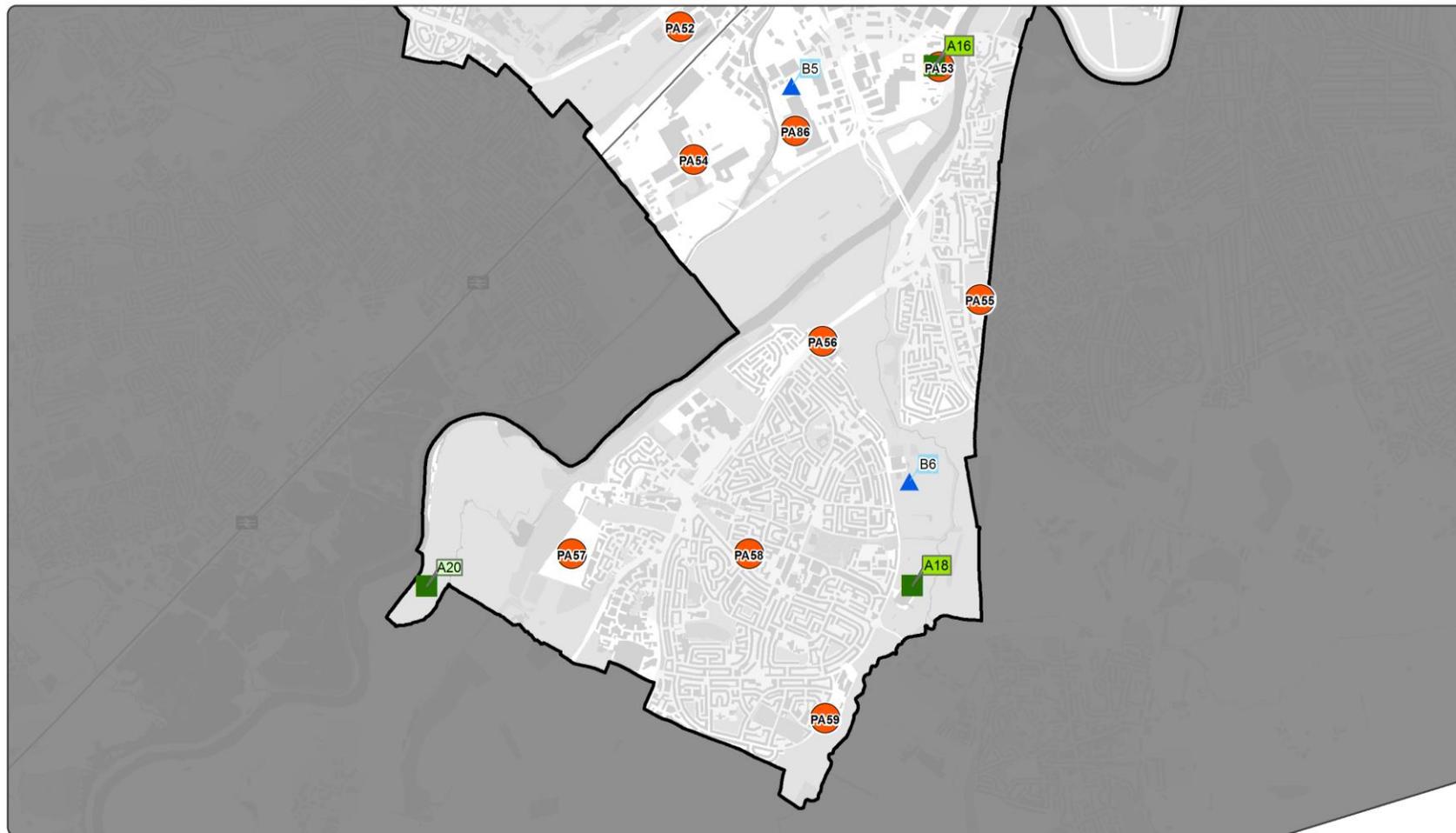
Key

- Sites Not Taken Forward (Appraised)
- Site Allocations (Revised Publication - Appraised)
- Site Allocations Not Taken Forward (Appraised)
- City Boundary
- City Centre
- Sites Not Taken Forward (Not Appraised)

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Map 3: Shows the location of sites considered in the SA (South)



**Key**

- Sites Not Taken Forward (Appraised)
- Site Allocations (Revised Publication - Appraised)
- Site Allocations Not Taken Forward (Appraised)
- ▲ Sites Not Taken Forward (Not Appraised)
- City Boundary

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**Table 4: Screening of Proposed Changes to the LAPP Allocations**

<b>Proposed Site</b>	<b>Result of Scoping</b>	<b>Re-appraised?</b>
PA1 Bestwood Road - Former Bestwood Day Centre	No changes to proposed allocation therefore no re-appraisal required.	No
PA2 Blenheim Lane	Proposed Employment uses expanded to include B2. Proposed changes are within the scope of the original appraisal therefore no re-appraisal required.	No
PA3 Eastglade, Top Valley - Former Eastglade School Site	Housing numbers have reduced sufficient to re-appraise the site.	<b>Yes</b> (See Appraisal 8 on page 78)
PA4 Linby Street/Filey Street	Part of the site is now within the newly designated Bulwell Conservation Area. However it is considered that this should not materially impact on the original appraisal.	No
PA5 Ridgeway - Former Padstow School Detached Playing Field	Housing numbers and boundary altered slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA6 Beckhampton Road - Former Padstow School Detached Playing Field	Housing numbers altered slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA7 Hucknall Road/Southglade Road - Southglade Food Park	No changes to proposed allocation therefore no re-appraisal required.	No
PA8 Eastglade Road - Former Padstow School Site	No changes to proposed allocation therefore no re-appraisal required.	No
PA9 Edwards Lane - Former Haywood School Detached Playing Field	Housing numbers altered slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA10 Piccadilly - Former Henry	Housing numbers altered slightly but not sufficient to warrant re-	No

Proposed Site	Result of Scoping	Re-appraised?
Mellish School Playing Field	appraisal. Changes are within the scope of the original appraisal.	
PA11 Stanton Tip - Hempshill Vale	No changes to proposed allocation therefore no re-appraisal required.	No
PA12 Highbury Road - Former Henry Mellish School Site	Change in the mix of uses as the new school has now been built and the site area has therefore been reduced. Re-appraisal required.	<b>Yes</b> (See Appraisal 9 on page 82)
PA13 Edwards Lane - Former Haywood School Site	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA14 Arnside Road - Former Chronos Richardson	Only minimal change to the proposed allocation (slight correction) therefore no re-appraisal required. Changes are within the scope of the original appraisal.	No
PA15 Bulwell Lane - Former Coach Depot	No changes to proposed allocation therefore no re-appraisal required.	No
PA16 Woodhouse Way - Nottingham Business Park North	The northern parcel of the site is subject to HS2 safeguarding route and no longer proposed to be allocated. The southern parcel has different uses following planning permission. Re-appraisal required.	<b>Yes</b> (see Appraisal 10 on page 85)
PA17 Woodhouse Way - Woodhouse Park	Housing numbers altered given the quantum of housing to be delivered on the site not sufficient to warrant re-appraisal.	No
PA18 Vernon Road - Former Johnsons Dyeworks	The only change to the proposed allocation is the introduction of a range, however this does not affect the midpoint. Insufficient change to warrant re-appraisal.	No
PA19 Lortas Road	Housing numbers altered slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA20 Haydn Road/Hucknall Road -	Housing numbers altered slightly but not sufficient to warrant re-	No

Proposed Site	Result of Scoping	Re-appraised?
Severn Trent Water Depot	appraisal. Changes are within the scope of the original appraisal.	
PA21 Mansfield Road - Sherwood Library	The changes to the proposed allocation unlikely to have a material impact on the original appraisal. No new appraisal required. Changes are within the scope of the original appraisal.	No
PA22 Western Boulevard	No changes to proposed allocation therefore no re-appraisal required.	No
PA23 Radford Road - Former Basford Gasworks	No changes to proposed allocation therefore no re-appraisal required.	No
PA24 College Way - Melbury School Playing Field	Housing numbers have reduced sufficient to re-appraise the site.	<b>Yes</b> (see Appraisal 11 on page 90)
PA25 Chingford Road Playing Field	There has been a reduction in the amount of housing likely to be accommodated on the site with a corresponding increase in public open space. Re-appraisal required.	No
PA26 Denewood Crescent - Denewood Centre	No changes to proposed allocation therefore no re-appraisal required.	No
PA27 Wilkinson Street - Former PZ Cussons	Housing numbers reduced significantly and education use added, re-appraisal required.	<b>Yes</b> (see Appraisal 13 on page 99)
PA28 Ransom Road - Hine Hall	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate	No changes to proposed allocation therefore no re-appraisal required.	No
PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate	The changes to the proposed allocation unlikely to have a material impact on the original appraisal. No new appraisal required. Changes are within the scope of the original appraisal.	No

Proposed Site	Result of Scoping	Re-appraised?
PA31 Ascot Road - Speedo	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA32 Beechdale Road - South of Former Co-op Dairy	Housing numbers reduced sufficient to require a re-appraisal.	<b>Yes</b> (see Appraisal 14 on page 103)
PA33 Chalfont Drive - Former Government Buildings	No changes to proposed allocation therefore no re-appraisal required.	No
PA34 Beechdale Road - Former Beechdale Baths	Development principles amended to clarify that there may be scope for residential on the site but no range in housing numbers now proposed. Re-appraisal required.	<b>Yes</b> (see Appraisal 15 on page 107)
PA35 Woodyard Lane - Siemens	Likely housing numbers reduced sufficiently to warrant re-appraisal of the site.	<b>Yes</b> (see Appraisal <b>16</b> on page 110)
PA36 Russell Drive - Radford Bridge Allotments	No changes to proposed allocation therefore no re-appraisal required.	No
PA37 Robin Hood Chase	No changes to proposed allocation therefore no re-appraisal required.	No
PA38 Carlton Road - Former Castle College	No changes to proposed allocation therefore no re-appraisal required. However an appraisal has been done on a larger site with different uses put forward by a consultee (see Appraisal 7 on page 63)	No
PA39 Carlton Road - Former Co-op	The site boundary has been reduced as the construction of a retail store is well advanced. The boundary is now centered on the former Coop and the site has been renamed to reflect this. However the proposed quantum of development for both retail and residential remains the same therefore the original appraisal is still applicable.	No

Proposed Site	Result of Scoping	Re-appraised?
PA40 Daleside Road - Former Colwick Service Station	Housing numbers reduced slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA41 Alfreton Road - Forest Mill	Housing numbers significantly increased and uses amended; both changes to reflect recent planning permission. Re-appraised required.	<b>Yes</b> (see Appraisal 17 on page 114)
PA42 Ilkeston Road - Radford Mill	Housing numbers significantly increased and uses amended; both changes to reflect recent planning permission. Re-appraised required.	<b>Yes</b> (see Appraisal 18 on page 118)
PA43 Salisbury Street	Housing numbers increased marginally but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA44 Derby Road - Sandfield Centre	Housing numbers significantly reduced and uses amended. Re-appraisal required.	<b>Yes</b> (see Appraisal 19 on page 122)
PA45 Prospect Place	No changes to proposed allocation therefore no re-appraisal required.	No
PA46 Derby Road - Former Hillside Club	Housing numbers increased slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA47 Abbey Street/Leengate	Although residential development is still included within the uses no housing numbers have been provided.	<b>Yes</b> (see Appraisal 20 on page 125)
PA48 Queens Drive – Land adjacent to the Portal	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA49 NG2 West - Enterprise Way	Anticipated employment (B1) increased from 8,100 (across PA49 and PA50) to 14,000 however unlikely to have a material impact on the SA scoring. No re-appraisal required.	No

Proposed Site	Result of Scoping	Re-appraised?
PA50 NG2 South - Queens Drive	Anticipated employment (B1) increased from 8,100 (across PA49 and PA50) to 11,000 however unlikely to have a material impact on the SA scoring. No re-appraisal required.	No
PA51 Riverside Way	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA52 University Boulevard - Nottingham Science and Technology Park	No changes to proposed allocation therefore no re-appraisal required.	No
PA53 Electric Avenue	No changes to proposed allocation therefore no re-appraisal required.	No
PA54 Boots	No changes to proposed allocation therefore no re-appraisal required.	No
PA55 Ruddington Lane - Rear of 107-127	Housing numbers increased slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA56 Sturgeon Avenue - The Spinney	Housing numbers reduced and uses amended. Re-appraisal required.	<b>Yes</b> (see Appraisal 21 on page 130)
PA57 Clifton West	Housing numbers reduced slightly but not sufficient to warrant re-appraisal. Changes are within the scope of the original appraisal.	No
PA58 Green Lane - Fairham House	Proposed uses on the site amended to reflect planning permission including reduced housing numbers. Re-appraisal required.	<b>Yes</b> (see Appraisal 22 on page 134)
PA59 Farnborough Road - Former Fairham Comprehensive School	Most of the amended wording in the Development Principles is unlikely to have an impact on the original appraisal however "scope for employment (B1) introduced as a possible use. Re-appraisal required.	<b>Yes</b> (see Appraisal 23 on page 138)

Proposed Site	Result of Scoping	Re-appraised?
PA60 intu Victoria Centre	No changes to proposed allocation therefore no re-appraisal required.	No
PA61 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station	Housing numbers significantly increased. Re-appraisal required.	<b>Yes</b> (see Appraisal 24 on page 143)
PA62 Creative Quarter - Brook Street East	Housing numbers reduced sufficient to require re-appraisal.	<b>Yes</b> (see Appraisal 25 on page 148)
PA63 Creative Quarter - Brook Street West	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA64 Creative Quarter - Sneinton Market	Housing numbers reduced sufficient to warrant a re-appraisal.	<b>Yes</b> (see Appraisal 26 on page 151)
PA65 Creative Quarter - Bus Depot	Slight reduction in the number of housing unlikely to have an material impact on the original appraisal. No re-appraisal required. Changes are within the scope of the original appraisal.	No
PA66 Castle Quarter, Maid Marian Way - College Site	Housing numbers amended but insufficient to warrant a re-appraisal. Changes are within the scope of the original appraisal.	No
PA67 intu Broadmarsh Centre	Housing added as a possible ancillary use on the site. Re-appraisal required.	<b>Yes</b> (see Appraisal 27 on page 155)
PA68 Canal Quarter - Island Site	Additional use of a school is added to the Development Principles, however the original appraisal scores the Social Objective moderate to major as the site is larger enough to create a new community. No re-appraisal required.	No
PA69 Canal Quarter - Station Street/Carrington Street	No changes to proposed allocation therefore no re-appraisal required.	No
PA70 Canal Quarter - Queens Road,	Housing numbers reduced but insufficient to warrant a re-	No

Proposed Site	Result of Scoping	Re-appraised?
East of Nottingham Station	appraisal. Changes are within the scope of the original appraisal.	
PA71 Canal Quarter - Sheriffs Way, Sovereign House	No changes to proposed allocation therefore no re-appraisal required.	No
PA72 Canal Quarter - Waterway Street	Housing numbers increased sufficient to warrant re-appraisal.	<b>Yes</b> (see Appraisal 28 on page 160)
PA73 Canal Quarter - Sheriffs Way/Arkwright Street	Housing numbers reduced. For reasons of consistency re-appraisal carried out <sup>2</sup> .	<b>Yes</b> (see Appraisal 29 on page 165)
PA74 Canal Quarter - Arkwright Street East	Housing numbers increased sufficient to warrant re-appraisal.	<b>Yes</b> (see Appraisal 30 on page 169)
PA75 Canal Quarter - Crocus Street, Southpoint	No changes to proposed allocation therefore no re-appraisal required.	No
PA76 Waterside - London Road, Former Hartwells	No changes to proposed allocation therefore no re-appraisal required.	No
PA77 Waterside - London Road, Eastcroft Depot	No changes to proposed allocation therefore no re-appraisal required.	No
PA78 Waterside - London Road, South of Eastcroft Depot	The changes to the proposed allocation unlikely to have a material impact on the original appraisal. No new appraisal required. Changes are within the scope of the original appraisal.	No
PA79 Waterside - Iremonger Road	Uses changed and housing numbers increased sufficient to warrant re-appraisal.	<b>Yes</b> (see Appraisal 31 on page 174)
PA80 Waterside - Cattle Market	Amended wording in the Development Principles is unlikely to have an impact on the original appraisal therefore no re-appraisal	No

<sup>2</sup> The original scoring for the Housing Objective should have been 4 but was wrongly recorded as 3 in the Publication Version SA.

Proposed Site	Result of Scoping	Re-appraised?
	required. Changes are within the scope of the original appraisal.	
PA81 Waterside - Meadow Lane	Amended wording in the Development Principles is unlikely to have an impact on the original appraisal therefore no re-appraisal required. Changes are within the scope of the original appraisal.	No
PA82 Waterside - Freeth Street	Housing numbers reduced <sup>3</sup> sufficient to warrant re-appraisal.	<b>Yes</b> (see Appraisal 32 on page 177)
PA83 Waterside - Daleside Road, Trent Lane Basin	Uses changed and housing numbers reduced sufficient to warrant re-appraisal.	<b>Yes</b> (see Appraisal 33 on page 181)
PA84 Waterside – Daleside Road, Eastpoint	The site is to be removed from the Plan and therefore no longer forms part of the SA.	No
PA85 Waterside - Trent Lane, Park Yacht Club	Uses changed and housing numbers reduced sufficient to warrant re-appraisal.	<b>Yes</b> (see Appraisal 34 on page 185)
PA86 Thane Road – Horizon Factory	New site therefore additional appraisal added. This has been slightly amended to address comments from Historic England.	<b>Yes</b> (see Appraisal 35 on page 189)

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<sup>3</sup> PA82 is anticipated to deliver between 300 and 380 dwellings in the longer term, however, between 150 and 250 dwellings are expected to be developed within the Plan period with a mid-point of 200, to take account of potential complex site assembly.

4.4 Table 5 below lists the sites that have been re-appraised.

4.5 A new omission site that has been put forward through the Publication Version consultation process. In addition, an alternative scheme is being promoted for PA38 on a larger site with a different mix of uses. Both of these have also been appraised.

**Table 5: List of Re-appraised Site Allocations**

<b>Site Allocation Re-appraised</b>	<b>Appraisal</b>	<b>Page</b>
PA3 Former Eastglade School Site	Appraisal 8	78
PA12 Highbury Rd - Former Henry Mellish School	Appraisal 9	82
PA16 Woodhouse Way	Appraisal 10	85
PA24 College Way	Appraisal 11	90
PA25 Chingford Road Playing Field	Appraisal 12	94
PA27 PZ Cussons	Appraisal 13	99
PA32 Beechdale Road - Former Co-op Dairy	Appraisal 14	103
PA34 Beechdale Road - Former Beechdale Baths	Appraisal 15	107
PA35 Woodyard Lane – Siemens	Appraisal 16	110
PA41 Alfreton Road - Forest Mill	Appraisal 17	114
PA42 Radford Mill	Appraisal 18	118
PA44 Sandfield	Appraisal 19	122
PA47 Abbey Street/Leengate	Appraisal 20	125
PA56 Sturgeon Avenue - The Spinney	Appraisal 21	130
PA58 Green Lane – Fairham House	Appraisal 22	134
PA59 Farnborough Road - Former Fairham Comprehensive School	Appraisal 23	138
PA61 Royal Quarter - Burton Street, Guildhall	Appraisal 24	143
PA62 Creative Quarter - Brook Street East	Appraisal 25	148
PA64 Creative Quarter - Sneinton Market	Appraisal 26	151
PA67 intu Broadmarsh Centre	Appraisal 27	155
PA72 Canal Quarter - Waterway Street	Appraisal 28	160
PA73 Canal Quarter - Sheriffs Way/Arkwright Street	Appraisal 29	165
PA74 Canal Quarter - Arkwright Street East	Appraisal 30	169
PA79 Waterside – Iremonger Road	Appraisal 31	174
PA82 Waterside - Freeth Street	Appraisal 32	177
PA83 Waterside - Daleside Road, Trent Lane Basin	Appraisal 33	181
PA85 Waterside - Trent Lane, Park Yacht Club	Appraisal 34	185

<b>Site Allocation Re-appraised</b>	<b>Appraisal</b>	<b>Page</b>
<b><i>Additional Site Allocation</i></b> PA86 Thane Road – Horizon Factory	Appraisal 35	189
<b><i>Omission Site Allocation</i></b> Wilford Road/Queens Drive	Appraisal 5 (also shown as A21 on Map 2 on page 31)	54
<b><i>Alternative Scheme</i></b> PA38 Carlton Road - Former Castle College (alternative size and uses)	Appraisal 6 and Appraisal 7	60 and 63

4.6 There will be circumstances where the context may have changed on some of the sites for example new planning permission or a building changing name/ use and this will not be picked up in this addendum unless it has resulted in a material change that may have an impact on the original SA.

## **Re-appraised Site Allocations**

4.7 The following sections sets out all of the site allocations that have been re-appraised. Due to the number of appraisals these are shown in Appendix 3 from page 77 onwards.

### **PA3 Eastglade, Top Valley - Former Eastglade School Site** (See Appraisal 8 on page 78)

- 4.8 The anticipated number of houses likely to be accommodated on the site has sufficiently reduced to warrant re-appraisal of the site.
- 4.9 The proposed residential use along with public open space was considered likely to result in a moderate positive impact on the Housing objective, with a moderate positive effect also likely to be felt by the Health objective. More minor positive impacts were anticipated for the Crime, Social and Landscape & Townscape objectives. Moderate negative impacts were identified against the Waste and Energy & Climate Change objectives, with more minor negative effects predicted against the Natural Resources & Flooding and Transport objectives. Mitigation measures have been identified for the negative impacts identified against the sustainability objectives.

### **PA12 Highbury Road - Former Henry Mellish School Site** (See Appraisal 9 on page 82)

4.10 The development principles have been updated to reflect that a new primary school has now been built on part of the site and the site has been reduced accordingly. These changes are substantial enough to re-appraise the site.

4.11 The proposal could result in moderate positive impacts for the Health objectives alongside minor positive outcomes for the Housing, Landscape & Townscape, Transport and Social objectives. Minor negative impacts on Waste and Energy & Climate Change objectives were identified. Mitigation measures have been identified to address possible negative impact.

**PA16 Woodhouse Way** (see Appraisal 10 on page 85)

4.12 Following the announcement of the confirmed route for HS2 the alignment of the line runs through the northern parcel of PA16. It is therefore proposed to remove this parcel of land for development. In addition, the development principles have been updated to reflect the planning permission on the southern parcel of land for a small supermarket and public house. The proposed uses are now A1/A3/A4. Re-appraisal was required as the allocation now only relates to the southern parcel of land and for different uses.

4.13 The proposed allocation is now much smaller and is proposed for A1/A2/A3 uses. These uses are considered likely to result in moderate positive outcomes for the Social and Employment objectives. Minor negative scores have been recorded for Natural Resources & Flooding, Waste and Energy & Climate Change. It is acknowledged that the additional uses on the site have the potential to encourage walking and cycling trips from the residential areas to the east and growing residential area to the south. Given that the site has relatively poor public transport links and that the uses are likely to encourage car borne trips a moderate negative score has been recorded for the Transport objective overall. Mitigation measures have been identified to address any possible negative impacts.

**PA24 College Way** (see Appraisal 11 on page 90)

4.14 The proposed change reduces the number of houses likely to be accommodated on the site as the boundary has been reduced. This has the potential to impact on the House objective; therefore re-appraisal has been carried out.

4.15 The site has been slightly reduced in size and would as a result accommodate less housing. Proposed residential and open space uses could bring moderate to major positive outcomes for the Housing objective as well as a minor positive impact for the Health objective. A moderate negative impact was identified against the Transport objective, as well as further minor negative impacts against the Environment Biodiversity & GI, Natural Resources & Flooding, Waste and Energy & Climate Change objectives. Mitigation measures have been identified to address possible negative impact.

**PA25 Chingford Road Playing Field** (see Appraisal 12 on page 94)

4.16 The Development Principles for the site have been altered increasing the amount of open space to be provided (approximately one third of the site area), with a corresponding reduction in the number of houses and an increased buffer to the heritage assets to the north west of the site.

4.17 The revised Development Principles are likely to have a more positive impact on some of the SA objectives. Proposed residential use could bring major positive impacts for the Housing objective as well as a moderate positive outcome for the Health objective and minor positive score for Heritage and Social objectives. The waste objective was considered likely to receive a moderate to major negative impact alongside moderate negative impacts against the Energy & Climate Change, and Transport objectives, as well as a minor negative outcome for the Natural Resources & Flooding and Environment, Biodiversity & GI objectives. Mitigation measures have been identified to address possible negative impact.

**PA27 PZ Cussons** (see Appraisal 13 on page 99)

4.18 The likely number of houses to be achieved on the site has been reduced to allow of new flood defences and provide a site for a new education facility. These changes have resulted in the need to re-appraisal the site

4.19 Development is considered likely to have a moderate to major positive impact on the housing, Landscape & Townscape, and Transport objectives. Moderate positive outcomes were also predicted for the Health, Social, Natural Resources, and Employment objectives. Minor positives for Heritage, Crime, and Environment objectives were also identified. A moderate to major negative outcome was predicted against the Waste objective and Moderate negative impact against Energy. Mitigation measures have been identified for the negative impacts which may result from the proposed development.

**PA32 Beechdale Road - South of Former Co-op Dairy** (see Appraisal 14 on page 103)

4.20 Since the Publication Version of the document, a viability assessment has been undertaken. As a result the site area has been reduced to better reflect the development that is likely to come forward. This follows the details provided in the planning application 11/00785/POUT. This has resulted in the reduction in the number of houses likely to be achieved on the site. This smaller site is also no longer adjacent to Robin's Wood Local Wildlife Site/Ancient Woodland and the development principles have been amended accordingly. Re-appraisal required.

4.21 In summary, a moderate positive impact for the Housing and Landscape/Townscape objectives. Other more minor positive outcomes for the Health, and Crime objectives were predicted. Minor negative impacts against the Waste, Energy, Transport and Employment objectives were identified. Mitigation measures have been identified to address possible negative impact.

**PA34 Beechdale Road - Former Beechdale Baths** (see Appraisal 15 on page 107)

4.22 Development principles amended to clarify that there may be scope for residential on the site but no range in housing numbers now proposed. Re-appraisal required.

4.23 In summary minor positive impacts were identified for the Housing and Employment objective and a moderate positive for the Landscape/Townscape

objective. A moderately negative impact on the Transport objective predicted as well as a more minor negative effect on the Waste objective. Mitigation measures have been identified to address possible negative impact.

**PA35 Woodyard Lane – Siemens** (see

Appraisal 16 on page 110)

- 4.24 The number of houses likely to be achieved on the site has reduced sufficient to re-appraise the site.
- 4.25 In summary the proposal for residential and community facility uses on this site were considered likely to result in a moderate to major positives to the Housing objective, and moderate positive outcomes for the Health and Social objectives. A minor positive outcome was also predicted for the Landscape/Townscape objective. Moderate negative impacts against the Waste, Energy & Climate Change and Employment objectives were predicted, alongside minor negative effects for the Environment and Transport objectives. Mitigation measures have been identified to address possible negative impact.

**PA41 Alfreton Road – Forest Mill** (see Appraisal 17 on page 114)

- 4.26 Housing numbers significantly increased and uses amended including widening out the possible retail uses and removing office (B1) and non-residential institution (D1); these changes are to reflect the recent planning permission for the site. It is therefore appropriate to re-appraise the site.
- 4.27 In summary, a very major/important positive impact has been identified for the Housing objective given the number of units likely to be achieved on the site. Moderate positive impacts were also anticipated for the Heritage and Landscape/Townscape objectives. More minor positive effects were expected for the Health, Crime, Social, Natural Resources, Transport and Employment objectives. Moderately negative outcomes for the Waste and Energy objectives were identified. Mitigation measures have been identified to address possible negative impact.

**PA42 Radford Mill** (see Appraisal 18 on page 118)

- 4.28 Recent planning permission has been granted for the site which is for an increased quantum of development and uses. In addition, the northern part of the site has been built out with 67 dwellings and is therefore to be excluded from the site. A re-appraisal is required to consider these changes.
- 4.29 In summary a very major/important positive effect was predicted for the Housing objective, with further moderate positive impacts identified for the Landscape/Townscape, Heritage and Transport objectives. Minor positive impacts were also predicted for the Health, Crime and Natural Resources objectives. Moderate negative impacts have been predicted for the Waste, Energy and Employment objectives. Mitigation measures have been identified for the possible negative impacts.

**PA44 Sandfield** (see Appraisal 19 on page 122)

- 4.30 The anticipated number of houses likely to be accommodated on the site has been reduced significantly as the Development Principles now specify that “a large element of ‘family housing’ shall be provided on the site at a lower density. A re-appraisal is required to consider any impact on the revised housing figure and amended uses.
- 4.31 In summary a moderate to major positive impact was identified for the Housing objective, with further minor positive impacts anticipated for the Crime and Landscape/Townscape objectives. Minor negative impacts were predicted against the Waste and Energy & Climate Change objectives and a neutral impact against the Transport objective.

**PA47 Abbey Street/Leengate** (see Appraisal 20 on page 125)

- 4.32 Although residential development is still included within the uses no housing numbers have been provided with the other uses remaining the same. Therefore a re-appraisal is required.
- 4.33 In summary a moderate to major positive outcomes were predicted for the Landscape/Townscape, Innovation and Economic Structure objectives with further moderate positive outcomes predicted for the Transport and Employment objectives. Minor positive impacts were identified for the Housing, Heritage, Crime and Environment, Biodiversity and GI objectives. Minor negative impacts were predicted against the Natural Resources & Flooding and Waste objectives. Mitigation measures have been identified for possible negative impacts.

**PA56 Sturgeon Avenue - The Spinney** (see Appraisal 21 on page 130)

- 4.34 Clarification is given that the proposed housing should be specialist elderly housing and/or family housing. The number of anticipated houses has also been reduced therefore a re-appraisal required.
- 4.35 In summary a moderate positive impact identified for the Housing objective and further minor positive impacts for the Health and Social objectives. Minor negatives were predicted against the Natural Resources & flooding and Transport and moderate negative for Waste and Energy objectives. Mitigation measures have been identified to address possible negative impact.

**PA58 Green Lane - Fairham House** (see Appraisal 22 on page 134)

- 4.36 Proposed uses on the site amended to reflect planning permission including reduced housing numbers. Re-appraisal required.
- 4.37 A larger element of the site is now likely to be retail with a smaller numbers of houses as a result of the recent planning permission. A re-appraisal required to consider any impacts of these changes.

4.38 In summary the proposals were considered likely to result in minor positive impacts for the Housing, Transport and Employment objectives, moderate positive for the Social and Landscape/Townscape objectives. Moderate negative outcomes were anticipated against the Waste and Energy objectives, with minor negative impacts identified against the Environment objective. Mitigation measures have been identified to address possible negative impact.

**PA59 Farnborough Road - Former Fairham Comprehensive School** (see Appraisal 23 on page 138)

4.39 Since the publication version there has been some minor changes to the development principles. More significant is the introduction of the scope for employment use (B1). Re-appraisal of the site required to consider this additional use.

4.40 In summary the proposals were considered likely to result in a major positive impact for the housing objective, with minor positive impacts also predicted for the Crime, Social and Employment objectives. Moderate negative impacts were identified against the Landscape/Townscape, Waste, Energy & Climate Change and Transport objectives. Mitigation measures have been identified to address possible negative impact.

**PA61 Royal Quarter - Burton Street, Guildhall** (see Appraisal 24 on page 143)

4.41 It is anticipated that higher proportion of housing will be achieved on the site with a likely Purpose Built Student Accommodation scheme forming part of the wider redevelopment. A re-appraisal required to consider any impacts of this change.

4.42 In summary very major/important positive impacts were identified for the Housing objective along with moderate to major positive for Landscape/Townscape and Transport. Moderate positive outcomes for Social, Employment, Innovation and Economic Structure objectives. Minor positive effects were expected to be felt in the Crime objectives. A moderately negative impact was expected for the Heritage and Waste objectives, alongside a more minor negative effect on the Energy objective. Moderate negative impacts for Heritage and Energy Objective are also anticipated along with moderate to major negative outcomes. Mitigation measures have been identified to address possible negative impact.

**PA62 Creative Quarter - Brook Street East** (see Appraisal 25 on page 148)

4.43 The anticipated number of houses likely to be achieved on the site has been amended. Re-appraisal required.

4.44 In summary a moderate positive outcome was predicted for the Housing and Heritage objectives along with moderate to major positive outcome for Landscape/Townscape. In addition minor positive outcomes for Health, Crime and Transport objectives. Minor negatives were considered likely for the

Natural Resources and Waste objectives. Mitigation measures have been identified to address possible negative impact.

**PA64 Creative Quarter – Sneinton Market** (see Appraisal 26 on page 151)

- 4.45 Housing numbers reduced sufficient to warrant a re-appraisal to reflect the anticipated level of development on the site for custom homes.
- 4.46 In summary moderate positive outcomes were predicted for the Social, Transport and Employment objectives, with minor positive outcomes suggested for the Housing, Health, Crime, Innovation and Economic Structure objectives. Minor negative impacts against the Heritage, Natural Resources & Flooding and Waste objectives were expected. Mitigation measures have been identified to address possible negative impact.

**PA67 intu Broadmarsh Centre** (see Appraisal 27 on page 155)

- 4.47 Given the sites location within the city centre it is anticipated that housing may come forward within the wider Broadmarsh area as a possible ancillary use, focused on land to the south of the allocation.
- 4.48 In summary a very major positive impact was predicted for the Transport objective, alongside a likely major positive impact for Landscape/Townscape. Moderate to major positive impacts were considered likely for the Housing, Heritage, Social and Employment objectives. A moderate positive impact was predicted for the Crime objective, with minor positive impacts identified for Health, Natural Resources and Innovation objectives. Minor negative impact was highlighted against the Waste and Energy & Climate Change objectives. Mitigation measures have been identified to address possible negative impact.

**PA72 Canal Quarter - Waterway Street** (see Appraisal 28 on page 160)

- 4.49 The number of houses anticipated to be accommodated on the site has increased therefore re-appraisal required.
- 4.50 The proposal was considered likely to result in a major positive outcome for Transport, with a moderate to major positive impact for Housing and Landscape/Townscape objectives. Moderate positive effects were expected Employment objectives, with more minor positive impacts suggested for Health, Crime, Social and Economic Structure objectives. Moderate negative impact against the Natural Resources & Flooding and Waste objectives were predicted, as well as a minor negative impact against the Energy & Climate Change objective. Mitigation measures have been identified to address possible negative impact.

**PA73 Canal Quarter – Sheriffs Way/Arkwright Street** (see Appraisal 29 on page 165)

4.51 Housing numbers reduced. For reasons of consistency re-appraisal carried out<sup>[1]</sup>.

4.52 In summary the proposal at this site was considered likely to result in a major positive outcome for the Transport objective. A moderate to major positive impact was also identified for both the Housing and Landscape/Townscape objectives, as well as a moderate positive impact for the Employment objective. More minor positive outcomes were also identified for the Health, Heritage, Crime and Economic Structure. A moderate negative impact was predicted against the Waste objective, with minor negatives expected against Natural Resources and Energy objectives. Mitigation measures have been identified to address possible negative impact.

**PA74 Canal Quarter – Arkwright Street East** (see Appraisal 30 on page 169)

4.53 Housing numbers increased sufficient to warrant re-appraisal due to the sites location within the city centre and close to accessible public transport uses.

4.54 The proposed uses on this site were considered likely to result in a major positive outcome for the Housing and Transport objective, alongside moderate to major positive effects on Landscape/Townscape and moderate positive outcomes for the Employment objectives. Minor positive outcomes were also identified for the Health, Heritage, Crime, Environment, Biodiversity & G.I. and Economic Structure objectives. Minor negative impacts on Natural Resources and Waste were anticipated. Mitigation measures have been identified to address possible negative impact.

**PA79 Waterside – Iremonger Road** (see Appraisal 31 on page 174)

4.55 It is anticipated that the site is likely to come forward for solely residential development with C3 and student accommodation (sui generis) as potential uses. Office/high technology, light industry/research and development (B1) uses have been removed from the development principles. Re-appraisal required.

4.56 Major positive for the Housing Objective, moderate to major outcomes were predicted for Landscape/Townscape objectives, and more minor positive impacts predicted for the Health, Heritage, Crime, Environment, Biodiversity and G.I., Transport and Innovation objectives. A moderate negative impact was predicted for the Natural Resources & Flooding objective, alongside a more minor negative outcome for the Waste objective. Due to loss of employment on the site a moderate negative impact has been recorded. Mitigation measures have been identified to address possible negative impact.

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<sup>[1]</sup> The original scoring for the Housing Objective should have been 4 but was wrongly recorded as 3 in the Publication Version SA.

**PA82 Waterside – Freeth Street** (see Appraisal 32 on page 177)

- 4.57 Housing numbers changed sufficient to warrant re-appraisal of the site. This site is anticipated to deliver between 300 and 380 dwellings in the longer term, however, between 150 and 250 dwellings are expected to be developed within the Plan period with a mid-point of 200, to take account of potential complex site assembly..
- 4.58 In summary the proposed uses were considered likely to result in a major positive outcome for the Housing and Landscape/Townscape objectives. Further moderate positive impacts for the Health, Social, and Environment, Biodiversity & G.I. objectives, as well as minor positives for Crime and Innovation were also expected. Minor negative outcomes against the Waste, Energy & Climate Change were identified. Mitigation measures have been identified to address possible negative impact.

**PA83 Waterside – Daleside Road, Trent Lane Basin** (see Appraisal 33 on page 181)

- 4.59 Proposed uses on the site amended given the Council's long term regeneration aspiration for the area to become a sustainable community for the Waterside.
- 4.60 The proposed uses at this site were considered likely to result in a very major positive outcome for the Housing objective, alongside a major positive effect on Landscape/Townscape. Other moderately positive impacts for the Health, Social and Environment, Biodiversity & G.I. objectives and minor positive impacts for the Crime objective were also anticipated. Moderate negative outcomes were predicted for the Waste and Energy & Climate Change objectives. Due to the loss of employment facilities through redevelopment a moderate negative scored for the Employment Objective. Mitigation measures have been identified to address possible negative impact.

**PA85 Waterside – Trent Lane, Park Yacht Club** (see Appraisal 34 on page 185)

- 4.61 Only housing is now proposed on the site and a lower density scheme is anticipated. A re-appraisal is required.
- 4.62 The proposal was considered likely to result in a major positive impact for the Housing objective, as well as a major positive outcome for Landscape/Townscape. Minor positive outcomes for the Health, Crime, Social, and the Environment, Biodiversity & GI objectives were also predicted. Moderate negative impacts were predicted against the Waste, Employment and Energy & Climate Change objectives, with minor negative outcomes also identified against the Natural Resources & flooding and Transport objectives. Mitigation measures have been identified for possible negative impacts.

**New site - PA86 Thane Road - Horizon Factory** (see Appraisal 35 on page 189)

- 4.63 This additional site was consulted on between October and November in 2016 as a new allocation. The appraisal for this site that was produced at that time has since been slightly amended in light of Historic England comments. As a

result the subjective text has been removed. The revised commentary is given within the appraisal for PA86.

- 4.64 In summary a moderate to major impact was predicted for the Economic Structure objective, with a moderate positive impact considered likely for the Employment objective. A negligible impact was anticipated for the remaining objectives.

**Omission site - Wilford Road/Queens Drive (Appraisal 5 on page 54)**

- 4.65 Through the consultation at the Publication Version stage, an omission site has been put forward. This site has therefore been appraised.
- 4.66 The site is currently in employment use. As part of a mixed use re-development this is likely to be a more intensive development. The site has the potential to provide some new housing and therefore has scored moderate positive for the Housing objective and minor positive for Health given the close relationship between the two objectives. As part of redevelopment a minor positive score has been recorded for the Townscape objective as redevelopment could improve the streetscene. Redevelopment could also provide more modern employment opportunities but as it is in an existing employment use and a mixed use scheme is favoured by the landowner, a negative score has been recorded for the Employment objective as there is likely to be a loss of employment overall. In addition a net increase in waste, energy and journeys is anticipated as part of redevelopment with a corresponding minor negative score for the Waste, Energy & Climate Change and Transport objectives.



SA Objectives	Omission Site - Wilford Road/Queens Drive – for range of uses consistent with Draft Policy RE2	Potential Mitigation Measures
1. Housing	As a mixed-use redevelopment of the site could result in an increase in the housing stock	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>The site is in existing employment use, redevelopment as part of a mixed use scheme may offer some improvements to townscape.</p>	
8. Natural Resources & Flooding	<p>The site is in existing employment use. Allocation would have negligible impact on Natural Resources &amp; Flooding. The site lies within the 1:1000 year event. Redevelopment could allow the introduction of SuDS</p>	
9. Waste	The site is in existing employment use. If	Mitigation by provision of waste

SA Objectives	Omission Site - Wilford Road/Queens Drive – for range of uses consistent with Draft Policy RE2	Potential Mitigation Measures
	development were to come forward it is likely that this would be a more intensive development and result in a net increase in waste generated at the site.	management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	The site is in existing employment use. If development were to come forward it is likely that this would be a more intensive development and result in a net increase in waste generated at the site.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	The site is within an accessible location, close to the City Centre and transport hub including the station. There are also several bus routes running close by the site and a NET tram stop also within close proximity. However if development were to come forward it is likely that this would be a more intensive development and result in a net increase in journeys.	Mitigation through promotion of Travel Development Management process and policies of the Local Plan.
12. Employment	Development could provide new replacement modern employment opportunities. Construction from development is likely to contribute to a short term beneficial impact for this objective across. Replacement employment premises could be higher quality potential for more and better jobs	Ensuring employment land is maintained and provided for across the City via Development Management process/ policies and policies of the Core Strategy.

SA Objectives	Omission Site - Wilford Road/Queens Drive – for range of uses consistent with Draft Policy RE2	Potential Mitigation Measures
	on site. However, the site is relatively small and in existing employment use. If a mixed use scheme were to come forward this is likely to result in a loss of employment overall. A minor negative impact has been scored.	
13. Innovation	The site is in existing employment use and proposed for redevelopment as a mix use scheme will therefore have negligible impact.	
14. Economic Structure	The site is in existing employment use and proposed for redevelopment as a mix use scheme will therefore have negligible impact.	
<p>The site is currently in employment use. As part of a mixed use re-development this is likely to be a more intensive development. The site has the potential to provide some new housing and therefore has scored moderate positive for the Housing objective and minor positive for Health given the close relationship between the two objectives. As part of redevelopment a minor positive score has been recorded for the Townscape objective as redevelopment could improve the streetscene. Redevelopment could also provide more modern employment opportunities but as it is in an existing employment use and a mixed use scheme is favoured by the landowner, a negative score has been recorded for the Employment objective as there is likely to be a loss of employment overall. In addition a net increase in waste, energy and journeys is anticipated as part of redevelopment with a corresponding minor negative score for the Waste, Energy &amp; Climate Change and Transport objectives.</p>		

## Alternative Scheme

### PA38 Carlton Road - Former Castle College (alternative size and uses)

- 4.67 The landowner for PA38 has put forward an alternative scheme for the site. This is not only much larger, but also proposes different uses on the site. For completeness it is considered necessary to carry out an appraisal of this alternative scheme for the site. Both the original Publication version appraisal (which has not been re-appraised as no changes are proposed to this site in the Submission version) (see Appraisal 6) and the alternative appraisal (see Appraisal 7) are provided in this report along with a comparison Table 6 which highlights the differences in the scores. The colour coding used is set out in Appendix 2 on page 76.
- 4.68 For the appraisal it has been assumed retail uses to the Carlton Road frontage with a total of 267 dwellings on the land to the southwest along with employment, leisure and recreation uses as these are the uses put forward by the consultee.
- 4.69 Allocation of this much larger site was previous considered at Call for Sites stage. However it was reduced in size at the Preferred Option Stage removing the area of open space to the south west of the site (known as the Mounds). As part of the assessment of the suitability of the site, the City Council's "Open Space toolkit" has been applied to the site. The results of this and in combination with the consultation comments received resulted in the revised boundary for the site.
- 4.70 The alternative mix of uses on the proposed enlarged site has had an impact on the scoring for the site. Very major/important positive is scored for the Housing objective given the significant increase in the number of houses that could be accommodated on the enlarged site. A minor score is also recorded for the Health objective given the clear connection between housing and health. Minor positive is recorded for the Crime objective. Moderate positive score are recorded for Social and Employment objectives. Due to the increase in the size of the site and the mix of uses proposed more negative scores are recorded for Environment, Biodiversity & GI, Natural Resources & Flooding, Waste, Energy & Climate Change and Transport objectives. Mitigation measures have been identified to address possible negative impact. It is concluded that the enlarged site for alternative uses is less sustainable than the site allocated in the LAPP.

**Table 6: Comparison of PA38 Sustainability Appraisal between Proposed Allocation and Alternative Site.**

	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & Flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure
<b>PA38 Carlton Road - Former Castle College for Residential (C3), employment (B1), community and education (D1).</b>	1	0	0	1	2	0	2	0	-2	-2	1	1	1	0
<b>ALTERNATIVE SCHEME PA38 Carlton Road - Former Castle College for retail, residential (C3), employment (B1) and leisure &amp; recreation</b>	5	1	0	1	2	-1	2	-1	-4	-4	-2	2	0	0



SA Objectives	PA38 (LA21 DS49) Carlton Road - Former Castle College for Residential (C3), employment (B1), community and education (D1).	Potential Mitigation Measures
1. Housing	New residential development as part of mix of uses on the site	
2. Health	Although housing recognised as key determinant of health given small scale of housing provision only negligible impact.	
3. Heritage	Negligible impact.	
4. Crime	A vacant site which is subject to some fly tipping. Opportunities to design out crime as part of new development and increased surveillance.	
5. Social	Community and education uses are proposed as part of the mix use scheme which should have some positive impact on social objectives.	
6. Environment, Biodiversity & Green Infrastructure	No significant biodiversity/Green Infrastructure on site – development may provide opportunities for some green links. Not likely to be significant impact.	
7. Landscape & Townscape	Negligible impact on local landscape character. Site is derelict cleared site and prominent in the streetscene. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate positive impact on townscape with particular focus on enhancement to the Carlton Road frontage.	
8. Natural Resources & Flooding	Site is not at significant risk of flooding. Neutral impact given existing built footprint. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	

9. Waste	There could be a net increase in waste generation likely from mix of development proposed.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies close to the existing district heating system network, connection possible especially given the size of the site. However, it is currently cleared with no energy use therefore, although new buildings should be more sustainable, there could be a significant net increase in energy use.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Community, education and employment may result in net increase in trip generation. However, site is in a highly sustainable location and could potentially promote modal shift.	
12. Employment	New employment proposed on site. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	New education facilities if provided may improve education outcomes.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposal for the mix of uses at this site was considered likely to result in moderate positive impacts for the Social and Landscape/Townscape objectives, as well as minor positives for the Housing, Crime, Transport, Employment and Innovation objectives. Moderate negative outcomes were anticipated against the Waste and Energy objectives. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 7: ALTERNATIVE SCHEME PA38 (LA21 DS49) Carlton Road - Former Castle College for retail, residential (C3), employment (B1) and leisure & recreation**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = Negligible impact., not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	PA38 (LA21 DS49) Carlton Road - Former Castle College for retail, residential (C3), employment (B1) and leisure & recreation	Potential Mitigation Measures
1. Housing	New residential development as part of mix of uses on the site	
2. Health	Housing recognised as key determinant of health. Consultee suggest creation of some recreational uses on the site but it is not clear what public access there will be and so difficult to score.	
3. Heritage	Negligible impact.	
4. Crime	A vacant site which is subject to some fly tipping. Opportunities to design out crime as part of new development and increased surveillance.	
5. Social	Community and education uses are not proposed as part of this alternative mix use scheme. Some leisure and recreation uses proposed and also retail development to the Carlton Road frontage which would result in some social interaction.	
6. Environment, Biodiversity & Green Infrastructure	No significant biodiversity/Green Infrastructure on site. Would result in significant loss of open space. Although there is potential for qualitative improvement and could provide opportunities for some green links.	Mitigation via sensitive design seeking to protect or enhance Green Infrastructure/Biodiversity as appropriate through Development Management process and application of Local Plan Policies

7. Landscape & Townscape	Negligible impact on local landscape character. Site is derelict cleared site and prominent in the streetscene. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate positive impact on townscape with particular focus on enhancement to the Carlton Road frontage.	
8. Natural Resources & Flooding	Site is not at significant risk of flooding. Neutral impact given existing built footprint. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.	Minimise the use of natural resources through sustainable construction techniques.
9. Waste	There could be a net increase in waste generation likely from mix of development proposed given the increase size of the site and proposed uses.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies close to the existing district heating system network, connection possible especially given the size of the site. However, the site is currently cleared with no energy use therefore although new buildings should be more sustainable there could be a significant net increase in energy use.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Retail, residential and employment may result in net increase in trip generation. However, site is in a highly sustainable location potentially promoting modal shift. Given increased size of the site and the mix of proposed uses significant increase in the number of trips generated is likely.	Mitigation through promotion of Travel Development Management process and policies of the Local Plan.

12. Employment	New employment proposed on site including from proposed retail use. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The alternative mix of uses on the proposed enlarged site has had an impact on the scoring for the site. Very major/important positive is scored for the Housing objective given the significant increase in the number of houses that could be accommodated on the site. A minor score is also recorded for the Health objective given the clear connection between housing and health. Minor positive is recorded for the Crime objective. Moderate positive score are recorded for Social and Employment objectives. Due to the increase in the size of the site and the mix of uses proposed more negative scores are recorded for Environment, Biodiversity &amp; GI, Natural Resources &amp; Flooding, Waste, Energy &amp; Climate Change and Transport objectives. Mitigation measures have been identified to address possible negative impact.</p>		

## **Barton in Fabis Mineral Application**

4.71 Since the Sustainability Appraisal for the Publication Version LAPP was published in January 2016 and following on from an initial environmental screening, a mineral planning application which crosses the border with Nottingham City (17/00930/PMFUL3) and Rushcliffe Borough Council (Nottinghamshire County Council) (ES/3650) has now been submitted for the extraction and processing of sand and gravel and land near Barton in Fabis. This application is currently under consideration by both Nottinghamshire County Council and Nottingham City. An appraisal of the site was carried out in the Publication Version SA and remains relevant (see appraisal shown on pages 991-996 in Appendix 8: Sustainability Appraisals of Sites Not Taken Forward into the LAPP).

## **Findings of the Proposed Changes of Sites**

4.72 The proposed changes to allocations have been screened and for the vast majority of the sites it has been concluded that the proposed changes are unlikely to have a material impact on the appraisals previously carried out at the submission version stage. A number of sites have been re-appraised where it is considered the proposed changes may have an impact on the original appraisal for the site. In addition an omission site has been appraised along with an alternative enlarged site for PA38 (LA21 DS49) Carlton Road - Former Castle College for a different mix of uses.

## Section 5: Cumulative, Synergistic and Secondary Impacts Assessment of the LAPP

### Secondary, Cumulative and Synergistic Effects

- 5.1 The SEA Directive requires the consideration of the secondary, cumulative and synergistic effects of the Core Strategies. These are defined\* as follows:

**Secondary or indirect effects** are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. Examples of secondary effects are a development that changes a water table and thus affects the ecology of a nearby wetland; and construction of one project that facilitates or attracts other developments.

**Cumulative effects** arise, for instance, where several developments each have insignificant effects but together have a significant effect; or where several individual effects of the plan (e.g. noise, dust and visual) have a combined effect.

**Synergistic effects** interact to produce a total effect greater than the sum of the individual effects. Synergistic effects often happen as habitats, resources or human communities get close to capacity. For instance a wildlife habitat can become progressively fragmented with limited effects on a particular species until the last fragmentation makes the area too small to support the species at all.

\* from 'A Practical Guide to Strategic Environmental Assessment Directive' (2006))

### Main Impacts of the LAPP on Sustainability Appraisal Objectives

- 5.2 Table 7 on page 69 brings together the results of all the policies in the LAPP as only 2 policies have been re-appraised there is only a minor change to that shown in the main SA report. Table 8 on page 70 shows a summary of the SA results for the sites including removing a number of sites that are no longer proposed to be allocated and the additional site known as PA86: Thane Road – Horizon Factory. Please refer to the key shown in Appendix 2 on page 76.

**Table 7: SA Results of all LAPP Policies**

Policy	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Envir, Bio & GI	7. Land. & Town	8. Nat Res & Flooding	9. Waste	10. Energy & CC	11. Transport	12. Employment	13. Innovation	14. Economic Structure
Policy CC1: Sustainable Design & Construction	2	2	0	0	0	1	0	4	2	5	0	0	0	2
Policy CC2: Decentralised Energy & Heat Networks	1	1	0	0	0	0	0	3	2	5	0	1	0	2
Policy CC3: Water	1	2	0	0	0	2	1	4	0	2	0	0	0	0
Policy EE1: Providing a Range of Employment Sites	0	2	0	1	1	0	0	-1	-2	-2	-1	5	4	4
Policy EE2: Protecting Existing Business Parks/Industrial Estates	0	2	0	1	0	0	0	1	0	0	0	4	1	2
Policy EE3: Change of Use to Non-Employment Uses	2	1	0	1	0	0	2	1	0	1	1	-1	0	0
Policy EE4: Local Employment & Training Opportunities	0	2	0	0	0	0	0	0	0	0	1	2	3	0
Policy SH1: Retail & Leisure Dev within the City Centre's Primary Shopping Area	0	1	1	1	3	0	3	-1	-2	-1	3	3	0	0
Policy SH2: Development within Primary Frontages	0	0	2	1	2	0	2	0	1	0	2	1	0	0
Policy SH3: Development within Secondary Frontages	0	0	2	1	2	0	2	0	1	0	2	1	0	0
Policy SH4: Main Town Centre Uses in Edge of Centre/Out of Centre Locations	0	1	1	1	2	0	2	0	0	0	2	1	0	0
Policy SH5: Independent Retail Clusters	0	0	1	1	1	0	1	0	0	0	1	1	0	1
Policy SH6: Food & Drink Uses & High Occupancy Licensed / Entertainment	0	1	0	3	1	0	0	0	0	0	1	0	0	0
Policy SH7: Centres of Neighbourhood Importance (CONIs)	0	0	0	1	1	0	0	0	0	0	2	1	0	0
Policy SH8: Markets	0	1	0	0	2	0	0	0	0	0	1	1	0	0
Policy RE1: Facilitating Regeneration	3	1	0	1	0	1	3	1	-1	0	0	1	1	1
Policy RE2: Canal Quarter	5	2	2	2	3	2	4	1	-3	-2	5	4	2	3
Policy RE3: Creative Quarter	5	1	2	2	2	0	3	1	-3	-2	4	4	3	4
Policy RE4: Castle Quarter	2	1	3	1	3	0	3	0	-2	-2	4	2	0	1
Policy RE5: Royal Quarter	1	1	2	1	3	0	3	0	-2	-2	4	2	2	2
Policy RE6: The Boots Site	5	2	3	0	2	1	3	-3	-3	-2	-1	4	3	3
Policy RE7: Stanton Tip	5	1	0	1	2	-1	-2	0	-4	-3	-1	1	0	0
Policy RE8: Waterside	5	2	1	2	3	3	3	-1	-2	-2	3	3	2	2
Policy HO1: Housing Mix	3	1	0	0	1	0	0	0	0	0	0	0	0	0
Policy HO2: Protecting Dwellinghouses (C3) suitable for Family Occupation	2	0	0	0	1	0	0	0	0	0	0	0	0	0
Policy HO3: Affordable Housing	5	1	0	0	2	0	0	0	0	0	0	0	0	0
Policy HO4: Specialist and Adaptable Housing	4	3	0	0	2	0	0	0	-1	-1	1	1	0	0
Policy HO5: Locations for Purpose Built Student Accommodation	4	1	0	1	2	0	1	0	-2	-2	3	0	0	0
Policy HO6: HMOs & Purpose Built Student Accommodation	4	1	0	1	2	0	0	0	-2	-2	2	0	0	0
Policy DE1+: Building Design & Use	3	2	1	3	3	0	5	1	2	2	0	0	0	1
Policy DE2#: Context & Place Making	3	2	3	3	3	2	5	0	0	1	3	0	0	1
Policy DE4: Creation & Improvement of Public Open Spaces in the City Centre	0	1	1	1	2	0	3	0	0	0	1	0	0	0
Policy DE5: Shopfronts	0	0	2	3	1	0	3	0	0	0	0	0	0	0
Policy DE6: Advertisements	0	1	2	0	0	0	1	0	0	0	0	0	0	0
Policy HE1: Proposals Affecting Designated & Non-Designated Heritage Assets	0	0	5	0	1	0	3	1	0	0	0	0	0	0
Policy HE2: Caves	0	0	5	0	1	0	0	0	0	0	0	0	0	0
Policy LS1: Food & Drink Uses & Entertainment Venues Outside the City Centre	1	3	0	2	1	0	0	0	?	?	1	1	0	0
Policy LS2: Supporting the Growth of Further and Higher Education Facilities	1	0	0	0	2	0	0	0	-1	0	2	2	3	3
Policy LS3: Safeguarding Land for Health Facilities	1	3	0	0	0	0	0	0	-1	0	3	1	2	1
Policy LS4: Public Houses &/or designated as an Asset of Community Value	0	0	1	0	3	0	0	0	0	0	0	0	0	0
Policy LS5: Community Facilities	0	3	0	1	5	0	0	0	0	0	1	0	0	0
Policy TR1: Parking & Travel Planning	0	2	1	0	0	0	1	0	0	2	4	0	0	0
Policy TR2: The Transport Network	2	2	?	0	1	?	2	-3	0	1	5	2	0	0
Policy TR3: Cycling	0	3	0	0	0	0	0	0	0	0	3	0	0	0
Policy EN1: Development of Open Space	0	3	1	0	3	4	3	2	0	0	0	0	0	0
Policy EN2: Open Space in New Development	0	2	0	0	2	3	2	0	0	0	0	0	0	0
Policy EN3: Playing Fields & Sports Grounds	0	4	0	0	4	1	2	2	0	0	0	0	0	0
Policy EN4: Allotments	0	3	2	0	2	2	2	3	1	1	0	0	0	0
Policy EN5: Development Adjacent to Waterways	0	3	1	1	1	3	3	1	0	0	2	0	0	0
Policy EN6: Biodiversity	0	2	0	0	1	5	2	2	0	1	0	0	0	0
Policy EN7: Trees	0	1	1	0	0	4	2	2	0	0	0	0	0	0
Policy MI1: Mineral Safeguarding Areas	0	0	0	0	0	0	0	3	0	0	0	1	0	0
Policy MI2: Restoration, After-use & After-care	0	1	1	0	0	3	3	1	1	0	0	1	0	0
Policy MI3: Hydrocarbons	0	0	0	0	0	-1	-1	-1	0	?	0	1	0	0
Policy IN1: Telecommunications	0	0	2	0	0	0	0	0	0	0	0	0	0	0
Policy IN2: Land Contamination, Instability & Pollution	1	4	0	0	0	2	0	3	0	0	0	0	0	0
Policy IN3: Hazardous Installations & Substances	0	4	0	0	0	0	0	0	0	0	0	0	0	0
Policy IN4: Developer Contributions	5	4	2	2	3	2	2	2	0	0	2	2	2	0
Policy SA1: Site Allocations^	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

+ Policy re-appraised

# Policy re-appraised (DE3 incorporated into DE2)

^ New policy but not appraised as each allocation has been separately assessed – see Table 8

Table 8: SA Results of all LAPP PA Site Allocations

Site	1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Envir, Bio & GI	7. Land. & Town	8. Nat Res & Flooding	9. Waste	10. Energy & CC	11. Transport	12. Employment	13. Innovation	14. Economic Structure
PA1 (LA6 DS2) Bestwood Road - Former Bestwood Day Centre	1	1	0	1	0	-1	1	-2	-2	-2	-2	0	0	0
PA2 (LA7 DS4) Blenheim Lane	0	0	0	1	-1	-2	0	-1	-3	-4	-3	2	3	2
PA3# (LA36 DS17) Eastglade, Top Valley - Former Eastglade School Site	2	2	0	1	1	0	1	-1	-2	-2	-1	0	0	0
PA4 (LA46 DS6) Linby Street/Filey Street	1	0	1	1	0	3	2	-2	-1	-1	2	2	0	0
PA5 (LA42 DS20) Ridgeway - Former Padstow School Playing Field	4	2	0	0	-1	-2	-1	-1	-2	-2	-1	0	0	0
PA6 (LA41 DS19) Beckhampton Rd - Former Padstow School	1	4	0	2	3	0	0	0	-1	-1	-1	0	0	0
PA7 (LA45 DS8) Southglade Food Park	0	0	0	1	0	0	0	0	-1	-1	0	2	0	0
PA8 (LA40 DS18) Padstow Road - Former Padstow School Site	5	2	0	0	0	0	-1	-1	-3	-2	-2	0	0	0
PA9 (LA43 DS21) Edwards Lane - Former Haywood School Playing Field	4	1	0	0	-1	-2	1	-1	-2	-2	-1	0	0	0
PA10 (LA39 DS85) Piccadilly - Former Henry Mellish School Playing Field	2	0	0	1	0	-2	-1	-1	-1	-1	0	0	0	0
PA11 (LA63 DS7) Stanton Tip - Hempshill Vale	5	1	0	1	2	-1	-2	0	-4	-3	-1	1	0	0
PA12# (LA38 DS5) Highbury Road - Former Henry Mellish School Site	1	2	0	0	1	0	1	0	-1	-1	1	0	0	0
PA14 (LA1 DS16) Arnsdale Road - Former Chronos Richardson	3	1	0	1	0	1	3	0	-2	-2	-1	0	0	0
PA15 (LA12 DS86) Bulwell Lane - Former Coach Depot	2	1	0	1	0	0	1	1	-1	-1	0	0	0	0
PA16# (LA52 DS24) Woodhouse Way - Nottingham Business Park North	0	0	0	0	2	0	0	-1	-1	-1	-2	2	0	0
PA17 (LA53 DS26) Woodhouse Way - Woodhouse Park	5	2	-1	0	1	-2	-3	-1	-3	-3	-3	0	0	0
PA18 (LA64 DS13) Vernon Road - Former Johnsons Dyeworks	3	1	0	1	0	1	2	-2	-2	-2	1	0	0	0
PA19 (LA47 DS33) Lortas Road	2	1	0	1	0	-2	1	-1	-1	-1	-1	0	0	0
PA20 (LA61 DS93) Haydn Road/Hucknall Road - Severn Trent Water	3	1	0	0	0	1	1	1	-1	-1	0	1	0	0
PA21 (LA62 DS41) Mansfield Road - Sherwood Library	1	0	0	0	?	0	2	-1	0	0	2	1	0	0
PA22 (LA76 DS14) Western Boulevard	0	1	0	1	0	1	2	0	-1	-1	-1	1	0	0
PA23 (LA3 DS10) Radford Road - Former Basford Gasworks	3	1	0	1	1	1	3	-1	-2	-2	0	2	0	0
PA24# (LA49 DS23) College Way - Melbury School Playing Field	2	1	0	0	0	-1	0	-1	-1	-1	-2	0	0	0
PA25# (LA24 DS22) Chingford Road Playing Field	4	2	1	0	1	-1	0	-1	-3	-2	-2	0	0	0
PA26 (LA28 DS27) Denewood Crescent - Denewood Centre	4	1	0	0	-1	0	1	0	-1	-1	0	-1	0	0
PA27# (LA77 DS91) Wilkinson Street - Former PZ Cussons	3	2	1	1	2	1	3	2	-3	-2	3	2	0	0
PA29 (LA9 DS92) Bobbers Mill Bridge - Land Adj to Bobbers Mill Estate	1	1	0	1	0	1	2	1	0	0	0	-1	0	0
PA30 (LA8 DS28) Bobbers Mill Bridge - Bobbers Mill Industrial Estate	3	1	0	1	1	1	2	-2	-1	-1	0	0	0	0
PA32# (LA5 DS30) Beechdale Road - South of Former Co-op Dairy	2	1	0	1	0	0	2	0	-1	-1	-1	-1	0	0
PA33 (LA23 DS29) Chalfont Drive - Former Government Buildings	5	2	1	0	0	0	1	1	0	1	-1	-3	0	0
PA34# (LA4 DS90) Beechdale Road - Former Beechdale Baths	1	0	0	0	0	0	2	0	-1	0	-2	1	0	0
PA35# (LA78 DS56) Woodyard Lane - Siemens	3	2	0	0	2	-1	1	0	-2	-2	-1	-2	0	0
PA36 (LA79 DS54) Russell Drive - Radford Bridge Allotments	4	1	0	1	1	-2	0	-2	-3	-3	-2	0	0	0
PA37 (LA57 DS52) Robin Hood Chase	1	1	0	1	1	1	2	0	-1	0	1	0	0	0
PA38 (LA21 DS49) Carlton Road - Former Castle College	1	0	0	1	2	0	2	0	-2	-2	1	1	1	0
PA39 (LA34 DS51) Carlton Road - Former Co-op	1	0	0	1	1	1	3	0	-2	-1	-2	2	0	0
PA40 (DS107 DS107) Daleside Road - Former Colwick Service Station	1	0	0	1	0	1	2	-1	-1	-1	0	0	0	0
PA41# (LA33 DS34) Alfreton Road - Forest Mill	5	1	2	1	1	0	2	1	-2	-2	1	1	0	0
PA42# (LA55 DS36) Ilkeston Road - Radford Mill	5	1	2	1	0	0	2	1	-2	-2	2	-2	0	0
PA43 (LA59 DS94) Salisbury Street	1	0	0	1	0	1	3	0	-1	-1	0	0	0	0
PA44# (LA60 DS37) Derby Road - Sandfield Centre	3	1	0	1	0	0	1	0	-1	-1	0	0	0	0
PA45 (DS110 N/A) Prospect Place	2	1	0	1	0	0	3	0	-2	-2	0	0	0	0
PA46 (LA29 DS80) Derby Road - Former Hillside Club	2	1	0	1	0	-1	2	-1	-1	-1	-1	0	0	0
PA47# (LA48 DS78) Abbey Street/Leen Gate	1	0	1	1	0	1	3	-1	-1	0	2	2	3	3
PA49 (LA51 DS61) NG2 West - Enterprise Way	0	0	0	1	0	1	1	-2	-2	-2	2	3	2	2
PA50 (LA50 DS60) NG2 South - Queens Drive	0	0	0	1	0	0	2	-2	-2	-2	2	3	2	2
PA52 (LA54 DS79) University Boulevard - Science & Tech Park	0	0	0	0	0	-1	2	-1	-2	-2	1	3	3	3
PA53 (LA30 DS97) Electric Avenue	0	0	0	1	0	0	0	-2	-2	-2	1	3	1	1
PA54 (LA10 DS76) Boots	5	2	3	0	2	1	3	-3	-3	-2	-1	4	3	3
PA55 (DS108 DS108) Ruddington Lane - Rear of 107-127	1	0	0	0	0	-1	-1	-1	-1	-1	1	0	0	0
PA56# (DS104 DS104) Sturgeon Avenue - The Spinney	2	1	0	0	1	0	0	-1	-2	-2	-1	0	0	0
PA57 (LA25 DS82) Clifton West	5	0	-2	1	0	-1	-3	-1	-3	-3	-2	0	0	0
PA58# (LA32 DS84) Green Lane - Fairham House	1	1	0	0	2	-1	2	0	-2	-2	1	1	0	0
PA59# (LA31 DS83) Farnborough Road - Former Fairham Comp School	4	0	0	1	1	0	-2	0	-2	-2	-2	1	0	0
PA60 (LA65 DS53) Victoria Centre	0	0	1	2	3	0	4	-1	-2	-1	2	3	0	0
PA61# (LA58 DS95) Royal Quarter - Burton Street, Guildhall, Police & Fire	5	1	-2	1	2	0	3	0	-3	-2	3	2	2	2
PA62# (DS105 DS105) Brook Street East	2	1	2	1	0	0	3	-1	-1	0	1	0	0	0
PA64# (LA27 DS50) Creative Quarter - Sneinton Market	1	1	-1	1	2	0	1	-1	-1	0	2	2	1	1
PA65 (LA26 DS42) Creative Quarter - Bus Depot	4	2	0	0	1	1	3	2	-1	1	2	3	1	1
PA66 (LA22 DS35) Castle Quarter - People's College	2	1	4	1	1	0	5	-1	0	1	4	1	0	0
PA67# (LA11 DS57) Broadmarsh Centre	3	1	3	2	3	0	4	1	-1	-1	5	3	1	0
PA68 (LA15 DS59) Canal Quarter - Island Site	5	2	3	2	3	2	5	0	-5	-4	2	3	2	2
PA69 (LA19 DS100) Canal Quarter - Station Street/Carrington Street	2	1	2	2	0	1	3	-1	-1	0	5	2	0	1
PA70 (LA16 DS64) Canal Quarter - Queens Road, East of Station	4	1	2	0	0	0	3	0	-2	-1	4	2	0	0
PA71 (LA18 DS68) Canal Quarter - Sheriffs Way, Sovereign House	0	1	2	1	1	0	4	-2	-1	0	5	4	0	2
PA72# (LA20 DS69) Canal Quarter - Waterway Street	3	1	0	1	1	0	3	-2	-2	-1	4	2	0	1
PA73# (LA17 DS65) Canal Quarter - Sheriffs Way/Arkwright Street	4	1	1	1	0	0	3	-1	-2	-1	4	2	0	1
PA74# (LA13 DS63) Canal Quarter - Arkwright Street East	4	1	1	1	0	1	3	-1	-1	0	4	2	0	1
PA75 (LA14 DS67) Canal Quarter - Crocus Street, Southpoint	5	1	1	1	0	-1	3	-1	-3	-2	4	1	0	1
PA76 (LA72 DS72) Waterside - London Road, Former Hartwells	0	0	1	1	-2	1	3	1	-1	-1	2	2	0	0
PA77 (LA71 DS71) Waterside - London Road, Eastcroft Depot	0	0	2	1	0	1	3	-2	-1	-1	2	2	1	0
PA78 (LA73 DS75) Waterside - London Road, South of Eastcroft Depot	0	0	0	1	0	1	3	-2	-1	-1	2	2	1	0
PA79# (LA70 DS73) Waterside - Iremonger Road	4	1	1	1	0	1	3	-2	-1	0	1	-2	1	0
PA80 (LA66 DS101) Waterside - Cattle Market	3	1	1	1	0	0	3	-1	-1	-1	0	1	1	0
PA81 (LA74 DS74) Waterside - Meadow Lane	5	2	0	1	0	1	4	-2	-2	-2	0	0	0	0
PA82# (LA69 DS46) Waterside - Freeth Street	4	2	0	1	2	2	4	0	-1	-1	0	0	1	0
PA83# (LA68 DS48) Waterside - Daleside Road, Trent Lane Basin	5	2	0	1	2	2	4	0	-2	-2	0	-2	1	0
PA85# (LA75 DS47) Waterside - Trent Lane, Park Yacht Club	4	1	0	1	1	1	4	-1	-2	-2	-1	-2	0	0
PA86# Thane Road - Horizon Factory	0	0	0	0	0	0	0	0	0	0	0	2	0	3

# Site re-appraised

- 5.3 The main SA provides a detailed description of the impact of both the proposed policies and site allocations against each of the SA objectives to determine the likely overall secondary, cumulative and synergistic outcomes of LAPP policies and Site Allocations. Given that the overall proposed changes are relatively minor it is considered that the summaries for each SA Objective given in the main SA remain appropriate.

### **Overall Outcomes**

- 5.4 Positive outcomes are anticipated for most of the SA objectives, although negative impacts associated with development on some allocated sites would have a negative impact on the Natural Resources & Flooding, Waste, and Energy & Climate Change objectives. However, a range of positive impacts can be drawn to these objectives from a variety of the LAPP policies.
- 5.5 Particularly strong positive impacts are predicted in respect of the Housing Health, Social, Transport and Employment.
- 5.6 The cumulative impact predicted against the Natural Resources, Waste, and Energy & Climate Change would be expected given the overall scale of development proposed within the plan, and as more development comes forward, so does the potential for negative impact. However, it is considered that sufficient mitigation could be provided through the implementation of policies contained within the LAPP.

### **Likely Significant Effects on the Environment**

- 5.7 Again, due to the relatively minor nature of the changes the likely significant effects on the environment remain as concluded in the main SA report.

## **Section 6: Remaining Stages of the Sustainability Appraisal**

- 6.1 If there are further changes to the LAPP as part of the Examination stage of the LAPP, it may be necessary to revise this addendum to set out any significant proposed changes.
- 6.2 The remaining stages of the SA will be completed once the LAPP is adopted.

## **Section 7: Conclusions**

- 7.1 The scoping and re-appraisal of sites and policies as a result of proposed changes in the Revised Publication Version LAPP allowed the SA process to appraise the social, environmental and economic effects of the LAPP as the policies and site allocations evolved. This addendum has helped to ensure that the decisions made have contributed to achieving sustainable development.
- 7.2 The SA process remains an integral part of the plan making process and has performed a key role in providing a sound evidence base for the plan and the proposed changes.

## Appendix 1: The Sustainability Appraisal Framework

SA Objectives	Decision Making Criteria	Indicators
<p><b>1. Housing</b></p> <p><b>To ensure that the housing stock meets the housing needs of Nottingham</b></p>	<ul style="list-style-type: none"> <li>• Will it increase the range and affordability of housing for all social groups?</li> <li>• Will it reduce homelessness?</li> <li>• Will it reduce the number of unfit homes?</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• House prices; housing affordability</li> <li>• Homelessness</li> <li>• Housing completions (type and size)</li> <li>• Housing tenure</li> <li>• LA stock declared non decent</li> <li>• Sheltered accommodation</li> <li>• Vacant dwellings by tenure</li> </ul>
<p><b>2. Health</b></p> <p><b>To improve health and reduce health inequalities</b></p>	<ul style="list-style-type: none"> <li>• Will it reduce health inequalities?</li> <li>• Will it improve access to health services?</li> <li>• Will it increase the opportunities for recreational physical activity?</li> <li>• Will it provide new open space?</li> <li>• Will it improve the quality of existing open space?</li> </ul>	<ul style="list-style-type: none"> <li>• Adults taking part in sport</li> <li>• Health inequalities</li> <li>• Life expectancy at birth</li> <li>• New/enhanced health facilities</li> <li>• People killed/seriously injured in road accidents</li> <li>• Teenage conception rates</li> <li>• Open spaced managed to green flag award standard</li> <li>• New and enhanced open space</li> <li>• Satisfaction with open space</li> </ul>
<p><b>3. Heritage</b></p> <p><b>To provide better opportunities for people to value and enjoy Nottingham's heritage including the preservation, enhancement and promotion of the cultural and built environment (including archaeological assets).</b></p>	<ul style="list-style-type: none"> <li>• Will it protect historic sites</li> <li>• Will it help people to increase their participation in cultural heritage activities?</li> <li>• Will it protect/improve access to historic sites?</li> <li>• Will it protect and enhance the historical, geological and archaeological environment?</li> </ul>	<ul style="list-style-type: none"> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings/Buildings at risk/locally listed heritage assets including Caves</li> <li>• Scheduled ancient monuments</li> <li>• Number of Museums</li> </ul>
<p><b>4. Crime</b></p> <p><b>To improve community safety, reduce crime and the fear of crime in Nottingham</b></p>	<ul style="list-style-type: none"> <li>• Will it reduce crime and the fear of crime?</li> <li>• Will it increase the prevalence of diversionary activities?</li> <li>• Will it contribute to a safe secure built environment through designing out crime?</li> </ul>	<ul style="list-style-type: none"> <li>• Number of Crimes – by category and total</li> <li>• Fear of crime</li> <li>• Number of Noise complaints</li> </ul>

SA Objectives	Decision Making Criteria	Indicators
<p><b>5. Social</b></p> <p><b>To promote and support the development and growth of social capital across Nottingham</b></p>	<ul style="list-style-type: none"> <li>• Will it protect and enhance existing cultural assets?</li> <li>• Will it improve access to, encourage engagement with and residents' satisfaction in community activities?</li> <li>• Will it improve ethnic and intergenerational relations?</li> </ul>	<ul style="list-style-type: none"> <li>• Access to Community centres</li> <li>• Gains/losses of community facilities</li> <li>• Access to Leisure centres</li> <li>• Access to Libraries/mobile library stops</li> <li>• Participation in voluntary and community activities</li> <li>• A place where people from different backgrounds get on well together</li> <li>• Satisfaction with leisure facilities</li> </ul>
<p><b>6. Environment, Biodiversity and Green Infrastructure</b></p> <p><b>To increase biodiversity levels and protect and enhance Green Infrastructure and the natural environment across Nottingham</b></p>	<ul style="list-style-type: none"> <li>• Will it help protect and improve biodiversity and avoid harm to protected species?</li> <li>• Will it help protect and improve habitats?</li> <li>• Will it increase, maintain and enhance sites designated for their nature conservation interest?</li> <li>• Will it maintain and enhance woodland cover and management?</li> <li>• Will it encourage and protect Green Infrastructure opportunities?</li> </ul>	<ul style="list-style-type: none"> <li>• Local/National nature reserves</li> <li>• Local Wildlife Sites (formerly known as Biological SINCs)</li> <li>• SSSIs</li> </ul>
<p><b>7. Landscape and Townscape</b></p> <p><b>To protect and enhance the landscape and townscape character of Nottingham</b></p>	<ul style="list-style-type: none"> <li>• Will it have an adverse impact on local landscape and townscape character?</li> <li>• Will it have an adverse effect on the openness and visual amenity of the Green Belt?</li> <li>• Will affect areas of public open space?</li> <li>• Will it lead to landscape/townscape improvements?</li> <li>• Will it result in development that is sympathetic to its surroundings in terms of design, layout and scale?</li> </ul>	<ul style="list-style-type: none"> <li>• Greater Nottingham Landscape Character Assessment</li> <li>• Ancient Woodland</li> <li>• Conservation Areas</li> <li>• Historic Parks and Gardens</li> <li>• Listed Buildings/Buildings at risk/locally listed buildings</li> <li>• Scheduled ancient monuments</li> <li>• Woodland areas/new woodland</li> </ul>

SA Objectives	Decision Making Criteria	Indicators
<p><b>8. Natural Resources and Flooding</b></p> <p><b>To prudently manage the natural resources of Nottingham including water, air quality, soils and minerals whilst also minimising the risk of flooding</b></p>	<ul style="list-style-type: none"> <li>• Will it improve water quality?</li> <li>• Will it improve air quality?</li> <li>• Will it lead to reduced consumption of raw materials?</li> <li>• Will it promote the use of sustainable design, materials and construction techniques?</li> <li>• Will it reduce Flood Risk?</li> <li>• Will it prevent the loss of high quality soils to development?</li> <li>• Will it improve water efficiency?</li> </ul>	<ul style="list-style-type: none"> <li>• Greenfield land lost</li> <li>• Carbon dioxide emissions</li> <li>• Contaminated land</li> <li>• Flood risk</li> <li>• Households in Air Quality Management Areas</li> <li>• Number of days moderate/high air pollution</li> <li>• Employment and housing developed on Previously Developed Land (PDL)</li> <li>• Density of dwellings</li> <li>• Developments incorporating Sustainable Drainage Systems (SuDS)</li> <li>• Planning applications granted contrary to advice of EA</li> <li>• Biological/chemistry levels in rivers, canals and freshwater bodies</li> <li>• Production of primary and secondary/recycled aggregates</li> </ul>
<p><b>9. Waste</b></p> <p><b>To minimise waste and increase the re-use and recycling of waste materials</b></p>	<ul style="list-style-type: none"> <li>• Will it result in additional waste?</li> <li>• Will it increase waste recovery and recycling?</li> <li>• Will it reduce hazardous waste?</li> <li>• Will it reduce waste in the construction industry?</li> </ul>	<ul style="list-style-type: none"> <li>• Controlled waste produced</li> <li>• Capacity of new waste management facilities by alternative to landfill</li> <li>• Household waste arisings composted, land filled, recycled, used to recover energy</li> </ul>
<p><b>10. Energy and Climate Change</b></p> <p><b>To minimise energy usage and to develop Nottingham's renewable energy resource, reducing dependency on non-renewable sources</b></p>	<ul style="list-style-type: none"> <li>• Will it result in additional energy use?</li> <li>• Will it improve energy efficiency of new buildings?</li> <li>• Will it support the generation and use of renewable energy?</li> <li>• Will it support the development of community energy systems?</li> <li>• Will it ensure that buildings are able to deal with future changes in climate</li> </ul>	<ul style="list-style-type: none"> <li>• Energy use – renewables and petroleum products</li> <li>• Energy use (gas/electricity) by end user</li> <li>• Renewable energy capacity installed by type</li> </ul>

SA Objectives	Decision Making Criteria	Indicators
<p><b>11. Transport</b></p> <p><b>To make efficient use of the existing transport infrastructure, help reduce the need to travel by car, improve accessibility to jobs and services for all and to ensure that all journeys are undertaken by the most sustainable mode available</b></p>	<ul style="list-style-type: none"> <li>• Will it use and enhance existing transport infrastructure?</li> <li>• Will it help to develop a transport network that minimises the impact on the environment?</li> <li>• Will it reduce journeys undertaken by car by encouraging alternative modes of transport?</li> <li>• Will it increase accessibility to services and facilities?</li> <li>• Will it give rise to a significant net increase in private car journeys?</li> </ul>	<ul style="list-style-type: none"> <li>• Accessibility to education sites, employment sites, health care, leisure centres, open space, shopping centres</li> <li>• Change in road traffic mileage</li> <li>• Development of transport infrastructure that assists car use reduction</li> <li>• Levels of bus and light rail patronage</li> <li>• New major non-residential development with travel plans</li> <li>• People using car and non-car modes of travel to work</li> <li>• Railway station usage</li> <li>• Road traffic levels</li> </ul>
<p><b>12. Employment</b></p> <p><b>To create high quality employment opportunities</b></p>	<ul style="list-style-type: none"> <li>• Will it improve the diversity and quality of jobs?</li> <li>• Will it reduce unemployment?</li> <li>• Will it increase average income levels?</li> </ul>	<ul style="list-style-type: none"> <li>• Average annual income</li> <li>• Benefit claimants</li> <li>• VAT business registration rate, registrations, deregistrations</li> <li>• Businesses per 1000 population</li> <li>• Employment rate</li> <li>• Jobs</li> <li>• New floor space</li> <li>• Shops, vacant shops</li> <li>• Unemployment rate</li> </ul>
<p><b>13. Innovation</b></p> <p><b>To develop a strong culture of enterprise and innovation</b></p>	<ul style="list-style-type: none"> <li>• Will it increase levels of qualification?</li> <li>• Will it create jobs in high knowledge sectors?</li> <li>• Will it encourage graduates to live and work within Nottingham?</li> </ul>	<ul style="list-style-type: none"> <li>• % of 16-64 year olds with Level 2 qualifications or higher (5 GCSE grades A*-C or equivalent). Generally referred to as entry level qualifications</li> <li>• % of jobs in knowledge intensive industries</li> <li>• Number of graduates working in Nottingham/Notts 6 months after their graduation.</li> <li>• % of 16-64 year olds with Level 4 qualifications or higher (Degree level)</li> </ul>
<p><b>14. Economic Structure</b></p> <p><b>To provide the physical conditions for a modern economic structure including infrastructure to support the use of new technologies</b></p>	<ul style="list-style-type: none"> <li>• Will it provide land and buildings of a type required by businesses?</li> <li>• Will it improve the diversity of jobs available?</li> <li>• Will it provide the required infrastructure?</li> <li>• Will it provide business/university clusters</li> </ul>	<ul style="list-style-type: none"> <li>• Completed business development floorspace</li> <li>• Land developed for employment</li> <li>• Employment land lost</li> <li>• Employment land allocated</li> <li>• Profile of employment by sector</li> </ul>

## Appendix 2: Key to Sustainability Appraisal Outcomes

The colour coding has been used to provide a visual summary of the overall results for each of the appraisals of the SA objectives and is shown in Table 9. The SA framework consists of 14 objectives that help assess the impact of a policy or site allocation considering the environment, social and environmental likely impacts (please refer to Appendix 1 on page 72).

**Table 9: Coding for Sustainability Appraisals**

5	Very major/important positive
4	Major positive
3	Moderate to major positive
2	Moderate positive
1	Minor positive
0	? = unknown impact No fill = negligible impact, not relevant or neutral overall
-1	Minor negative
-2	Moderate negative
-3	Moderate to major negative
-4	Major negative
-5	Very major/important negative

### Appendix 3: Re-appraised Site Allocations

Appraisal	Site Allocation Re-appraised	Page
Appraisal 8	PA3 Former Eastglade School Site	78
Appraisal 9	PA12 Highbury Rd - Former Henry Mellish School	82
Appraisal 10	PA16 Woodhouse Way	85
Appraisal 11	PA24 College Way	90
Appraisal 12	PA25 Chingford Road Playing Field	94
Appraisal 13	PA27 PZ Cussons	99
Appraisal 14	PA32 Beechdale Road - Former Co-op Dairy	103
Appraisal 15	PA34 Beechdale Road - Former Beechdale Baths	107
Appraisal 16	PA35 Woodyard Lane – Siemens	110
Appraisal 17	PA41 Alfreton Road - Forest Mill	114
Appraisal 18	PA42 Radford Mill	118
Appraisal 19	PA44 Sandfield	122
Appraisal 20	PA47 Abbey Street/Leengate	125
Appraisal 21	PA56 Sturgeon Avenue - The Spinney	130
Appraisal 22	PA58 Green Lane – Fairham House	134
Appraisal 23	PA59 Farnborough Road - Former Fairham Comprehensive School	138
Appraisal 24	PA61 Royal Quarter - Burton Street, Guildhall	143
Appraisal 25	PA62 Creative Quarter - Brook Street East	148
Appraisal 26	PA64 Creative Quarter - Sneinton Market	151
Appraisal 27	PA67 intu Broadmarsh Centre	155
Appraisal 28	PA72 Canal Quarter - Waterway Street	160
Appraisal 29	PA73 Canal Quarter - Sheriffs Way/Arkwright Street	165
Appraisal 30	PA74 Canal Quarter - Arkwright Street East	169
Appraisal 31	PA79 Waterside – Iremonger Road	174
Appraisal 32	PA82 Waterside - Freeth Street	177
Appraisal 33	PA83 Waterside - Daleside Road, Trent Lane Basin	181
Appraisal 34	PA85 Waterside - Trent Lane, Park Yacht Club	185
Appraisal 35	PA86 Thane Road – Horizon Factory	189



SA Objectives	PA3 (LA36 DS17) Eastglade, Top Valley - Former Eastglade School Site for Residential (C3, predominantly family housing) with a proportion of the site retained as open space	Potential Mitigation Measures
1. Housing	Development could provide additional housing	
2. Health	Housing recognised as key determinant of health. Could provide access to open space (not currently accessible). Site is confirmed in the Playing Pitch Strategy to be a lapsed site.	
3. Heritage	Negligible impact.	
4. Crime	Development on a currently vacant site / derelict & fenced off may offer opportunities for activity and secure site boundaries	
5. Social	Cleared school site and currently fenced off preventing public access. Development proposals could provide for new open space.	
6. Environment, Biodiversity & Green Infrastructure	Current site has limited biodiversity interests.	
7. Landscape & Townscape	Negligible impact on local landscape character. Former school site which has been mainly cleared and subject to some fly tipping. Not currently making positive contribution to townscape. Development Principles set out a significant proportion of the site to be retained as Open Space. Opportunity to enhance streetscene/ townscape through appropriate designed scheme.	

SA Objectives	PA3 (LA36 DS17) Eastglade, Top Valley - Former Eastglade School Site for Residential (C3, predominantly family housing) with a proportion of the site retained as open space	Potential Mitigation Measures
8. Natural Resources & Flooding	Development could increase the built up area, introducing non permeable surfaces which may impact on drainage network. No fluvial flooding. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.	Mitigation through design to address drainage issues via Development Management process and policies of the Local Plan
9. Waste	Development may give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Likely to increase energy use through on going use of new buildings.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Some public transport routes in the area but not high frequency. Increase in car borne journeys likely	Mitigation through promotion of smarter transport choices via Development Management process and policies of the Local Plan.
12. Employment	Negligible impact, though construction from development is likely to have a short term beneficial impact on to this objective across the City area as a whole.	

SA Objectives	PA3 (LA36 DS17) Eastglade, Top Valley - Former Eastglade School Site for Residential (C3, predominantly family housing) with a proportion of the site retained as open space	Potential Mitigation Measures
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposed residential use along with public open space was considered likely to result in a moderate positive impact on the Housing objective, with a moderate positive effect also likely to be felt by the Health objective. More minor positive impacts were anticipated for the Crime, Social and Landscape &amp; Townscape objectives. Moderate negative impacts were identified against the Waste and Energy &amp; Climate Change objectives, with more minor negative effects predicted against the Natural Resources &amp; Flooding and Transport objectives. Mitigation measures have been identified for the negative impacts identified against the sustainability objectives.</p>		



SA Objectives	PA12 (LA38 DS5) Highbury Road - Former Henry Mellish School Site for Residential (C3, predominantly family housing). Potential for community facilities to be provided.	Potential Mitigation Measures
1. Housing	The development could result in some new housing.	
2. Health	Enhanced community access to improved sport provision. Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	Proposal for community facilities could assist towards social objective.	
6. Environment, Biodiversity & Green Infrastructure	Some loss of open space. Negligible impact overall.	
7. Landscape & Townscape	Negligible impact on local landscape character. Former school and associated playing fields which is currently fenced off, not open to the public. Site is partially cleared and provides limited visual interest and in current states detracts from the street scene. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale paying particular attention to the Highbury Road frontage may have a minor positive impact on townscape.	
8. Natural Resources & Flooding	Construction from development is likely to give rise to the use of additional natural resources on this site in the short term, but negligible impact overall.	

SA Objectives	PA12 (LA38 DS5) Highbury Road - Former Henry Mellish School Site for Residential (C3, predominantly family housing). Potential for community facilities to be provided.	Potential Mitigation Measures
9. Waste	Development could result in creation of increase in household waste, though only small number of houses proposed.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Development could increase domestic energy used. Overall minor negative impact.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Although housing could generate some car journeys, the site is on high frequency bus corridor and close to tram stop promoting sustainable transport choices.	
12. Employment	Construction from development is likely to have a short term beneficial impact on this objective across the City area as a whole. Negligible impact.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposal could result in moderate positive impacts for the Health objectives alongside minor positive outcomes for the Housing, Landscape &amp; Townscape, Transport and Social objectives. Minor negative impacts on Waste and Energy &amp; Climate Change objectives were identified. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA16 (LA52 DS24) Woodhouse Way - A1/A3/A4 uses (on a reduced site area)	Potential Mitigation Measures
1. Housing	Negligible impact.	
2. Health	Negligible impact.	
3. Heritage	Negligible impact due to sufficient buffer of built development between site and Strelley Conservation Area to the south and west.	
4. Crime	Negligible impact.	
5. Social	In line with the planning permission on the site for a small supermarket and public house the Development Principles has been amended to confirm A1, A3 and A4 uses suitable. These additional uses have the potential to increase social interaction particularly given the large residential estate being built to the south of the allocation.	
6. Environment, Biodiversity & Green Infrastructure	The remaining parcel of land is now bounded by the business park to the north and new housing site to the south. Although there may be some biodiversity interest on the site, this is likely to be limited and so allocation likely to have negligible impact	

SA Objectives	PA16 (LA52 DS24) Woodhouse Way - A1/A3/A4 uses (on a reduced site area)	Potential Mitigation Measures
7. Landscape & Townscape	<p>In the Greater Nottingham Landscape Character Assessment the site adjoins land that is categories as being part of the “Magnesian Limestone Ridge” County character areas and specifically adjoining the <a href="#">ML15</a> (see <a href="#">map</a> showing extent of zone) Strelley Plateau Draft Policy Zone Draft Policy Zone. The DPZ overall assessment found the landscape condition to be “moderate” and landscape character to be also “moderate”.</p> <p>The allocation has been reduced to one parcel of land within the business park and surrounded by built form. Overall taking landscape and townscape into account, negligible impact is likely.</p>	
8. Natural Resources & Flooding	<p>Majority of the site is currently undeveloped so has Greenfield run off rates. Potential coal resource in the area theoretically available for extraction prior to construction. The site is classified as Grade 2 Agricultural Land Quality although remaining parcel is within the business park. Outline consent for use supermarket and pub. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term</p>	<p>Mitigation through design to address drainage/flooding issues via Development Management process and policies of the Local Plan. Development of the site will result in loss of some agricultural land for which mitigation is not possible however the site already has planning permission.</p>

SA Objectives	PA16 (LA52 DS24) Woodhouse Way - A1/A3/A4 uses (on a reduced site area)	Potential Mitigation Measures
9. Waste	Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Could be increase in energy use through use of and constructing buildings	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Limited existing public transport provision. Currently relatively car dependent. Close to motorway. The introduction of additional uses on the site have the potential to encourage walking and cycling trips from the residential areas to the east and growing residential area to the south. However these uses are also likely to increase the volume of trips by less sustainable modes.	Mitigation through promotion of Travel Plans and 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Proposed uses are given over to A1/A3/A4 in line with the planning permission. These uses are still likely to produce new jobs. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	

SA Objectives	PA16 (LA52 DS24) Woodhouse Way - A1/A3/A4 uses (on a reduced site area)	Potential Mitigation Measures
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposed allocation is now much smaller and is proposed for A1/A2/A3 uses. These uses are considered likely to result in moderate positive outcomes for the Social and Employment objectives. Minor negative scores have been recorded for Natural Resources &amp; Flooding, Waste and Energy &amp; Climate Change. It is acknowledged that the additional uses on the site have the potential to encourage walking and cycling trips from the residential areas to the east and growing residential area to the south. Given that the site has relatively poor public transport links and that the uses are likely to encourage car borne trips a moderate negative score has been recorded for the Transport objective overall. Mitigation measures have been identified to address any possible negative impacts.</p>		



SA Objectives	PA24 (LA49 DS23) College Way - Melbury School Playing Field for Residential (C3, predominantly family housing) with provision of on site open space.	Potential Mitigation Measures
1. Housing	Could provide housing on the site.	
2. Health	Open space could be lost, but not publicly accessible. Balanced against housing being recognised as key determinant of health. Site is confirmed in the Playing Pitch Strategy to be a lapsed site. Overall positive impact.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Potential for harm to biodiversity/GI but dependant on form of development and provision of biodiversity features.	Mitigation via sensitive design seeking to protect or enhance Green Infrastructure/Biodiversity as appropriate through Development Management process and application of Local Plan Policies

SA Objectives	PA24 (LA49 DS23) College Way - Melbury School Playing Field for Residential (C3, predominantly family housing) with provision of on site open space.	Potential Mitigation Measures
7. Landscape & Townscape	<p>The site was assessed as part of the Greater Nottingham Landscape Character Assessment and classified as falling within the Magnesian Limestone Ridge Regional Character Area, and specifically the <a href="#">ML15</a> Strelley Plateau (see <a href="#">map</a> showing extent of zone). However, the site is former school playing fields and is surrounded by residential development as such could have negligible impact on the landscape element of the objective.</p> <p>Site is not publically accessible and does not form a significantly visual feature in the area with limited public views. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may still have a neutral impact on townscape.</p>	
8. Natural Resources & Flooding	Currently grassed site and developing could result in more runoff. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.
9. Waste	Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.

SA Objectives	PA24 (LA49 DS23) College Way - Melbury School Playing Field for Residential (C3, predominantly family housing) with provision of on site open space.	Potential Mitigation Measures
10. Energy & Climate Change	Development could result in increased energy usage	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	The site has poor public transport accessibility in relation to other sites. Likely to result in high number of car journeys.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Negligible impact overall, though construction from development is likely to have a short term beneficial impact on this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The site has been slightly reduced in size and would as a result accommodate less housing. Proposed residential and open space uses could bring moderate to major positive outcomes for the Housing objective as well as a minor positive impact for the Health objective. A moderate negative impact was identified against the Transport objective, as well as further minor negative impacts against the Environment Biodiversity &amp; GI, Natural Resources &amp; Flooding, Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 12: PA25 (LA24 DS22) Chingford Road Playing Field for Residential (C3, predominantly family housing) with a third of the site retained as open space.**

																		Very major/important positive
																		Major positive
																		Moderate to major positive
																		Moderate positive
																		Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = Negligible impact., not relevant or neutral overall				
																		Minor negative
																		Moderate negative
																		Moderate to major negative
																		Major negative
																		Very major/important negative

SA Objectives	PA25 (LA24 DS22) Chingford Road Playing Field for Residential (C3, predominantly family housing) with a third of the site retained as open space.	Potential Mitigation Measures
1. Housing	Potential use could provide significant new housing.	
2. Health	<p>Open space could be lost, but not publicly accessible. Balanced against housing being recognised as key determinant of health. The revised Development Principles confirm that a third of the site will be retained as Open Space and will be publically available. This could have a more positive impact on the Health objective.</p> <p>Site is confirmed in the Playing Pitch Strategy to be a lapsed site. Close to Bilborough Park and Harvey Haddon sport facilities.</p>	
3. Heritage	<p>Site is adjacent is adjacent to a Grade II* listed church of St Martin and two other listed buildings, and an archaeological constraints area. The development principles for the proposed development seek to preserve and enhance heritage assets. The Development Principles now specifies that open space provision should be provided which should help buffer and protect the setting of heritage assets, which will be focused to the north west of the site and cover approximately one third of the site area. This should give long term protection to these assets.</p>	
4. Crime	Negligible impact.	

SA Objectives	PA25 (LA24 DS22) Chingford Road Playing Field for Residential (C3, predominantly family housing) with a third of the site retained as open space.	Potential Mitigation Measures
5. Social	The Development Principles are clearer that a third of the site will be laid over to open space. This would allow public access to the land which currently has no public access. This has the potential to enhance social interaction of the existing residential areas surrounding the site and also for the new housing once this is built.	
6. Environment, Biodiversity & Green Infrastructure	Development could take place on grassed land which was formerly school playing fields. However, the Development Principles now confirm that a third of the site will be safeguarded for open space including semi-natural open space. which could be incorporated into multi- purpose greenspace.	Mitigation via sensitive design seeking to protect or enhance Green Infrastructure/Biodiversity as appropriate through Development Management process and application of Local Plan Policies
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>The site is surrounded by residential properties with limited public viewpoints. The site is also not publically accessible.</p> <p>The Development Principles should ensure new public open space is created within the site and could include a buffer to the heritage assets. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may have a neutral impact on townscape.</p>	

SA Objectives	PA25 (LA24 DS22) Chingford Road Playing Field for Residential (C3, predominantly family housing) with a third of the site retained as open space.	Potential Mitigation Measures
8. Natural Resources & Flooding	Majority of site is currently undeveloped so has greenfield run off rates. Built form has potential to increase run off without appropriate mitigation. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.	Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.
9. Waste	Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	New residential development would be likely to increase the on-going energy demand/use.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	The site has reasonable public transport accessibility via Strelley Road, but still likely to result in significant number of car journeys. A moderate negative impact on the objective is considered likely, given the scale of proposed development here.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Negligible impact overall, though construction from development is likely to have a short term beneficial impact on this objective across the City area as a whole.	

SA Objectives	PA25 (LA24 DS22) Chingford Road Playing Field for Residential (C3, predominantly family housing) with a third of the site retained as open space.	Potential Mitigation Measures
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The revised Development Principles are likely to have a more positive impact on some of the SA objectives. Proposed residential use could bring major positive impacts for the Housing objective as well as a moderate positive outcome for the Health objective and minor positive score for Heritage and Social objectives. The waste objective was considered likely to receive a moderate to major negative impact alongside moderate negative impacts against the Energy &amp; Climate Change, and Transport objectives, as well as a minor negative outcome for the Natural Resources &amp; Flooding and Environment, Biodiversity &amp; GI objectives. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 13: PA27 (LA77 DS91) Wilkinson Street - Former PZ Cussons for Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	PA27 (LA77 DS91) Wilkinson Street - Former PZ Cussons for Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.	Potential Mitigation Measures
1. Housing	Significant new housing could be delivered	
2. Health	Contaminated site could be improved. Open space could be delivered on site – health benefits from new housing. Housing recognised as key determinant of health.	
3. Heritage	Chimney feature retained on site, potential to enhance its setting. Listed building and conservation area in the vicinity but separated by existing uses/buildings likely resulting in minor positive impact.	
4. Crime	Potential to improve boundary treatments generally and provide active frontages and resulting natural surveillance of the area.	
5. Social	Mix of employment, housing, education and open space to be created which should have some positive social benefits.	
6. Environment, Biodiversity & Green Infrastructure	Opportunities to provide enhancement to Local Wildlife Sites and green infrastructure as part of new flood defences.	

SA Objectives	PA27 (LA77 DS91) Wilkinson Street - Former PZ Cussons for Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.	Potential Mitigation Measures
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Cleared derelict site with remains of building material on site. Has large frontage to Wilkinson Street and is close to Star Buildings Conversation Area making the site very prominent within the streetscene. Development Principles should ensure new and improved walking and cycling links should be provided and the existing chimney on the site retained. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale likely to have moderate to major positive impact on townscape given the prominence of the site.</p>	
8. Natural Resources & Flooding	<p>Development could provide significant opportunities to mitigate flood risk on this site and downstream.</p> <p>Construction from development is likely to give rise to the use of additional natural resources on this site in the short term</p>	
9. Waste	<p>The proposed use could introduce net increase in domestic and commercial waste generation on site.</p>	<p>Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.</p>

SA Objectives	PA27 (LA77 DS91) Wilkinson Street - Former PZ Cussons for Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.	Potential Mitigation Measures
10. Energy & Climate Change	A cleared site. New development would result in increased energy demand/use. New energy efficient buildings are likely.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Site is highly sustainable being accessible to tram and bus services. Many local services in the vicinity of the site. Opportunities for new and improved pedestrian and cycle routes running through the site.	
12. Employment	The site is no longer in employment use and some potential for new employment use as part of proposed uses. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: Development is considered likely to have a moderate to major positive impact on the housing, Landscape &amp; Townscape, and Transport objectives. Moderate positive outcomes were also predicted for the Health, Social, Natural Resources, and Employment objectives. Minor positives for Heritage, Crime, and Environment objectives were also identified. A moderate to major negative outcome was predicted against the Waste objective and Moderate negative impact against Energy. Mitigation measures have been identified for the negative impacts which may result from the proposed development.</p>		



SA Objectives	PA32 (LA5 DS30) Beechdale Road - South of Former Co-op Dairy for Residential (C3, predominantly family housing).	Potential Mitigation Measures
1. Housing	Positive impact based on scale of site and likely new residential build.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	New design may increase natural surveillance and boundary enclosure treatments.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is a cleared site. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate positive impact on townscape.</p>	
8. Natural Resources & Flooding	The site is not in the flood zone and is on previously developed land. Neutral impact. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	

SA Objectives	PA32 (LA5 DS30) Beechdale Road - South of Former Co-op Dairy for Residential (C3, predominantly family housing).	Potential Mitigation Measures
9. Waste	Redevelopment could result in net increase in waste overall.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Proposed development likely to result in increased energy demand/use, though buildings likely to be more energy efficient.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	The site is not particularly well placed for public transport. Likely increased trip generation as a result of proposal.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Loss of some employment land. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	Mitigation by provision of sufficient suitable employment land across the City area via Development Management process and policies of the Local Plan.
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	

SA Objectives	PA32 (LA5 DS30) Beechdale Road - South of Former Co-op Dairy for Residential (C3, predominantly family housing).	Potential Mitigation Measures
<p>Summary: In summary, a moderate positive impact for the Housing and Landscape/ Townscape objectives. Other more minor positive outcomes for the Health, and Crime objectives were predicted. Minor negative impacts against the Waste, Energy, Transport and Employment objectives were identified. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA34 (LA4 DS90) Beechdale Road - Beechdale Baths for Convenience retail store (A1), with scope for residential.	Potential Mitigation Measures
1. Housing	Development could provide new housing on this site.	
2. Health	The swimming baths have now been demolished although enhanced facilities provided at the nearby Harvey Haddon Sports Village. Housing recognised as key determinant of health. Neutral impact overall.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	There could be a loss of sport facilities on the site as part of any redevelopment; however this is balanced against new and enhanced facilities in the area.	
6. Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	Negligible impact on local landscape character. Site is now a cleared site which is particularly prominent within the streetscene from Western Boulevard. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate positive impact on townscape.	
8. Natural Resources & Flooding	Negligible impact. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	

SA Objectives	PA34 (LA4 DS90) Beechdale Road - Beechdale Baths for Convenience retail store (A1), with scope for residential.	Potential Mitigation Measures
9. Waste	The proposed uses could result in net increase in waste production on site through construction and operation.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Development proposed likely to be more intensive than existing use, but balanced against buildings which are likely to be more energy efficient than those on the site presently	
11. Transport	The site is in a sustainable location but could generate net additional car borne journeys.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Retail development could be likely to provide net increase in jobs. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: In summary minor positive impacts were identified for the Housing and Employment objective and a moderate positive for the Landscape/Townscape objective. A moderately negative impact on the Transport objective predicted as well as a more minor negative effect on the Waste objective. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA35 (LA78 DS56) Woodyard Lane – Siemens for Residential (C3, predominantly family housing) and community facilities (D1) and open space.	Potential Mitigation Measures
1. Housing	Significant level of housing development proposed	
2. Health	Loss of some open space balanced by opening up remainder to public access. Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	Proposed use includes community facilities	
6. Environment, Biodiversity & Green Infrastructure	Approximately half the site is currently open space although some could be retained as part of the redevelopment; The overall impact could be negative. There are also TPOs on the western edge and elsewhere in the vicinity. Half of the site is brownfield. Development principles set out the need to retain TPOs, and provide a significant amount of open space on the site.	Mitigation via sensitive design seeking to protect or enhance Green Infrastructure/Biodiversity as appropriate through Development Management process and application of Local Plan Policies
7. Landscape & Townscape	Negligible impact on local landscape character.  Site is formed by a large area of grassed field to the rear of low rise employment buildings. The site is reasonably well screened, although the entrance is industrial in nature. Development Principles should ensure the retention of part of the grassed area as public open space and the trees along the western edge of the site. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in minor positive impact on townscape.	

SA Objectives	PA35 (LA78 DS56) Woodyard Lane – Siemens for Residential (C3, predominantly family housing) and community facilities (D1) and open space.	Potential Mitigation Measures
8. Natural Resources & Flooding	Construction from development is likely to give rise to the use of additional natural resources on this site in the short term. Developing part of the green field element but Sustainable Drainage Systems could be incorporated across the site therefore impact neutral.	.
9. Waste	Development could result in intensity of uses and more waste generated.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Proposed use more intensive than existing. Energy consumption could increase. New buildings likely to be more energy efficient.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Site is not well accessed by sustainable travel modes and therefore is likely to have a high dependency on cars. More intensive use likely, although existing use does generate significant vehicular movements.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.

SA Objectives	PA35 (LA78 DS56) Woodyard Lane – Siemens for Residential (C3, predominantly family housing) and community facilities (D1) and open space.	Potential Mitigation Measures
12. Employment	Development could result in loss of employment. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	Mitigation by provision of sufficient suitable employment land across the City area via Development Management process and policies of the Local Plan.
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: In summary the proposal for residential and community facility uses on this site were considered likely to result in a moderate to major positives to the Housing objective, and moderate positive outcomes for the Health and Social objectives. A minor positive outcome was also predicted for the Landscape/Townscape objective. Moderate negative impacts against the Waste, Energy &amp; Climate Change and Employment objectives were predicted, alongside minor negative effects for the Environment and Transport objectives. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA41 (LA33 DS34) Alfreton Road - Forest Mill for Retail (A1, A2, A3) (as component of mixed use scheme), residential (C3), student accommodation (sui generis).	Potential Mitigation Measures
1. Housing	High density residential scheme likely to be achieved on the site.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Prominent site within conservation area. Given that there are derelict buildings on site, potential to enhance setting of the Conservation Area.	
4. Crime	Could improve crime objective. Site currently underused and derelict.	
5. Social	Potential for mix of uses on the site which could enhance the social objectives.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by a partially cleared site and a large former office building of low quality design, both of which are prominent in the streetscene. It also lies within Alfreton Road Conservation Area. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in a moderate positive impact on townscape given the prominent nature of the site within the district centre and the potential to improve the setting to the Conservation Area.</p>	

SA Objectives	PA41 (LA33 DS34) Alfreton Road - Forest Mill for Retail (A1, A2, A3) (as component of mixed use scheme), residential (C3), student accommodation (sui generis).	Potential Mitigation Measures
8. Natural Resources & Flooding	Construction from development is likely to give rise to the use of additional natural resources on this site in the short term. No fluvial flooding and currently mostly cleared site. Given previous use, neutral impact.	
9. Waste	Development could give rise to net increase in operation and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	New buildings could be more efficient but site could be more intensively used.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Site is on Alfreton Road which has high frequency public transport services and is close to shops and employment.	
12. Employment	Site is mostly vacant with limited employment. Retail uses will provide some new employment. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	

SA Objectives	PA41 (LA33 DS34) Alfreton Road - Forest Mill for Retail (A1, A2, A3) (as component of mixed use scheme), residential (C3), student accommodation (sui generis).	Potential Mitigation Measures
14. Economic Structure	Negligible impact.	
<p>Summary: A very major/important positive impact has been identified for the Housing objective given the number of units likely to be achieved on the site. Moderate positive impacts were also anticipated for the Heritage and Landscape/Townscape objectives. More minor positive effects were expected for the Health, Crime, Social, Natural Resources, Transport and Employment objectives. Moderately negative outcomes for the Waste and Energy objectives were identified. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 18: PA42 (LA55 DS36) Ilkeston Road - Radford Mill for Residential (C3) and student accommodation (sui generis).**

																		Very major/important positive
																		Major positive
																		Moderate to major positive
																		Moderate positive
																		Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall				
																		Minor negative
																		Moderate negative
																		Moderate to major negative
																		Major negative
																		Very major/important negative

SA Objectives	PA42 (LA55 DS36) Ilkeston Road - Radford Mill for Residential (C3) and student accommodation (sui generis).	Potential Mitigation Measures
1. Housing	The northern part of the site has already been built out but the combined site could provide significant new housing.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	No designated heritage assets within the vicinity of the site. The planning permission retains the southern with some new build which could result in positive impact from opportunities arising from development to repair and improved its setting.	
4. Crime	Current site prone to vandalism. Design of new uses could offer opportunities to improve security.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Currently no green space on site, development could provide minor contributions to GI. Negligible impact.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by an old mill, new industrial sheds to the Ilkeston Road frontage. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate positive impact on townscape given the prominent nature of the site and the poor quality of the buildings fronting Ilkeston Road.</p>	

SA Objectives	PA42 (LA55 DS36) Ilkeston Road - Radford Mill for Residential (C3) and student accommodation (sui generis).	Potential Mitigation Measures
8. Natural Resources & Flooding	New development could result in better drainage of site / SuDS. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	
9. Waste	Site is currently in use however the site would be a lot more intensely used if the development with planning permission is carried out. Net increase in waste generation	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site is currently in use however the site would be a lot more intensely used if the development with planning permission is carried out. Net increase in energy use.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Site is on Ilkeston Road, well accessed by high frequency bus services. Current trip generating development on site. Redevelopment could result in potential modal shift.	
12. Employment	Development could result in loss of employment space. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	Ensuring employment land is maintained and provided for across the City via Development Management process/ policies and policies of the Core Strategy.
13. Innovation	Negligible impact.	

SA Objectives	PA42 (LA55 DS36) Ilkeston Road - Radford Mill for Residential (C3) and student accommodation (sui generis).	Potential Mitigation Measures
14. Economic Structure	Negligible impact.	
<p>Summary: A very major/important positive effect was predicted for the Housing objective, with further moderate positive impacts identified for the Landscape/Townscape, Heritage and Transport objectives. Minor positive impacts were also predicted for the Health, Crime and Natural Resources objectives. Moderate negative impacts have been predicted for the Waste, Energy and Employment objectives. Mitigation measures have been identified for the possible negative impacts.</p>		



SA Objectives	PA44 (LA60 DS37) Derby Road - Sandfield Centre for Residential (C3) predominantly family housing.	Potential Mitigation Measures
1. Housing	Development could provide new housing.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Site is currently underused; redevelopment could result in increased surveillance.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Borders local wildlife site. Site is mainly built up but through development could provide incidental green space. Neutral impact.	
7. Landscape & Townscape	Negligible impact on local landscape character.  Site is formed by mixture of former school buildings most currently used as offices. The site is prominent in the streetscene. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in minor positive impact on townscape.	
8. Natural Resources & Flooding	Site does not currently flood and is developed. Negligible impact.	
9. Waste	Change of use could increase waste. Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.

SA Objectives	PA44 (LA60 DS37) Derby Road - Sandfield Centre for Residential (C3) predominantly family housing.	Potential Mitigation Measures
10. Energy & Climate Change	Proposed use likely to result in more energy consumption as site likely to be more intensively used.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Site is on located on Linton Boulevard and Derby Road, and has excellent public transport provision. Development likely to result in increase in car borne trips from residential development given that the site is currently underused. Proximity to City Centre offers opportunities for walking, cycling and modal shift but overall neutral impact.	
12. Employment	Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole. Existing employment premises could be lost but this is only minimal. Negligible impact.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
Summary: A moderate to major positive impact was identified for the Housing objective, with further minor positive impacts anticipated for the Crime and Landscape/Townscape objectives. Minor negative impacts were predicted against the Waste and Energy & Climate Change objectives and a neutral impact against the Transport objective.		



Objectives	PA47 Abbey Street/Leen Gate for Employment (including hospital/health related B1) and facilities which support the operation of the QMC. Ancillary residential (C3) and hotel (C1)	Potential Mitigation Measures
1. Housing	Small level of housing may be achieved on the site.	
2. Health	Housing recognised as key determinant of health but given the small number of houses proposed a negligible impact likely. Health related employment is likely on the site, however this is unlikely to be directly open to the public, but rather research and development.	
3. Heritage	Site is adjacent to a registered historic park and gardens, opposite ancient monument and adjacent to a Grade 2 Listed Building. Part of the site is within an area of archaeological interest. Site is currently of limited value in terms of its townscape quality. Redevelopment offers opportunity to enhance setting of heritage assets.	
4. Crime	Designing out crime opportunities with new development.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Development could lead to improvements to environment/Biodiversity/Green Infrastructure conditions	

Objectives	PA47 Abbey Street/Leen Gate for Employment (including hospital/health related B1) and facilities which support the operation of the QMC. Ancillary residential (C3) and hotel (C1)	Potential Mitigation Measures
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by a mixture of uses and buildings mostly of low architectural quality and close to buildings of heritage interest. The site is prominent in the streetscene. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate to major positive impact on townscape given that the Development Principles should result in a scheme of high innovative quality design. Site has the potential to use innovative design and good urban design principles.</p>	
8. Natural Resources & Flooding	<p>Construction from development is likely to give rise to the use of additional natural resources on this site in the short term. Site is in a flood risk area. Redevelopment of the site may reduce flood risk through sustainable drainage.</p>	<p>Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.</p>
9. Waste	<p>Net increase in waste likely. Development could give rise to operational and construction waste.</p>	<p>Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.</p>

<b>Objectives</b>	<b>PA47 Abbey Street/Leen Gate for Employment (including hospital/health related B1) and facilities which support the operation of the QMC. Ancillary residential (C3) and hotel (C1)</b>	<b>Potential Mitigation Measures</b>
10. Energy & Climate Change	Site is part of an Enterprise Zone. Innovative approaches to design and energy very likely on the site. Replacement buildings are likely to be more energy efficient.	
11. Transport	Degree of replacement trips compared to current uses on site. Site is in a sustainable location with excellent bus services, very close to NET tram stop and national cycle route. Local services also close to the site.	
12. Employment	Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole. Although some loss of employment uses on site, could result in increase in quality and diversity of jobs.	
13. Innovation	Site is enterprise zone, specialist medical cluster. High tech jobs and training expected which could aid graduate retention. Employment generated at this site likely to have positive innovation benefits.	
14. Economic Structure	Diversity of jobs likely to be increased by proposed use, create high tech cluster and meets current business demands.	

<b>Objectives</b>	<b>PA47 Abbey Street/Leen Gate for Employment (including hospital/health related B1) and facilities which support the operation of the QMC. Ancillary residential (C3) and hotel (C1)</b>	<b>Potential Mitigation Measures</b>
<p>Summary: A moderate to major positive outcomes were predicted for the Landscape/Townscape, Innovation and Economic Structure objectives with further moderate positive outcomes predicted for the Transport and Employment objectives. Minor positive impacts were identified for the Housing, Heritage, Crime and Environment, Biodiversity and GI objectives. Minor negative impacts were predicted against the Natural Resources &amp; Flooding and Waste objectives. Mitigation measures have been identified for possible negative impacts.</p>		



SA Objectives	PA56 (DS104) Sturgeon Avenue - The Spinney for Residential (specialist elderly housing) and/or family housing (C3).	Potential Mitigation Measures
1. Housing	New housing proposed on the site.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	Provision of specialist housing has a positive impact on the objective.	
6. Environment, Biodiversity & Green Infrastructure	Large number of TPOs on the site and LWS to the south east of the site. Development should be focused on the brownfield part of site, opportunities to enhance LWS to east. Overall neutral impact likely.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is currently largely screened by landscaping from Clifton Lane</p> <p>Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale result in neutral impact on townscape given the limited public views into the site.</p>	

SA Objectives	PA56 (DS104) Sturgeon Avenue - The Spinney for Residential (specialist elderly housing) and/or family housing (C3).	Potential Mitigation Measures
8. Natural Resources & Flooding	The site is classified as Grade 2 Agricultural Land Quality but the site is brownfield land with agricultural land to the north, outside the site boundary. The maps produced by Natural England showing Agricultural Land Classification were last uploaded in August 2010. Site is within 1 in 100 flood zone. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.	Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.  No mitigation can be provided for the loss of the soil if the classification were to be found to be correct but given the current use there is no loss.
9. Waste	New development likely to result in increased waste generation from site.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	New development likely to result in increased energy demand/use. New buildings likely to be of sustainable design.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.

SA Objectives	PA56 (DS104) Sturgeon Avenue - The Spinney for Residential (specialist elderly housing) and/or family housing (C3).	Potential Mitigation Measures
11. Transport	Development would take place on a cleared site. Good bus services but net increase in trips generated likely.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.
12. Employment	Negligible impact overall, though construction from development is likely to have a short term beneficial impact on this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: A moderate positive impact identified for the Housing objective and further minor positive impacts for the Health and Social objectives. Minor negatives were predicted against the Natural Resources &amp; flooding and Transport and moderate negative for Waste and Energy objectives. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA58 (DS84/LA32) Green Lane - Fairham House for Retail (A1) to support the role of the existing District Centre, residential (C3).	Potential Mitigation Measures
1. Housing	New housing could result from proposed use.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Negligible impact.	
5. Social	Development on the site could add to the existing District Centre and increase the associated benefits.	
6. Environment, Biodiversity & Green Infrastructure	Some loss of existing landscaping/trees possibly impacting on biodiversity and green infrastructure.	Mitigation via sensitive design seeking to protect or enhance Green Infrastructure/Biodiversity as appropriate through Development Management process and application of Local Plan Policies
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>The site currently houses an office block of limited architectural merit. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate positive impact on townscape by helping to better address the frontages and integrate the site into the urban form.</p>	
8. Natural Resources & Flooding	Construction from development is likely to give rise to the use of additional natural resources on this site in the short term, but negligible impact overall.	

SA Objectives	PA58 (DS84/LA32) Green Lane - Fairham House for Retail (A1) to support the role of the existing District Centre, residential (C3).	Potential Mitigation Measures
9. Waste	Development likely to result in a more intensively used site. Could give rise to net increase in operation and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Development likely to result in a more intensively used site. Proposed uses likely to result in overall increase in energy usage.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Site lies close to the centre of Clifton which is served by a new tramline and has numerous bus services. Some car borne trips could be generated. Overall, minor positive.	
12. Employment	New employment associated with the retail element, there could be a net gain of employment arising from proposed uses. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	

SA Objectives	PA58 (DS84/LA32) Green Lane - Fairham House for Retail (A1) to support the role of the existing District Centre, residential (C3).	Potential Mitigation Measures
<p>Summary: The proposals were considered likely to result in minor positive impacts for the Housing, Transport and Employment objectives, moderate positive for the Social and Landscape/Townscape objectives. Moderate negative outcomes were anticipated against the Waste and Energy objectives, with minor negative impacts identified against the Environment objective. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA59 (DS83/LA31) Farnborough Road - Former Fairham Comprehensive School for Residential development (C3, predominantly family housing) and community uses (D1) and scope for employment (B1).	Potential Mitigation Measures
1. Housing	New housing proposed	
2. Health	Housing recognised as key determinant of health. Site is confirmed in the Playing Pitch Strategy to be a lapsed site. On balance neutral impact. Less open space but could be publicly available.	
3. Heritage	Negligible impact.	
4. Crime	Development could increase natural surveillance and assist in preventing crime and anti-social behaviour.	
5. Social	New community uses on the site could increase social interaction.	
6. Environment, Biodiversity & Green Infrastructure	Some loss of open space but balanced against potential to improve adjacent Local Wildlife Site as set out in the development principles.	

SA Objectives	PA59 (DS83/LA31) Farnborough Road - Former Fairham Comprehensive School for Residential development (C3, predominantly family housing) and community uses (D1) and scope for employment (B1).	Potential Mitigation Measures
7. Landscape & Townscape	<p>The site forms two parcels of land, one being the former school with associated hard surfacing and buildings, the other being the former playing fields.</p> <p>In the Greater Nottingham Landscape Character Assessment the site is categorised as being part of the “South Nottinghamshire Farmland” County character areas and specifically within <a href="#">SN02</a> Ruddington Alluvial Farmland Draft Policy Zone (DPZ) (see <a href="#">map</a> showing extent of zone). The DPZ overall (much wider than the site) was found to be “poor” in landscape condition and “moderate” for landscape character. The site currently lies within the Green Belt and so development likely to have a negative impact on the open character.</p> <p>The development could lead to some loss of open space, but the formal playing fields do not follow the form of the open fields to the south west (and the rest of the DPZ). Overall there could still be a moderate negative impact on landscape. The site is currently within the Green Belt and has the potential to have a negative impact on the Open Character.</p> <p>Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale, taking reference to the adjacent residential estate may result in neutral impact on townscape. There may be some loss of openness but this would be weighed against the replacement of buildings of limited merit.</p> <p>Overall moderate negative impact likely.</p>	<p>Mitigation by ensuring developments respect or enhance the townscape and character of the area via Development Management process/ and policies of the Local Plan, taking into account the Draft Policy Zone <a href="#">SN02</a> Ruddington Alluvial Farmland paying particular attention to “landscape actions” for the open space to be retained. This should also assist in securing an appropriate new boundary for the Green Belt. It may however not be possible to mitigate against all the impact to the landscape.</p>

SA Objectives	PA59 (DS83/LA31) Farnborough Road - Former Fairham Comprehensive School for Residential development (C3, predominantly family housing) and community uses (D1) and scope for employment (B1).	Potential Mitigation Measures
8. Natural Resources & Flooding	New build could result in creation of non permeable surfaces having detrimental impact on drainage conditions. Part of the site is brownfield; the reuse of this element of the site could have positive benefits. Boundary amended to avoid areas of flood risk. Overall neutral impact.	
9. Waste	Development could give rise to net increase in operational and construction waste. Currently minimal waste generation from the uses on the site.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	New buildings could be built to modern standards but could produce net increase in energy consumption. Overall moderate negative impact due to scale of development.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.
11. Transport	Existing bus services run along Farnborough Road. Net increase in car borne trips likely.	Mitigation through promotion of 'Smarter Choices' via Development Management process and policies of the Local Plan.

SA Objectives	PA59 (DS83/LA31) Farnborough Road - Former Fairham Comprehensive School for Residential development (C3, predominantly family housing) and community uses (D1) and scope for employment (B1).	Potential Mitigation Measures
12. Employment	Negligible impact overall, though construction from development is likely to have a short term beneficial impact on this objective across the City area as a whole. Potential for some employment on the site.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposals were considered likely to result in a major positive impact for the housing objective, with minor positive impacts also predicted for the Crime, Social and Employment objectives. Moderate negative impacts were identified against the Landscape/Townscape, Waste, Energy &amp; Climate Change and Transport objectives. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 24:PA61 (DS95/LA58) Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station for Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (C3, Student accommodation (sui generis). Ancillary uses retail (A1), financial & professional services (A2), food & drink (A3/A4 delivered as integral part of a mixed use scheme).**

																		Very major/important positive
																		Major positive
																		Moderate to major positive
																		Moderate positive
																		Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = Negligible impact., not relevant or neutral overall				
																		Minor negative
																		Moderate negative
																		Moderate to major negative
																		Major negative
																		Very major/important negative

SA Objectives	PA61 (DS95/LA58) Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station for Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (C3, Student accommodation (sui generis). Ancillary uses retail (A1), financial & professional services (A2), food & drink (A3/A4 delivered as integral part of a mixed use scheme).	Potential Mitigation Measures
1. Housing	Some housing proposed on the site.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	<p>Listed buildings and other heritage assets (including adjacent conservation area) on and adjacent to the site. Historic caves present beneath site on which development could impact.</p> <p>Development may result in the loss of buildings which make a significant contribution to the streetscape, and potential to impact on caves.</p> <p>Conversely, development could secure the long term viability of the listed buildings by introducing new uses.</p> <p>Overall moderate negative impact.</p>	Mitigation through design which conserves or enhances heritage assets in line with their interest and significance through Development Management process and application of Local Plan Policies.
4. Crime	Site is part vacant, new uses could increase surveillance.	
5. Social	Proposed uses could enhance the facilities within the City Centre which should provide opportunities for further social interactions/facilities.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	

SA Objectives	PA61 (DS95/LA58) Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station for Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (C3, Student accommodation (sui generis). Ancillary uses retail (A1), financial & professional services (A2), food & drink (A3/A4 delivered as integral part of a mixed use scheme).	Potential Mitigation Measures
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by a mix of uses and buildings, some of which are heritage assets.</p> <p>Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale, incorporating the sensitive re-use and enhancement of the heritage assets may result in moderate to major positive impact on townscape.</p>	
8. Natural Resources & Flooding	<p>Site within Air Quality Management Area but likely uses to have shared vehicular trips for other town centre uses.</p> <p>Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.</p>	
9. Waste	<p>Development likely to result in more intensively used site which could give rise to additional operation and construction waste.</p>	<p>Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.</p>

SA Objectives	PA61 (DS95/LA58) Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station for Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (C3, Student accommodation (sui generis). Ancillary uses retail (A1), financial & professional services (A2), food & drink (A3/A4 delivered as integral part of a mixed use scheme).	Potential Mitigation Measures
10. Energy & Climate Change	Site lies directly on the existing district heating system network, immediate connection possible. Development likely to result in more intensively used site. Development could replace some old buildings with new ones, which are likely to be more energy efficient. Net increase in energy use likely.	Mitigation provided through promotion of energy efficient buildings and sustainable design via Development Management process and policies of the Local Plan
11. Transport	Site is in the City Centre and all uses compatible with the location/ sequential preferred. Exceptional public transport connections close to the site including tram and bus services. Proposed uses could lead to positive modal shift given City Centre location.	
12. Employment	Different forms of employment provided but some may be lost / moved elsewhere – likely to result in net increase in employment. Scale of impact dependent on final uses. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Proximity to university could lead to high knowledge uses.	
14. Economic Structure	Proposed uses could provide support infrastructure for high knowledge uses.	

SA Objectives	PA61 (DS95/LA58) Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station for Hotel (C1), offices (B1a), non-residential institution (D1), leisure (D2), residential (C3, Student accommodation (sui generis). Ancillary uses retail (A1), financial & professional services (A2), food & drink (A3/A4 delivered as integral part of a mixed use scheme).	Potential Mitigation Measures
<p>Summary: A very major/important positive impacts were identified for the Housing objective along with moderate to major positive for Landscape/ Townscape and Transport. Moderate positive outcomes for Social, Employment, Innovation and Economic Structure objectives. Minor positive effects were expected to be felt in the Crime objectives. A moderately negative impact was expected for the Heritage and Waste objectives, alongside a more minor negative effect on the Energy objective. Moderate negative impacts for Heritage and Energy Objective are also anticipated along with moderate to major negative outcomes. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA62 (DS105) Creative Quarter - Brook Street East for Residential (C3)	Potential Mitigation Measures
1. Housing	Housing may be delivered on the site.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	There are heritage assets close to the site including listed buildings. Site is partly within and adjacent to Sneinton Conservation Area. Given that the site is cleared opportunity for sympathetic development to enhance heritage assets.	
4. Crime	Cleared site. Development offers opportunities to increase activity and provide natural surveillance, to the benefit of this objective.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	Negligible impact on local landscape character.  Site is cleared. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate to major positive impact on townscape given the opportunities redevelopment would give.	

SA Objectives	PA62 (DS105) Creative Quarter - Brook Street East for Residential (C3)	Potential Mitigation Measures
8. Natural Resources & Flooding	Cleared site, development may result in increased run off. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term. Site is within an Air Quality Management Area and given the cleared site, uses could increase are likely to exacerbate air quality issues.	Mitigation through design to address drainage issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan. Air Quality Management Area policy in relation to air quality issues.
9. Waste	Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies directly on the existing district heating system network, immediate connection possible. Net increase in energy use on the site. On balance neutral impact.	
11. Transport	Net increase in trips likely, although site lies within the City Centre and associated public transport facilities, allowing for potential modal shift.	
12. Employment	Negligible impact.	
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: A moderate positive outcome was predicted for the Housing and Heritage objectives along with moderate to major positive outcome for Landscape/Townscape. In addition minor positive outcomes for Health, Crime and Transport objectives. Minor negatives were considered likely for the Natural Resources and Waste objectives. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA64 (DS50/LA27) Creative Quarter - Sneinton Market for Office / workshop / research & development (B1), residential (C3), retail (A1) with ancillary leisure and community uses (D1) as part of a mixed use scheme.	Potential Mitigation Measures
1. Housing	Housing proposed on the site.	
2. Health	Site located close to leisure centre and walking distance to City Centre. Housing recognised as key determinant of health	
3. Heritage	Site within Sneinton Market Conservation Area and several listed buildings are within the site and nearby but with some buildings of poor quality to the edges of the site. Scheme proposed would retain and restore many of the buildings with heritage interest, finding viable uses for the buildings. However development could result in loss of some buildings on site.	Mitigation through design which should be sensitively designed to preserve and enhance heritage assets in line with their interest and significance through Development Management process and application of Local Plan Policies.
4. Crime	New development improvement opportunities via design	
5. Social	Development could provide social infrastructure. Site is adjacent to leisure centre, market and close to City Centre.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	

SA Objectives	PA64 (DS50/LA27) Creative Quarter - Sneinton Market for Office / workshop / research & development (B1), residential (C3), retail (A1) with ancillary leisure and community uses (D1) as part of a mixed use scheme.	Potential Mitigation Measures
7. Landscape & Townscape	Negligible impact on local landscape character. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in minor positive impact through opportunities to improve the appearance of some damaged and underused buildings on the site. Overall score takes into account potential loss of some heritage assets.	
8. Natural Resources & Flooding	Site lies within an Air Quality Management Area uses may increase resident population. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	Mitigation through Promotion of recycling of building materials via Development Management process and policies of the Local Plan. Air Quality Management Area policy in relation to air quality issues.
9. Waste	Proposed use could result in a net increase in commercial/domestic waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies close to the existing district heating system network, connection possible. Partial redevelopment proposed but still some net increase in energy use. Replacement buildings should be more energy efficient and potential for renewable energy (solar panels).	

SA Objectives	PA64 (DS50/LA27) Creative Quarter - Sneinton Market for Office / workshop / research & development (B1), residential (C3), retail (A1) with ancillary leisure and community uses (D1) as part of a mixed use scheme.	Potential Mitigation Measures
11. Transport	The site lies within the City Centre with good public transport links.	
12. Employment	Development could revitalise employment use. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Site is within the Creative Quarter and should support creative/high tech industries.	
14. Economic Structure	Site is within the Creative Quarter and should support creative/high tech industries.	
<p>Summary: A moderate positive outcomes were predicted for the Social, Transport and Employment objectives, with minor positive outcomes suggested for the Housing, Health, Crime, Innovation and Economic Structure objectives. Minor negative impacts against the Heritage, Natural Resources &amp; Flooding and Waste objectives were expected. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 27: PA67 (DS57/LA11) Broadmarsh Centre for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1 cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3) delivered as integral element of mixed use scheme.**

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport		13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	PA67 (DS57/LA11) Broadmarsh Centre for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3) delivered as integral element of mixed use scheme.	Potential Mitigation Measures
1. Housing	Housing could be provided as part of the wider redevelopment of the area.	
2. Health	Could be improvement in road safety / high footfall pedestrian routes and public realm as part of development. Housing recognised as key determinant of health	
3. Heritage	Scheduled Ancient Monuments on site and lies within and close to several conservation areas with associated heritage assets. Site currently detracts from heritage assets and redevelopment should significantly improve impact on historic features. The current centre offers direct access to the cave network under the centre with further enhancements planned to the tourist facilities as part of the wider redevelopment of the centre.	
4. Crime	Redevelopment could enhance City Centre, creating greater permeability and improving public realm and natural surveillance.	

SA Objectives	PA67 (DS57/LA11) Broadmarsh Centre for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3) delivered as integral element of mixed use scheme.	Potential Mitigation Measures
5. Social	Redevelopment could result in improved public realm and places for gathering. Other town centre uses could include leisure and education uses or similar places for social interaction.	
6. Environment, Biodiversity & Green Infrastructure	Could be some incidental green space as part of development. Negligible impact.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>The site is formed by Broadmarsh Shopping Centre, car parking, bus station and other buildings in a mix of uses. This large site is therefore an important prominent gateway to the City Centre which also lies close to some important heritage assets.</p> <p>Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in positive impact on townscape given the significant urban design opportunities likely through redevelopment of the area. Major positive impact overall.</p>	

SA Objectives	PA67 (DS57/LA11) Broadmarsh Centre for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3) delivered as integral element of mixed use scheme.	Potential Mitigation Measures
8. Natural Resources & Flooding	Site partially within 1:1000 flood plain to southern and eastern part of the site. The development proposed is largely on the same footprint. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term A small part of the site is in AQMA but traffic may be removed from the heavily trafficked Collin Street, which is likely to improve air quality on the site.	
9. Waste	Reuse of currently vacant areas likely to cause net increase in waste. Proposals on same footprint but may be increased in waste produced	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site is currently on district heating system. Could be increased energy consumption on site through redevelopment. More energy efficient buildings should be achieved on the site. Overall minor negative impact given the net increase in floor area and associated energy use proposed.	Mitigation provided through promotion of energy efficient buildings, sustainable design and, where appropriate, on-site renewable energy generation via Development Management process and policies of the Local Plan.

SA Objectives	PA67 (DS57/LA11) Broadmarsh Centre for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3) delivered as integral element of mixed use scheme.	Potential Mitigation Measures
11. Transport	Site is located within the City Centre and redevelopment supported by a new high frequency tram stop and site is close to transport hub, including bus station and train station. Redevelopment could enhance infrastructure although trips could be likely to increase. Bus station on site. Site is in sequentially preferable location for retail.	
12. Employment	Net increase in jobs. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	College to be relocated from Maid Marian Way which could enhance educational facilities for the City (new college site within allocation).	
14. Economic Structure	Negligible impact.	
<p>Summary: A very major positive impact was predicted for the Transport objective, alongside a likely major positive impact for Landscape/Townscape. Moderate to major positive impacts were considered likely for the Housing, Heritage, Social and Employment objectives. A moderate positive impact was predicted for the Crime objective, with minor positive impacts identified for Health, Natural Resources and Innovation objectives. Minor negative impact was highlighted against the Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 28: PA72 (DS69/LA20) Canal Quarter - Waterway Street for Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	PA72 (DS69/LA20) Canal Quarter - Waterway Street for Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).	Potential Mitigation Measures
1. Housing	Residential could be provided as part of the development.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Redevelopment could improve crime by increasing surveillance.	
5. Social	Key site within the southern gateway, redevelopment should enhance relationship and connectivity to the Meadows.	
6. Environment, Biodiversity & Green Infrastructure	Site is next to Tinkers Leen. Some potential for improvements but negligible impact overall.	
7. Landscape & Townscape	Negligible impact on local landscape character.  Site is formed by a largely cleared site and retail warehouse building.	

SA Objectives	PA72 (DS69/LA20) Canal Quarter - Waterway Street for Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).	Potential Mitigation Measures
	Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate to major impact on townscape given the considerable opportunities the site offers at a gateway to the city.	
8. Natural Resources & Flooding	Site flood 1:1000 and 1:100+20 and proposed use could include residential which is more vulnerable. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.
9. Waste	Mix of uses on site could result in net increase in waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies directly on the existing district heating system network, immediate	Mitigation provided through promotion of energy efficient buildings, sustainable

SA Objectives	PA72 (DS69/LA20) Canal Quarter - Waterway Street for Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).	Potential Mitigation Measures
	connection possible. New buildings could be more sustainable, but still likely to be a significant net increase in energy use given that majority of the site is cleared. Overall minor negative impact.	design and on-site renewable energy generation and connection to District Heating System Network where appropriate via Development Management process and policies of the Local Plan
11. Transport	Site is located close to train, tram, bus, cycle network likely to be net increase in trips.	
12. Employment	Mostly site vacant or cleared. Net increase in jobs could result. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Mixed scheme, should result in some grade A office space.	

<p><b>SA Objectives</b></p>	<p><b>PA72 (DS69/LA20) Canal Quarter - Waterway Street for Offices/light industry/research &amp; development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly &amp; leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).</b></p>	<p><b>Potential Mitigation Measures</b></p>
<p>Summary: The proposal was considered likely to result in a major positive outcome for Transport, with a moderate to major positive impact for Housing and Landscape/Townscape objectives. Moderate positive effects were expected Employment objectives, with more minor positive impacts suggested for Health, Crime, Social and Economic Structure objectives. Moderate negative impact against the Natural Resources &amp; Flooding and Waste objectives were predicted, as well as a minor negative impact against the Energy &amp; Climate Change objective. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 29: PA73 (DS65/LA17) Canal Quarter - Sheriffs Way/Arkwright Street for Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme)**

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	PA73 (DS65/LA17) Canal Quarter - Sheriffs Way/Arkwright Street for Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme)	Potential Mitigation Measures
1. Housing	Site should provide housing use as part of a mixed use scheme	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	A small element of site at northern end is in conservation area and contains buildings of heritage value. Nottingham Station which is a listed building lies close to the site. Site currently occupied by some warehouse buildings, redevelopment should help enhance the built form.	
4. Crime	Cleared site, most buildings do not relate well to the street. Redevelopment could improve crime through increased surveillance.	
5. Social	Key site within the southern gateway, redevelopment should enhance relationship and connectivity to the Meadows. Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Negligible impact.	
7. Landscape & Townscape	Negligible impact on local landscape character.  A small element of site at northern end is in conservation area and contains buildings of heritage value. Nottingham Station which is a listed building lies close to the site. Site	

SA Objectives	PA73 (DS65/LA17) Canal Quarter - Sheriffs Way/Arkwright Street for Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme)	Potential Mitigation Measures
	currently occupied by some warehouse buildings and partially cleared. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate to major impact on townscape given the considerable opportunities the site offers at a gateway to the city.	
8. Natural Resources & Flooding	Small part within flood zone 2 at low flood risk. Opportunities for SUDs. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.
9. Waste	Development could give net increase in operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies directly on the existing district heating system network, immediate connection possible. New buildings could be more sustainable, but still likely to be a significant net increase in energy use given that most of the site is cleared. Overall minor negative impact.	Mitigation provided through promotion of energy efficient buildings, sustainable design and on-site renewable energy generation and connection to District Heating System Network where appropriate via

SA Objectives	PA73 (DS65/LA17) Canal Quarter - Sheriffs Way/Arkwright Street for Primarily offices (B1a) within block north of Crocus Street and offices/light industry/research & development (B1) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme)	Potential Mitigation Measures
		Development Management process and policies of the Local Plan
11. Transport	Site is located next to train, tram, bus, cycle network. Opportunities for modal shift.	
12. Employment	Site should provide net increase in jobs. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Site has the potential for brand new A grade office accommodation.	
<p>Summary: The proposal at this site was considered likely to result in a major positive outcome for the Transport objective. A moderate to major positive impact was also identified for both the Housing and Landscape/Townscape objectives, as well as a moderate positive impact for the Employment objective. More minor positive outcomes were also identified for the Health, Heritage, Crime and Economic Structure. A moderate negative impact was predicted against the Waste objective, with minor negatives expected against Natural Resources and Energy objectives. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 30: PA74 (DS63/LA14) Canal Quarter - Arkwright Street East for offices (B1a), light industry/research & development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of mixed use scheme.**

														Very major/important positive
														Major positive
														Moderate to major positive
														Moderate positive
														Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall
														Minor negative
														Moderate negative
														Moderate to major negative
														Major negative
														Very major/important negative

SA Objectives	PA74 (DS63/LA14) Canal Quarter - Arkwright Street East for offices (B1a), light industry/research & development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of mixed use scheme.	Potential Mitigation Measures
1. Housing	Housing could be provided as part of a mixed use scheme.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Part within Station Conservation Area and listed buildings close by including Nottingham Station. Redevelopment has the potential to enhance conservation area and setting of listed buildings.	
4. Crime	Site is partially cleared and some buildings in poor condition. Redevelopment should provide opportunities for improved surveillance.	
5. Social	Key site within the southern gateway, redevelopment should enhance relationship and connectivity to the Meadows. Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Tinkers Leen runs through the site. Redevelopment offers opportunities to improve the watercourse.	

SA Objectives	PA74 (DS63/LA14) Canal Quarter - Arkwright Street East for offices (B1a), light industry/research & development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of mixed use scheme.	Potential Mitigation Measures
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Part within Station Conservation Area and listed buildings close by including Nottingham Station. Site is formed by a mix of uses and buildings, mostly industrial in character with some retail frontages. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate to major impact on townscape given the considerable opportunities the site offers at a gateway to the City and redevelopment has the potential to enhance the conservation area.</p>	
8. Natural Resources & Flooding	<p>Redevelopment could improve drainage through SUDs and Air Quality Management Area covers a small part of the northern tip of the site. The site is within areas of medium and high flood risk and. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.</p>	<p>Mitigation through design to address flooding/drainage issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan. Air Quality Management Area policy in relation to air quality issues.</p>

SA Objectives	PA74 (DS63/LA14) Canal Quarter - Arkwright Street East for offices (B1a), light industry/research & development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of mixed use scheme.	Potential Mitigation Measures
9. Waste	Development could give rise to net increase in operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies directly on the existing district heating system network, immediate connection possible. New buildings could be more sustainable, but still likely to be a net increase in energy use. Overall neutral impact.	
11. Transport	Site is located near to train, tram, bus, cycle network. Opportunities for modal shift.	
12. Employment	Net increase in jobs likely. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact.	
14. Economic Structure	Site has the potential for brand new A grade office accommodation.	

<b>SA Objectives</b>	<b>PA74 (DS63/LA14) Canal Quarter - Arkwright Street East for offices (B1a), light industry/research &amp; development (B1). Additional uses could include residential (C3), non-residential institution (D1). Ancillary ground floor uses could include small scale retail (A1, A2, A3) delivered as integral part of mixed use scheme.</b>	<b>Potential Mitigation Measures</b>
<p>Summary: The proposed uses on this site were considered likely to result in a major positive outcome for the Housing and Transport objective, alongside moderate to major positive effects on Landscape/Townscape and moderate positive outcomes for the Employment objectives. Minor positive outcomes were also identified for the Health, Heritage, Crime, Environment, Biodiversity &amp; G.I. and Economic Structure objectives. Minor negative impacts on Natural Resources and Waste were anticipated. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 31: PA79 (DS73/LA70) Waterside - Iremonger Road for Residential (C3), student accommodation (Sui Generis).**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = Negligible impact., not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	PA79 (DS73/LA70) Waterside - Iremonger Road for Residential (C3), student accommodation (Sui Generis).	Potential Mitigation Measures
1. Housing	Redevelopment for mixed use could provide a significant proportion of residential development.	
2. Health	Housing recognised as key determinant of health.	
3. Heritage	Listed bridge adjacent to site. Redevelopment of site has potential to enhance its setting.	
4. Crime	Development could increase overlooking of canal towpath.	
5. Social	Negligible impact.	
6. Environment, Biodiversity & Green Infrastructure	Relationship to Local Nature Reserve and redevelopment should give opportunities to improve canal towpath	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by industrial buildings with the canal running adjacent to the site. Listed bridge adjacent to site to the south. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in moderate to major impact on townscape given the considerable opportunities the site offers and has the potential to enhance London Road and the canal and heritage asset setting.</p>	
8. Natural Resources & Flooding	Site within 1:100. Mixed use could potentially include more sensitive uses. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	Mitigation through design to address drainage/flooding issues. Promotion of recycling of building materials via Development Management process and policies of the Local Plan.

SA Objectives	PA79 (DS73/LA70) Waterside - Iremonger Road for Residential (C3), student accommodation (Sui Generis).	Potential Mitigation Measures
9. Waste	Buildings are still occupied on site. However, redevelopment could increase waste. Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	New buildings should be more energy efficient. Site lies close on the existing district heating system network; however connection difficult may be long term potential. Therefore overall neutral impact.	
11. Transport	Bus services close to the site. Cycle route along the canal. More trips may be generated from proposed uses but HGV trips could reduce.	
12. Employment	Loss of current employment. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	Ensuring employment land is maintained and provided for across the City via Development Management process/ policies and policies of the Core Strategy.
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: Major positive for the Housing Objective, moderate to major outcomes were predicted for Landscape/Townscape objectives, and more minor positive impacts predicted for the Health, Heritage, Crime, Environment, Biodiversity and G.I., Transport and Innovation objectives. A moderate negative impact was predicted for the Natural Resources &amp; Flooding objective, alongside a more minor negative outcome for the Waste objective. Due to loss of employment on the site a moderate negative impact has been recorded. Mitigation measures have been identified to address possible negative impact.</p>		

**Appraisal 32: PA82 Waterside - Freeth Street for Residential (C3), office (B1) and small scale convenience retail (A1) and restaurant/café (A3) and non-residential institutions (D1).**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact No fill = Negligible impact., not relevant or neutral overall	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	PA82 Waterside - Freeth Street for Residential (C3), office (B1) and small scale convenience retail (A1) and restaurant/café (A3) and non-residential institution (D1).	Potential Mitigation Measures
1. Housing	Substantial new housing anticipated as part of a mix use scheme.	
2. Health	Open space as part of scheme and access to the waterside promoting healthy pursuits such as walking and cycling. Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Opportunities to discourage crime via design and increase surveillance.	
5. Social	Site is of a size to create new community with ancillary supporting uses including non-residential institution (D1).	
6. Environment, Biodiversity & Green Infrastructure	Opportunities for green corridor improvements and biodiversity enhancements in design.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by mix of industrial buildings with some residential and south of the site is adjacent to the river Trent. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in a major impact on townscape given the considerable opportunities the site offers including by exploiting the riverside setting.</p>	

SA Objectives	PA82 Waterside - Freeth Street for Residential (C3), office (B1) and small scale convenience retail (A1) and restaurant/café (A3) and non-residential institution (D1).	Potential Mitigation Measures
8. Natural Resources & Flooding	Site is at relatively low flood risk (1 in 1000). SuDs should be incorporated into redeveloped scheme. Overall neutral impact.	
9. Waste	Existing intensive industrial uses on site. Replacement uses could introduce net increase in waste production. Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies close to the existing district heating system network, however connection difficult, may be long term potential. New buildings could be more sustainable, but still likely to be a net increase in energy use through redevelopment of existing uses. Overall minor negative impact.	Mitigation provided through promotion of energy efficient buildings, sustainable design and on-site renewable energy generation and connection to District Heating System Network where appropriate via Development Management process and policies of the Local Plan
11. Transport	Site is not particularly well connected to public transport routes but scheme should allow for enhanced pedestrian and cycle links along the river corridor. Existing intensive uses on site. Development likely to result in little net change.	
12. Employment	No overall net increase in employment likely.	
13. Innovation	Mix of uses could result in modern employment uses.	

SA Objectives	PA82 Waterside - Freeth Street for Residential (C3), office (B1) and small scale convenience retail (A1) and restaurant/café (A3) and non-residential institution (D1).	Potential Mitigation Measures
14. Economic Structure	Negligible impact.	
<p>Summary: The proposed uses were considered likely to result in a major positive outcome for the Housing and Landscape/Townscape objectives. Further moderate positive impacts for the Health, Social, and Environment, Biodiversity &amp; G.I. objectives, as well as minor positives for Crime and Innovation were also expected. Minor negative outcomes against the Waste, Energy &amp; Climate Change were identified. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA83 (DS48/LA68) Waterside - Daleside Road, Trent Lane Basin for Residential (C3) education (D1) and small scale convenience retail (A1), restaurant/café (A3)	Potential Mitigation Measures
1. Housing	New housing anticipated as part of a mix uses given the Council's long term regeneration aspiration for the area to become a sustainable community for the Waterside.	
2. Health	Open space likely to be provided as part of a mixed use scheme and access to the waterside to improve healthy exercise from walking and cycling. Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Opportunities to discourage crime via design and surveillance.	
5. Social	Site is of a size to create new community with ancillary supporting uses including education and retail.	
6. Environment, Biodiversity & Green Infrastructure	Opportunities for green corridor improvements and biodiversity enhancements in design along river corridor.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by mix of industrial buildings and south of the site is adjacent to the river Trent. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in a major impact on townscape given the considerable opportunities the site offers including by exploiting the riverside setting.</p>	

SA Objectives	PA83 (DS48/LA68) Waterside - Daleside Road, Trent Lane Basin for Residential (C3) education (D1) and small scale convenience retail (A1), restaurant/café (A3)	Potential Mitigation Measures
8. Natural Resources & Flooding	Part of the site is a low flood risk. SuDs could be introduced as part of redevelopment. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term Neutral impact.	
9. Waste	Site part vacant so could lead to net increase in waste production. Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies close on the existing district heating system network; however connection difficult may be long term potential. New buildings could be more sustainable, but still likely to be a significant net increase in energy use through redevelopment of existing uses and clear site. Overall moderate negative impact.	Mitigation provided through promotion of energy efficient buildings, sustainable design and on-site renewable energy generation and connection to District Heating System Network where appropriate via Development Management process and policies of the Local Plan
11. Transport	Site is not particularly well connected to public transport routes but scheme should allow for enhanced pedestrian and cycle link along the river corridor. Existing trip generating uses on site. Negligible impact.	

SA Objectives	PA83 (DS48/LA68) Waterside - Daleside Road, Trent Lane Basin for Residential (C3) education (D1) and small scale convenience retail (A1), restaurant/café (A3)	Potential Mitigation Measures
12. Employment	Proposed uses may result in some new jobs but likely to be net loss of jobs across the site. Development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	Ensuring employment land is maintained and provided for across the City via Development Management process/ policies and policies of the Core Strategy.
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposed uses at this site were considered likely to result in a very major positive outcome for the Housing objective, alongside a major positive effect on Landscape/Townscape. Other moderately positive impacts for the Health, Social and Environment, Biodiversity &amp; G.I. objectives and minor positive impacts for the Crime objective were also anticipated. Moderate negative outcomes were predicted for the Waste and Energy &amp; Climate Change objectives. Due to the loss of employment facilities through redevelopment a moderate negative scored for the Employment Objective. Mitigation measures have been identified to address possible negative impact.</p>		



SA Objectives	PA85 (DS47/LA75) Waterside - Trent Lane, Park Yacht Club for Residential (C3)	Potential Mitigation Measures
1. Housing	Could provide substantial amount of housing.	
2. Health	Improved access to the waterside to improve healthy exercise from walking and cycling. Housing recognised as key determinant of health.	
3. Heritage	Negligible impact.	
4. Crime	Opportunities to discourage crime via design. Increased surveillance possible.	
5. Social	Site could open up access to the river Trent providing opportunities for increased social interaction.	
6. Environment, Biodiversity & Green Infrastructure	Tree preservation orders on site. Design will need to avoid harm to valuable trees. Site is largely hard surfaced. New development could bring opportunities for biodiversity and green infrastructure enhancements particularly along river.	
7. Landscape & Townscape	<p>Negligible impact on local landscape character.</p> <p>Site is formed by mix of industrial buildings and south of the site is adjacent to the river Trent with mooring for boat trips. Appropriately designed scheme which is sympathetic to its surroundings in terms of design, layout and scale may result in a major impact on townscape given the considerable opportunities the site offers including by exploiting the riverside setting.</p>	

SA Objectives	PA85 (DS47/LA75) Waterside - Trent Lane, Park Yacht Club for Residential (C3)	Potential Mitigation Measures
8. Natural Resources & Flooding	Not in flood risk area. Drainage is main constraint with contaminated land. SuDs could be incorporated into redeveloped site. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term	Mitigation through design to address drainage issues. Promotion of recycling of building materials, address contamination issues via Development Management process and policies of the Local Plan.
9. Waste	Intensification of use on site likely. Likely to generate additional waste. Development could give rise to operational and construction waste.	Mitigation by provision of waste management agreements/storage facilities where appropriate and promotion of recycling via Development Management process and policies of the Local Plan.
10. Energy & Climate Change	Site lies close on the existing district heating system network; however connection difficult may be long term potential. New buildings could be more sustainable, but still likely to be a net increase in energy use through redevelopment of existing uses. Overall moderate negative impact.	Mitigation provided through promotion of energy efficient buildings, sustainable design and on-site renewable energy generation and connection to District Heating System Network where appropriate via Development Management process and policies of the Local Plan
11. Transport	Not currently well served by public transport. Cycle and pedestrian routes should be improved through development.	Mitigation through promotion of Travel Plans and 'Smarter Choices' via Development Management process and policies of the Local Plan.

SA Objectives	PA85 (DS47/LA75) Waterside - Trent Lane, Park Yacht Club for Residential (C3)	Potential Mitigation Measures
12. Employment	Loss of some existing employment likely but low intensity site. Construction from development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	Ensuring employment land is maintained and provided for across the City via Development Management process/ policies and policies of the Core Strategy.
13. Innovation	Negligible impact.	
14. Economic Structure	Negligible impact.	
<p>Summary: The proposal was considered likely to result in a major positive impact for the Housing objective, as well as a major positive outcome for Landscape/Townscape. Minor positive outcomes for the Health, Crime, Social, and the Environment, Biodiversity &amp; GI objectives were also predicted. Moderate negative impacts were predicted against the Waste, Employment and Energy &amp; Climate Change objectives, with minor negative outcomes also identified against the Natural Resources &amp; flooding and Transport objectives. Mitigation measures have been identified for possible negative impacts.</p>		

**Appraisal 35: PA86 Thane Road - Horizon Factory, for Employment (B1, B2, B8) uses**

															Very major/important positive
															Major positive
															Moderate to major positive
															Moderate positive
															Minor positive
1. Housing	2. Health	3. Heritage	4. Crime	5. Social	6. Environment, Biodiversity & GI	7. Landscape & Townscape	8. Natural Resources & flooding	9. Waste	10. Energy & Climate Change	11. Transport	12. Employment	13. Innovation	14. Economic Structure	? = unknown impact  No fill = negligible impact or not relevant	
															Minor negative
															Moderate negative
															Moderate to major negative
															Major negative
															Very major/important negative

SA Objectives	Appraisal of PA86 Thane Road - Horizon Factory for Employment (B1, B2, B8) uses	Potential Mitigation Measures
1. Housing	Negligible impact as no housing proposed.	
2. Health	Negligible impact.	
3. Heritage	Negligible impact. The Horizon Factory was considered for listing in 2015 Historic England concluded that the former factory 'does not meet the very high selection criteria for buildings of this date' and was not taken forward for listing. The unique form and layout resulting from the particular use of the factory may be lost through development. However, new development should result in opportunities for new employment facilities which would need to be in accordance with relevant policies of the ACS.	
4. Crime	Development would result in activity on large site which if vacant could become subject to vandalism/antisocial behaviour. Development would also offer opportunity to adopt designing out crime principles, providing secure boundaries and increased natural surveillance of site and surrounding area.	
5. Social	Negligible impact.	

SA Objectives	Appraisal of PA86 Thane Road - Horizon Factory for Employment (B1, B2, B8) uses	Potential Mitigation Measures
6. Environment, Biodiversity & Green Infrastructure	Negligible Impact. Site currently contributes to biodiversity and green infrastructure by way of existing soft landscaping/ open space on site, which could be diminished by further development. However, development would also provide opportunities to enhance Biodiversity and GI, in particular along the boundary with the canal, therefore a neutral impact overall	
7. Landscape & Townscape	<p>Negligible impact on local landscape character. The site runs parallel to the Green Belt/open space network, on the opposite side of Thane Road. The main existing large factory building does not make a positive contribution to landscape/townscape, though this building is set back from Thane Road, separated from the road by a significant area of soft landscaping. Trees and shrubs to the canal side boundary provide a good level of screening from that adjacent area.</p> <p>As the site is currently formed by large industrial buildings and associated car parking areas, it is unlikely that new development would result in significant harm to landscape/townscape but careful design needed with respect to long views of the site from the south.</p>	
8. Natural Resources & Flooding	Site is not at significant risk of flooding. Construction from development is likely to give rise to the use of additional natural resources on this site in the short term.	
9. Waste	New development would result in waste generation on this site, although unlikely to result in significant net increase compared to previous and permitted use on site.	

SA Objectives	Appraisal of PA86 Thane Road - Horizon Factory for Employment (B1, B2, B8) uses	Potential Mitigation Measures
10. Energy & Climate Change	New development likely to result in energy generation on this site, although unlikely to result in significant net increase compared to previous and permitted use on site. New buildings are likely to be more energy efficient, and possibly incorporate renewable energy measures.	
11. Transport	Development may result in car and HGV trips made, although unlikely to result in significant net increase compared to previous and permitted use on site. Proposals coming forward for B8 Warehousing would result in lower density employment and fewer staff journeys.	
12. Employment	As site is only partly operational, new development is likely to result in the creation of new on-site employment. Construction from any development is likely to contribute to a short term beneficial impact for this objective across the City area as a whole.	
13. Innovation	Negligible impact	
14. Economic Structure	Existing factory buildings are no longer fit for purpose. New development would result in modern employment space to meet current demand in an established, attractive employment area. Development could therefore result in a moderate to major positive impact, providing infrastructure and job diversity.	
<p>Summary: In summary a moderate to major impact was predicted for the Economic Structure objective, with a moderate positive impact considered likely for the Employment objective. A negligible impact was anticipated for the remaining objectives.</p>		