

Nottingham City

# land and planning policies

Development Plan Document

Local Plan Part 2, Submission Version



Site Assessment

Background Paper Addendum 2

March 2018



Nottingham  
City Council

**Quick Guide to the Site Assessment Background Paper Addendum 2 (see [www.nottinghamcity.gov.uk/submission](http://www.nottinghamcity.gov.uk/submission))**

**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 policies against which planning applications will be determined and site allocations for future development.

The Local Plan is supported by a range of evidence and background papers. This document has been produced to supplement the [Site Assessment Background Paper](#) (January 2016) and [Site Assessment Background Paper Addendum](#) (September 2017) which has informed the site allocations within the Local Plan. Reference should also be made to these documents.

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## **1. Introduction**

- 1.1 The Publication Version Site Assessment Background Paper (January 2016) set out a range of information on the proposed site allocations including transport and accessibility, flood risk, contamination and planning status. The subsequent Site Assessment Background Paper Addendum (September 2017) supplemented and updated the original background paper where necessary. This Addendum 2 provides a further update on site information where changes have occurred.

## **2. Amendments made to Site Allocations since the Revised Publication Version**

- 2.1 A small number of amendments have been made to the Site Allocations since the Revised Publication Version of the LAPP. These have been made in response to:
- comments raised in representations received during the Revised Publication consultation stage;
  - updated information on the delivery of LAPP site allocations; or
  - a further review of the capacity of sites to accommodate development.
- 2.2 In summary, these changes comprise:
- One site deletion (see Table below)
  - an amendment to one site boundary (see Table below)
  - updates to the quantum of housing and employment uses on sites (please refer to Appendix 3 and 4 of the Submission version of the LAPP and also the Sustainable, Inclusive and Mixed Communities Background Paper Addendum 2, March 2018 for changes to housing sites and the Employment Background Paper Addendum 2, March 2018 for changes to employment sites); and
  - amendments to site allocation development principles e.g. changes as a result of consultation responses or updated information on sites (please refer to Section 6 of the Submission version of the LAPP for amendments to Site Allocation Development Principles).

The table below gives a summary of the main changes to the site allocations:

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PA5 Ridgeway – Former Padstow School Detached Playing Field	<p>Sites PA5 - Ridgeway and PA6 - Beckhampton Road have been reviewed in light of the fact that the community sports hub is no longer identified as a need in the City Council's emerging Revised Playing Pitch Strategy. Accordingly, some of the housing development originally identified for Ridgeway is to be accommodated on Beckhampton Road. Overall, there is a modest uplift in housing numbers across the two sites.</p> <p>In addition, the proximity of PA3, PA5, PA6, PA8 and PA9 has provided an opportunity to look at the Open Space requirements across all the sites. As a result, Development Principles have been amended to include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local Local Wildlife Sites/Local Nature Reserves; new equipped play area; creation of additional accessible open space elsewhere.</p>
PA6 Beckhampton Road – Former School Detached Playing Field	
PA22 Western Boulevard	<p>Site PA22 - Western Boulevard has been deleted from the LAPP as a housing site. It is currently occupied by Travelling Showpeople who would require alternative accommodation were the site to be developed. No alternative relocation sites have been identified therefore the site is not considered to be deliverable in the Plan period.</p>
PA85 – Waterside – Trent Lane, Park Yacht Club	<p>Minor boundary amendment made due to information received, relating to land ownership.</p>

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### **3. Updates to Strategic Flood Risk Assessments and representations received from the Environment Agency**

- 3.1 Within Nottingham, two Strategic Flood Risk Assessments (SFRAs) have been undertaken – The Greater Nottingham SFRA, which covers the River Trent, and the River Leen SFRA, which covers the River Leen and Day Brook. The Environment Agency have undertaken additional modelling across parts of the catchment which provides further information on the risk of flooding, and an addendum to the two SFRAs was published in September 2017. The 2012 Trent Left Bank Flood Alleviation Scheme has reduced the area at risk of flooding in Nottingham City, particularly in the Nottingham University, Lenton, Queens Drive and Meadows areas. The River Trent Climate Change and Breach modelling (2017) however identifies new and larger areas at a residual risk of flooding. There have also been updates to the fluvial modelling of the River Leen and Day Brook and the extent of the functional floodplain has increased in the Old Basford area, and flood zone 3a flood extent has increased in the Old Lenton area.
- 3.2 As a result of the new information relating to the SFRAs, a meeting and follow-up discussions were held with the Environment Agency. The Environment Agency then sent a response to the Revised Publication consultation, which included detailed information on the updated SFRA for individual sites. This information and how the City Council has responded is included in the Overall Conclusions Table after Section 6.

### **4. Overall Conclusions**

- 4.1 The Revised Publication Version Site Assessment Background Paper Addendum included a table setting out the overall conclusions for each site considered or rejected as an allocation. For clarity, this table is provided below but updated to include the site deletion and any proposed amendments for the Submission stage. This Table also brings together any additional Sustainability Appraisal and Equalities Impact Assessment information. An additional column has been added to include the Environment Agency's comments received during the Revised Publication stage consultation. Any actions taken by the City Council as a result of these comments are detailed in the Overall Conclusion Column.

## Overall Conclusions

Map Ref	LAPP PA Site and Proposed Uses	Summary of SA findings	Within Green Belt?	Negative EqIA Impact?	Updated Environment Agency Comments	Overall Conclusion Reason for Allocation/Not taking Forward
<b>Proposed Allocations</b>						
PA1	PA1 Bestwood Road - Former Bestwood Day Centre for Residential (C3, predominantly family housing).	The site could provide housing on Previously Developed Land, with minor positive impacts identified for the Housing, Health, Crime and Landscape and Townscape objectives. Moderate negative impacts were predicted against the Natural Resources & Flooding, Waste, Energy & Climate Change, and Transport objectives, with a minor negative impact suggested for the Environment, Biodiversity & GI objective. Mitigation measures have been identified for possible negative impacts.	No	No	Support – Subject to the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 4 (Site Assessment and Process Sequential / Exception Test Background Paper). This preferred option is located immediately adjacent to the River Leen, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of housing that can be accommodated on this site. The site does not benefit from any formal flood defences. Therefore, any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.	Brownfield site with regeneration opportunities. Close to residential development and local open space. Small part of area at flood risk – but scope to focus development on area of low flood risk and provide enhanced GI on areas of highest flood risk with creation of green corridors to link to Local Wildlife sites. Suitable for allocation for residential use.

PA2	PA2 Blenheim Lane for Employment (B1, B2, B8) including energy park with office space.	The development proposed could result in significant positive impacts. A major positive impact was predicted for the Energy & Climate Change objective, with moderate to major positive impacts also identified for the Waste and Innovation objectives. The Employment and Economic Structure objectives were considered likely to receive moderate positive effects, with a further minor positive impact expected for the crime objective. A moderate to major negative impact was identified against the Transport objective, a moderate negative effect against the Environment. Biodiversity & GI objective and minor negative impacts against the Social and Natural Resources & Flooding objectives. Mitigation measures have been identified for possible negative impacts.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific flood risk assessment (FRA) focusing on sustainable surface water management is required.	Generally positive SA. Planning permission was granted in 2014 for the development of a 160,000 Energy from Waste Facility, R&D, manufacturing and offices. The proposed employment /energy production use would be compatible with nearby uses, subject to an acceptable layout/treatment, including to the boundary with the adjacent golf course to the north (within adjacent district). Suitable for allocation for employment use particularly in light of planning status of site.
PA3	PA3 Eastglade , Top Valley - Former	The proposed residential use along with public open space was considered likely to result in a moderate positive impact on the Housing objective, with	No	No	Support – There are no environmental concerns within our remit.	Generally positive SA. Largely cleared brownfield site, low flood risk and located within a residential area –

	Eastglade School Site for Residential (C3, predominantly family housing) with a proportion of the site retained as open space.	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.			The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	suitable for residential development. Development provides opportunities for creation of publicly accessibility open space. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Suitable for allocation for residential use.
PA4	PA4 Linby Street/Filey Street for Employment (B1 and B8), residential (C3, predominantly family housing), retail (A1).	Significant benefit of reusing brownfield site in an accessible location. The proposal was considered to provide a moderate to major positive impact for the Environment, Biodiversity & GI objective alongside moderate positive benefits for the Landscape & Townscape, Transport and Employment objectives. More minor positive impacts were identified for Housing, Health and Crime objectives. A moderate negative impact was predicted against the Natural Resources & Flooding	No	No	We advised at the Issues and Options stage that it may be difficult to mitigate the impact of flood risk due to the expected depths and velocities of floodwater on site during a flood event, which may pose a significant risk to people and property. We do have concerns about the overall deliverability of this site, housing in particular, but we are mindful that the Plan makes no commitment to specific housing numbers in recognition of these challenges. We also accept that is not within our remit to comment on the viability of development proposals, and if your Authority are content that the redevelopment of this site is viable then that is your decision to make. However, we would like to reiterate it is highly likely the Environment Agency will only support proposals on this site which clearly demonstrate they will reduce the existing flood risk to the site and third parties, in line with the further wording of Policy CC3 'Water'.	Brownfield site with significant regeneration potential. The site is well placed for public transport bus tram and rail connections all nearby. Excellent access to services and facilities at the nearby Bulwell Town Centre. Comprehensive redevelopment could result in significant environmental as well as economic benefits and result in proposals which address significant flood

		<p>objective, with further minor negative impacts also identified against the Waste and Environment &amp; Climate Change objectives. Mitigation measures have been set out for possible negative impact.</p>		<p>The National Planning Policy Framework (NPPF) states that the sequential test should steer development to areas with the lowest probability of flooding. Whilst this site is shown to have a high probability of flooding, we note that your Authority consider the flood risk sequential test has been passed, and the evidence has been submitted as part of the Local Plan process confirming how the test has been applied and passed. The Environment Agency do not scrutinise sequential test evidence but it is within our Cont/d.. 5</p> <p>remit to check that the test has been applied, with evidence submitted to demonstrate this. Your Authority will ultimately need to be content that development of this site satisfies the requirements of both the sequential and exception tests.</p> <p>This potential site allocation is located immediately adjacent to the River Leen, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.</p> <p>Please note that this preferred site allocation does not benefit from any formal flood defences. Therefore, any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is</p>	<p>risk issues. Potential for residential but dependant on nature of flood risk mitigation therefore in agreement with EA residential units not counted against overall housing provision. Employment, residential and retail uses would, subject to layout and design, be compatible with neighbouring uses. Part of the site is now within the newly designated Bulwell Conservation Area.</p> <p>In view of the significant regeneration opportunities and compatibility of the proposed uses with the surrounding area it is recommended that this site is retained as a proposed allocation for delivery later in the plan period (due to need for acquisition and flood risk scheme).</p>
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					<p>currently outside, but adjacent to, the floodplain. This will be challenging to provide within the site boundary.</p> <p>Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	
PA5	PA5 Ridgeway - Former Padstow School Detached Playing Field for Residential (C3, predominantly family housing) with a proportion of the site	Proposed residential use could bring moderate to major positive housing benefits, with a minor positive impact on the health objective also anticipated. Moderate negative impacts on Environment, Biodiversity & GI, Waste and Energy & Climate Change. Minor negative impacts were identified against the, Landscape & Townscape, Natural Resources & Flooding, and Transport objectives. Mitigation measures have been identified for possible negative impact.	No	No	<p>Support – There are no environmental concerns within our remit.</p> <p>The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.</p>	<p>Generally positive SA.</p> <p>Site at low flood risk and located within a residential area – suitable for residential development.</p> <p>Development provides opportunities for creation of publicly accessibility open space. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England. Due to the proximity of PA3, PA5,</p>

	retained as open space.					PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Suitable for allocation for residential use.
PA6	PA6 Beckhampton Road - Former Padstow School Detached Playing Field for Residential (C3, predominantly family housing) with a proportion of the site retained as open space	Proposed residential use could bring moderate to major positive housing benefits, with a minor positive impact on the health objective also anticipated. Moderate negative impacts on Environment, Biodiversity & GI, Waste and Energy & Climate Change. Minor negative impacts were identified against the, Landscape & Townscape, Natural Resources & Flooding, and Transport objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	<p>The site is in an area of low flood risk and within a residential area.</p> <p>Following assessment and consultation with Sport England on this and nearby former school playing fields, the site was originally identified as appropriate for a community sports hub. The emerging Playing Pitch Strategy (March 2018) demonstrates however that there is no longer a need for this facility. Site is suitable for allocation for residential use.</p> <p>Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to</p>

						look at the Open Space requirements across all the sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere.
PA7	PA7 Hucknall Road/Southglade Road - Southglade Food Park for Employment (B1 and B2).	The development for employment is likely to lead to new job creation leading to a moderate positive impact for the employment objective. A minor positive outcome was also predicted for the Crime objective. Minor negative outcomes for the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	Cleared brownfield site with an employment scheme currently under construction to the north west (this element has now been deleted from the current allocation). The site is located within an area of low flood risk near a cluster of other employment uses. Suitable for allocation for employment use.

PA8	PA8 Eastglade Road - Former Padstow School Site for Residential (C3, predominantly family housing) with a significant proportion of the site retained as open space.	The proposed use was considered to be likely to result in a very important positive outcome for the Housing objective, with a moderate positive outcome also suggested for the Health objective. A moderate to major negative outcome was predicted against the Waste objective, with moderately negative outcomes predicted against the Energy & Climate Change and Transport objectives, and more minor positive impacts against the Landscape & Townscape and Natural Resources & Flooding objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Site at low flood risk and is within an existing residential area. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Site is at low flood risk but has level changes across the site. Only part of the site is suitable for residential with a significant proportion retained for open space. Suitable for allocation for residential use.
PA9	PA9 Edwards Lane - Former Haywood School Detached Playing Field for	Proposed residential use could bring major positive housing benefits, with more minor positive outcomes for the Health and Landscape & Townscape objectives. Moderately negative impacts were identified against the Environment Biodiversity and	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Site at low flood risk and located within a residential area – suitable for residential development. Development provides opportunities for creation of publicly accessibility open space. Site

	Residential (C3, predominantly family housing) with a proportion of the site retained as open space.	GI, Waste and Energy & Climate Change objectives. Minor negative impacts were anticipated against the Social, Natural Resources & Flooding and Transport objectives. Mitigation measures have been identified for possible negative impact.				considered acceptable for release following Playing Pitch Assessment in consultation with Sport England. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Suitable for allocation for residential use.
PA10	PA10 Piccadilly - Former Henry Mellish School Playing Field for Residential (C3, predominantly family housing) with a proportion of the site retained	The proposed residential use on this site is considered likely to result in a moderate to major positive impact for the Housing objective, and a minor positive impact for the Crime objective. The Environment, Biodiversity and GI objective was identified as being likely to receive a moderately negative impact, with more minor negative outcomes predicted against the Landscape & Townscape, Natural Resources & Flooding, Waste and Energy & Climate Change objectives. Mitigation	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Site at low flood risk located within residential area and close to upgraded sport facilities (implemented summer 2015) at Henry Mellish, public transport and local facilities. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England Capable of providing housing within an area of low flood risk with opportunities for links/improvements to Green Infrastructure and provision of publicly

	as open space.	measures have been identified for possible negative impact.				accessible open space on site. Suitable for allocation for residential use.
PA11	PA11 Stanton Tip - Hemps Hill Vale for Residential (C3, predominantly family housing). Additional uses leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1).	The proposal for a mix of uses could have a very major positive impact for the Housing objective, having the potential to provide a significant number of new dwellings. A moderate positive outcome was predicted for the Social objective, with other minor positives identified for Health, Crime and Employment. A major negative outcome against the Waste objective, and moderate to major impact against the Energy & Climate change objective were considered likely, with a moderate negative impact against Landscape & Townscape, and more minor negative outcomes against Environment Biodiversity & GI, and Transport also identified. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Whilst the site is located outside of the floodplain (Zone 1), there is the potential for localised overland flooding due to the steep-sided slopes. Our records show there is a culverted watercourse that runs beneath the former tip. The alignment of the culvert should be established and there should be no built development on top of the culvert. Where practicable, the opportunity should be taken to open up the watercourse, which could provide a green corridor with associated amenity and wildlife benefits. Nottingham City Council's Drainage Engineers will be able to advise if an easement is required should the watercourse be opened up.	Strategic brownfield site identified in the Core Strategy as a Location for Growth. Development would deliver significant regeneration benefits and provide opportunities for enhanced GI, public transport, walking and cycling links. Suitable for allocation for primarily residential use with additional supporting uses.

PA12	PA12 Highbury Road - Former Henry Mellish School Site for Residential (C3, predominantly family housing). Potential for community facilities to be provided.	The proposal could result in moderate positive impacts for the Housing and Health objectives alongside minor positive outcomes for the 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.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Brownfield site at low flood risk within a residential area. Site area reduced at Revised Publication stage due to a new school being completed on part of the site. Remaining part of the site suitable for allocation for residential use with potential for community facilities.
PA13	PA13 Edwards Lane - Former Haywood School Site for Residential (C3, predominantly	Proposed residential use could bring moderate to major positive housing benefits. Minor positive outcomes were also predicted for the Health, Crime and Landscape & Townscape objectives. Moderate negative impacts may occur for the Environment, Biodiversity and GI, Waste, and Energy & Climate Change objectives alongside a minor negative	No	No		Brownfield site at low flood risk within a residential area. The site received planning permission in 2014 for residential development. Site suitable for allocation for residential use particularly in light of the planning status of the site.

	family housing).	outcome against the Transport objective. Mitigation measures have been identified for possible negative impact.				
<i>SITE ALLOCATION PA13 EDWARDS LANE HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE -- This site is now substantially built out.</i>						
PA14	PA14 Arnside Road - Former Chronos Richardson for Residential (C3, predominantly family housing).	The site could provide housing on previously developed land in a sustainable location. Moderate to major positive outcomes were anticipated for the Housing and Landscape & Townscape objectives, as well as more minor positive impacts for the Health, Crime and Biodiversity objectives. Moderate negative outcomes were predicted against the Waste and Energy & Climate Change objectives, as well as a minor negative impact against the Transport objective. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Brownfield cleared site at low risk of flooding within a residential area. Suitable for allocation for residential use.
PA15	PA15 Bulwell Lane - Former Coach Depot for Residential	The proposed residential use on this site was considered likely to result in a moderate positive impact for the Housing objective as well as more minor positive outcomes for the Health, Crime, Landscape	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	Brownfield cleared site at low risk of flooding with planning consent (July 2015) for residential development. Suitable for allocation for residential development

	al (C3, predominantly family housing).	& Townscape and Natural Resources & Flooding objectives. Minor negative outcomes were identified against the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.				particularly in light of planning status.
PA16	PA16 Woodhouse Way - Nottingham Business Park North for Retail (A1) food & drink (A3/A5) uses.	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	No – but close to boundary.	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	The HS2 Safeguarding Direction now renders most of this site allocation non developable and so the portion of the site affected has been deleted. For the remaining part of the site, in recognition of the existing planning permission, retail uses are considered to be suitable.

		the Transport objective overall. Mitigation measures have been identified to address any possible negative impacts.				
PA17	PA17 Woodhouse Way - Woodhouse Park for Residential, (C3, predominantly family housing with scope for an element of specialist housing suitable for elderly people). Local convenience store (A1), employment uses (B1, B2,	A very major positive impact for the housing objective was considered likely, with a moderate positive impact for the Health objective and a more minor positive outcome for the Social objective. Moderate to major negative outcomes were identified against the Landscape & Townscape, Waste, Energy & Climate Change and Transport objectives. A moderate negative impact was predicted against the Environment Biodiversity and GI objective as well as more minor negative impact against the Heritage and Natural Resources & Flooding objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	This is a greenfield site formerly allocated as employment land which now has planning permission for residential development. Given the recent planning permission on the site it is recommended that this site is taken forward as site allocation.

	B8) with appropriate buffer if employment uses are developed alongside residential					
PA18	PA18 Vernon Road - Former Johnsons Dyeworks for Residential (C3, predominantly family housing) and	The site could provide housing on previously developed land, resulting in a moderate to major positive impact for the housing objective, with a moderate positive outcome also predicted for the Landscape & Townscape objective. Further minor positive impacts were predicted for the Health, Crime, Environment Biodiversity & GI, and Transport objectives. Moderate	No	No	Support – Subject to the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 4 (Site Assessment and Process Sequential / Exception Test Background Paper). We advised at the Issues and Options stage that it may be challenging to manage the impact of flood risk off-site. Particularly as the site currently partially resides in functional floodplain flood zone 3b.  This preferred option site is located immediately adjacent to the Day Brook, which is designated as a Main River. This means that our prior written consent is required for any works within 8	Brownfield land with opportunities for regeneration. The site is at risk of flooding and the city council is working to identify funding to bring forward flood mitigation/management works as part of the redevelopment of the site. Allocation of this site provides an opportunity to deliver accessible new homes

	<p>employment (B1).</p>	<p>negative impacts were predicted against the Natural Resources &amp; Flooding, Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified for possible negative impact.</p>		<p>metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.</p> <p>Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater.</p> <p>This site does not benefit from any formal flood defences. Therefore, any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. This will be challenging to provide within the site boundary.</p> <p>The River Leen and Day Brook Strategic Flood Risk Assessment (SFRA) found that the River Leen catchment has been subject to extensive urbanisation and responds rapidly to rainfall. As such, the SFRA recommends that surface water run-off generated by new development is restricted to greenfield rates and utilises Sustainable Drainage Systems (SuDS).</p> <p>Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking</p>	<p>and regenerate a large brownfield site within a predominantly residential area.</p>
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					place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA19	PA19 Lortas Road for Residential (C3, predominantly family housing) with a proportion of on site open space.	The proposal could bring a moderate positive impact for the Housing objective with more minor positive outcomes for the Health, Crime and Landscape & Townscape objectives. A moderate negative outcome was predicted against the Environment, Biodiversity & GI objective, alongside more minor negative outcomes against the Natural Resources & Flooding, Waste, Energy & Climate Change and Transport objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Cleared site at low risk of flooding within a residential area. Site has planning permission for residential with provision of open space on site. Site is suitable for allocation for residential use particularly in light of planning status.
PA20	PA20 Haydn Road/Hucknall Road - Severn Trent Water Depot for Residential	The proposal for residential and employment use was considered likely to result in moderate to major positive outcome for the Housing objective. Other minor positives identified for Health, Environment, Biodiversity & GI, Landscape & Townscape, Natural Resources & Flooding	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Brownfield site at low risk of flooding close to residential and employment uses. Site is considered suitable for a mix of residential and employment uses.

	al (C3, predominantly family housing) and employment (B1).	and Employment objectives. Minor negative outcomes were predicted against the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.				
PA21	PA21 Mansfield Road - Sherwood Library for Retail (A1), residential (C3), office (B1) community facility/library (D1).	Moderate positive outcomes were predicted for the Landscape & Townscape and Transport objectives, as well as minor positive outcomes for the Housing and Employment objectives. The impact on the Social objective was considered to be unknown with a minor negative outcome predicted against the Natural Resources & Flooding objective. Mitigation measures have been identified for possible negative impact.	No	No	Support – There are no environmental concerns within our remit.	Brownfield site located within Sherwood District Centre providing regeneration opportunities to support the vitality and viability of the Centre. Suitable for allocation for community, retail, residential and office uses. There is a desire to accommodate the existing library on this site as part of any redevelopment proposal.
PA22	PA22 Western Boulevard for Residential (C3) and employment	A moderate positive outcome was anticipated for the Landscape & Townscape objective, alongside more minor positive impacts for the Health, Crime, Environment Biodiversity & GI, and Employment objectives. Minor	No	Yes	Please consider our comments on PA22, PA23, PA27, PA29 and PA30 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability of development in these locations as there is	Brownfield site at low risk of flooding. Suitable for allocation for residential and employment uses with opportunities for enhancement of GI and walking and cycling links. Site has negative EqlA

	ent (B1 and B2).	negative impacts were identified against the Waste, Energy & Climate Change, and Transport objectives. Mitigation measures have been identified for possible negative impact.		<p>significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation.</p> <p>Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.</p> <p>This preferred option site is located immediately adjacent to the River Leen, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.</p> <p>Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	score as part of site is use for winter quarters and storage for travelling show-people. Redevelopment of the site would require mitigation via relocation to suitable alternative premises.
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	<i>SITE ALLOCATION PA22 WESTERN BOULEVARD HAS BEEN DELETED AT THE SUBMISSION STAGE</i> – The site has been deleted due to a reassessment of its deliverability Please see the Table located at paragraph 2.2 of this document for further detail. .					
PA23	PA23 Radford Road - Former Basford Gasworks for Employment (B1, B2, B8), residential (C3, significant proportion to be family housing). Supplementary uses could include A1, A2, A3, and D2.	Moderate to major positive outcomes were identified for the Housing and Landscape & Townscape objectives. A moderate positive impact was also identified for the Employment objective, with further minor positive outcomes for the Health, Crime, Social, and Environment Biodiversity & GI objectives. Moderate negative impacts were expected against the Waste and Energy & Climate Change objectives, with a further more minor negative outcome expected against the Natural Resources & Flooding objective. Mitigation measures have been identified for possible negative impact.	No	No	Please consider our comments on PA22, PA23, PA27, PA29 and PA30 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability of development in these locations as there is significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation. Support – We note that this site benefits from planning permission (12/02756/FUL) however the mitigation measures identified at the Issues & Options stage and the site specific requirement for funding opportunities as identified at Appendix 4 (Site Assessment and Process Sequential / Exception Test Background Paper) should be implemented. This preferred option site is located immediately adjacent to the River Leen, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site. Note that the River Leen and Day Brook flood model was updated in January 2017. This model	Large cleared brownfield site at low flood risk. Planning permission (12/02756/PFUL3) was approved for a mix of uses, including residential, employment, retail, financial / professional, restaurants / cafes and assembly and leisure. The planning application also set out an amended boundary to the site.  Given the planning permission for the site and regeneration potential site is considered suitable for allocation.

					reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA24	PA24 College Way - Melbury School Playing Field for Residential (C3, predominantly family housing) with provision of on site open space.	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	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Site at low flood risk within residential area. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England - not located in area of playing pitch deficiency. Opportunities for links/improvements to GI and provision of publicly accessible open space on site. Site reduced in area by 0.1ha at Revised Publication Stage to accommodate a school garden. Suitable for allocation for residential use.

		been identified to address possible negative impact.				
PA25	PA25 Chingford Road Playing Field for Residential (C3, predominantly family housing) with a proportion of the site retained as open space.	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.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Site at low flood risk within residential area. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England - not located in area of playing pitch deficiency. Opportunities for links/improvements to GI and provision of publicly accessible open space on site. Open space should be publically accessible and formal on-site open space amounting to approximately one third of the site area and should act as a buffer to protect the setting of heritage assets. Suitable for allocation for residential use.
PA26	PA26 Denewood Crescent	Proposed residential use could bring a major positive impact on the Housing objective, as well as minor positive	No	No	Support – There are no environmental concerns within our remit.	Brownfield site close to residential area at low flood risk with opportunities for

	- Denewood Centre for Residential (C3, predominantly family housing) with potential for an element of specialist housing to meet the needs of the elderly.	outcomes for the Health and Landscape & Townscape objectives. Minor negative outcomes were predicted against the Social, Waste, Energy & Climate Change and Employment objectives. Mitigation measures have been identified for possible negative impact.			The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	regeneration for housing. Site is suitable for allocation for residential use.
PA27	PA27 Wilkinson Street - Former PZ Cussons for Residential (C3, predominantly family	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	No	No	Please consider our comments on PA22, PA23, PA27, PA29 and PA30 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability of development in these locations as there is significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation.	Brownfield site with significant regeneration potential. The principle of residential development at this site has already been established through the planning approval process. Although at flood risk, EA support the allocation subject to appropriate mitigation measures to also have

	<p>housing), education (D1), employment (B1, B2) and open space.</p>	<p>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>		<p>Support – We are aware that this site has an extant planning permission (10/00021/POUT). Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Since the River Leen modelling was updated in 2017 a larger proportion of the site lies in functional floodplain. We recommend that any development taking place either excludes these areas or provides a strategy to reduce flood risk to third parties. Cont/d.. 9</p> <p>This preferred option site is located immediately adjacent to the River Leen, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.</p> <p>Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at</p>	<p>the potential to provide opportunities for biodiversity and cycling and walking links. Suitable for allocation for residential, education and employment use.</p>
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					<a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA28	PA28 Ransom Road - Hine Hall for Residential (C3, predominantly family housing including provision of affordable and accessible housing).	A moderate positive outcome was identified for the Housing objective as well as a more minor positive impact for the Health objective. A moderate to major negative impact was predicted for Environment, Biodiversity and GI objective with moderate negative impacts also identified against the Heritage and Transport objectives. Less significant negative impacts were predicted against the Landscape & Townscape, Natural Resources, Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.	No	No		Site is at low flood risk and contains existing residential development. This site scores relatively poorly on several SA objectives particularly due to the heritage aspects of the sites. However it is considered that appropriate residential development is possible on the site in line with the existing planning brief which sets out principles for sensitive low density housing around the existing buildings. Site is suitable for allocation for residential use.
<i>SITE ALLOCATION PA28 RANSOM ROAD – HINE HALL HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE</i> – The site owners have confirmed that the site will not now be developed.						
PA29	PA29 Bobbers Mill Bridge - Land Adjacent to	A moderate positive outcome was predicted for the Landscape & Townscape objective, as well as more minor positive outcomes for the Housing, Health, Crime, Environment and Natural	No	No	Please consider our comments on PA22, PA23, PA27, PA29 and PA30 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability	Brownfield site with regeneration potential close to residential and employment uses. Although this site is at risk of flooding the EA support allocation subject

	<p>Bobbers Mill Industrial Estate for Residential use (C3, predominantly family housing).</p>	<p>Resources &amp; Flooding objectives. A minor negative impact against the Employment objective was also identified. Mitigation measures have been identified for possible negative impact.</p>		<p>of development in these locations as there is significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation. Support – Subject to the mitigation measures identified at the Issues &amp; Options stage and the site specific requirement for funding opportunities as identified at Appendix 4 (Site Assessment and Process Sequential / Exception Test Background Paper). The main flood risk to the site is experienced due to overtopping of the railway line. A holistic scheme in partnership with other developments within the Bobbers Mill area is a potential solution to prevent flooding to the railway line and to the site. The flood risk to and from the site will need to be managed, incorporating flood resilience within the design, floodplain compensation and mitigation measures are required, including floor levels 600mm above the 1 in 100 year plus climate change scenario should be considered with safe access and egress for the occupants and the Emergency Services. Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	<p>to mitigation measures and holistic approach to flood risk. Development provides opportunities to enhance biodiversity and provide improved cycling and walking links. Suitable for allocation for residential use.</p>
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					We also encourage that SuDS must be incorporated within development at an early stage and ensure that greenfield runoff rates are achieved from a managed surface water drainage scheme.	
PA30	PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate for Residential (C3, predominantly family housing), employment (B1).	Proposed residential use could bring a moderate to major positive housing benefit, as well as a moderate positive outcome on Landscape & Townscape. Other minor positive benefits were predicted for the Health, Crime, Social, and Environment objectives. A moderate negative outcome for the Natural Resources objective was predicted as well as minor negative outcomes against the Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.	No	No	<p>Please consider our comments on PA22, PA23, PA27, PA29 and PA30 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability of development in these locations as there is significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation.</p> <p>Support – Subject to the mitigation measures identified at the Issues &amp; Options stage and the site specific requirement for funding opportunities as identified at Appendix 4 (Site Assessment and Process Sequential / Exception Test Background Paper).</p> <p>We advised at the Issues and Options stage that it may be challenging to manage the impact of flood risk off-site.</p> <p>The River Leen, which is designated as a Main River, runs through this preferred option site. As the River Leen is classed as a Main River it means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 Cont/d.. 10 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated</p>	Brownfield site with regeneration potential close to residential and employment uses. Although this site is at risk of flooding the EA support allocation subject to mitigation measures and holistic approach to flood risk. Development provides opportunities to enhance biodiversity and provide improved cycling and walking links. Suitable for allocation for residential use and employment use.

					<p>into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.</p> <p>The site does not benefit from any formal flood defences. Therefore, any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. The River Leen and Day Brook Strategic Flood Risk Assessment (SFRA) recommends that surface water run-off generated by new development is restricted to greenfield rates and utilises Sustainable Drainage Systems (SuDS). Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	
PA31	PA31 Ascot Road – Speedo for Residential (C3,	Moderate positive impacts were identified for the Housing and Landscape/Townscape objectives, as well as a minor positive impact for the Health objective. Moderate negative outcomes for the Waste and	No	No		Brownfield cleared site close to residential properties with regeneration potential. Although site is an area of flood risk, EA support subject to mitigation

	predominantly family housing).	Energy objectives were also predicted. Mitigation measures have been identified for possible negative impact.				measures. Planning permission granted for residential Autumn 2015. Suitable for allocation for residential use given planning status.
<i>SITE ALLOCATION PA31 ASCOT ROAD – SPEEDO HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE -- This site is now substantially built out.</i>						
PA32	PA32 Beechdale Road - South of Former Co-op Dairy for Residential (C3, predominantly family housing).	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	Site reduced at Revised Publication Stage to area which already benefits from planning permission, following consultation with land owners. Brownfield site at low flood risk in a generally residential area. Planning permission granted on part of site for 36 dwellings. Development provides potential to open up culverted water course and improve habitats/biodiversity. Suitable for allocation for residential use particularly given planning history.

PA33	PA33 Chalfont Drive - Former Government Buildings for Residential (C3, predominantly family housing).	Proposed residential use could bring very important positive impacts for the Housing objective. A moderate positive outcome for Health, and further minor positive impacts for Heritage, Landscape/Townscape, Natural Resources & Flooding and Energy were also identified. A moderate to Major negative outcome against the Employment objective was predicted, alongside a minor negative effect against the Transport objective. Mitigation measures have been identified for possible negative impact.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Large brownfield site within existing residential area at low flood risk. Site has outline permission, pending detailed planning permission on two thirds of site. Suitable for allocation for residential use particularly in light of planning status.
PA34	PA34 Beechdale Road – Former Beechdale Baths for Convenience retail store (A1), with scope for residential.	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.  The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Brownfield site at low flood risk. Enhanced alternative provision of leisure facility has been provided at Harvey Haddon. The need for additional convenience retail use in this area has been identified within the 2008 Greater Nottingham Retail Study and 2015 Study. Given the site's location within a residential area, there is

						also potential for housing on this site.
PA35	PA35 Woodyard Lane – Siemensf or Residential (C3, predominantly family housing) and open space.	The proposal for residential development on this site was considered likely to result in a moderate to major positives to the Housing objective, and moderate positive outcomes for the Health. 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.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	At low flood risk within an existing residential area. Part of the site is brownfield. Opportunities to create publicly accessible open space. Site suitable for allocation for residential use.
PA36	PA36 Russell Drive - Radford Bridge Allotments for Residential (C3, predominantly family housing)	The uses proposed at the allotment site were considered likely to result in a major positive outcome for the Housing objective, as well as more minor positives for the Health, Crime and Social objectives. Moderate to major negative outcomes were suggested for the Waste and Energy objectives, as well as moderate negative impacts on the Environment, Natural	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Site scores poorly on several objectives of SA and was not considered suitable for allocation due to loss of allotments. Site was not included at Preferred Option stage. Planning permission was granted at appeal. Site allocated in consideration of the

	including open space and re-provision of allotments	Resources and Transport objectives. Mitigation measures have been identified for possible negative impact.				planning status of the site.
PA37	PA37 Robin Hood Chase for Residential (C3, to include elderly and family housing provision) and a community facility/centre (D1).	The regeneration of Robin Hood Chase with residential development and community facility was considered likely to result in minor positive impacts for the Housing and moderate Landscape/Townscape objectives. Minor positive impacts were expected for the Health, Crime, Social, Environment and Transport objectives. A minor negative effect on Waste was predicted. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	Brownfield site, at low flood risk and suitable for housing – part of wider regeneration proposals. Phase 1 now complete and excluded from the allocation. Remaining site suitable for allocation for residential and community use.
PA38	PA38 Carlton Road - Former Castle College for Residential	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,	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Accessible brownfield site which is largely cleared and at low flood risk. Close to residential and employment uses. Site area reduced to exclude open space. Suitable for allocation for

	al (C3), employment (B1), community and education (D1).	Crime, Transport, Employment and Innovation objectives. Moderate negative outcomes were anticipated against the Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.				residential and employment use.
PA39	PA39 Carlton Road - Former Co-op for Retail (A1) and residential (C3, including family housing).	The proposal for the mix of uses at this site was considered likely to result in a moderate to major positive outcome for the Landscape/Townscape objective and moderate positive impact on the Employment objective. More minor positive effects were expected for the Housing, Crime, Social and Environment objectives. Moderate negative outcomes were predicted against the Waste and Transport objectives, as well as a minor negative effect against the Energy objective. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	This site was reduced in size at the Revised Publication Stage to reflect completion on the former Albany Works portion of the site which is now occupied by a supermarket. The remaining portion of the site comprises the vacant former Co-op building. It is a brownfield site at low risk of flooding with regeneration potential to support local community and CONI. Site suitable for allocation for residential and retail use.
PA40	PA40 Daleside Road -	A moderately positive impact was expected for the Landscape/Townscape	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability	Cleared brownfield site. Within flood zone, however principle of

	Former Colwick Service Station for Residential (C3).	objective, with further minor positive impacts for the Housing, Crime and Environment objectives. Minor negative effects were anticipated against the Natural Resources, Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.			Appraisal and development principles within the LAPP.	residential use established at appeal and planning permission granted for lower density scheme Sep 15. Suitable for allocation particularly given planning status.
PA41	PA41 Alfreton Road - Forest Mill for Retail (A1) food & drink (A2, A3) (as component of mixed use scheme), residential (C3), student accommodation (sui generis).	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP.	Accessible prominent brownfield site, part cleared and at low flood risk which detracts from the attractiveness of the area and Local Centre. Opportunities for positive regeneration to contribute to housing, and retail uses.
PA42	PA42 Ilkeston	A very major/important positive effect was predicted for the Housing objective, with further	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability	Accessible brownfield site, at low risk of

	Road - Radford Mill for Residential (C3) and student accommodation (sui generis).	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.			Appraisal and development principles within the LAPP.	flooding with planning consent for residential to rear of site. Suitable for allocation for residential, use.
PA43	PA43 Salisbury Street for Residential (primarily C3) and small scale retail (A1) delivered as integral part of mixed use scheme.	A moderate to major positive effect was anticipated for the Landscape/Townscape objective. Minor positive impacts were identified for the Housing, Crime and Environment, Biodiversity & GI objectives. Minor negative impacts were predicted for the Waste, and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This preferred option is predominantly located within Flood Zone 1, however the western boundary (Faraday Road) is located within Flood Zone 3 and therefore is at high risk of flooding. The River Leen and Day Brook 2017 model demonstrates that Faraday Road could be subjected to flooding during a 1 in 20 year event. Therefore, level for level floodplain compensation should be considered as well as access and egress arrangements showing alternative routes to and from the site.  We consider that mitigation measures should include finished floor levels of 600mm above the 1 in 100 year plus climate change flood level. A FRA must consider the impacts on and from the River Leen. We recommend that SuDS be incorporated within development at an early stage and ensure	Accessible brownfield cleared site between employment and residential areas. Part of site at risk of flooding but EA support subject to mitigation and layout. Suitable for allocation for residential use and small scale retail to support local area.

					that greenfield runoff rates are achieved from a managed surface water drainage scheme. Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA44	PA44 Derby Road - Sandfield Centre for Residential (C3) predominantly family housing.	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Accessible brownfield site at low flood risk within residential area. Current building is vacant and redevelopment provides regeneration opportunities for the local area. Suitable for allocation for residential use.

PA45	PA45 Prospect Place for Residential (C3, predominantly family housing).	A moderate to major positive outcome for the Landscape/Townscape objective was predicted, alongside a moderately positive impact for the Housing objective. Other minor positive impacts were predicted for the Health and Crime objectives. Moderate negative outcomes were predicted against the Waste and Energy & Climate Change objectives, together with a minor negative effect on the Transport objective. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Cleared brownfield site at low flood risk. Between employment and residential area, providing opportunities for regeneration. Suitable for allocation for residential use.
PA46	PA46 Derby Road - Former Hillside Club for Residential (C3, predominantly family housing).	Moderate positive impact were identified for the Housing and Landscape/Townscape objectives, with other minor positive impacts predicted for the Health and Crime objectives. Minor negative impacts were identified against the Environment & Biodiversity, Natural Resources & Flooding, Waste, Energy & Climate Change and Transport objectives. Mitigation	No	No	Please consider our comments on PA46 and PA47 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability of development in these locations as there is significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation. Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The River Leen, which is designated as a Main River, runs in culvert through the north western	Accessible brownfield site close to residential area. Within an area of flood risk, EA support allocation subject to mitigation and easement arrangements. Site has the potential for opportunities to enhance biodiversity by opening up River Leen culvert. Site is suitable for allocation for residential use.

		<p>measures have been identified for possible negative impact.</p>		<p>part of this preferred site allocation and then in open channel along the western boundary. The alignment of the culvert should be established and where practicable, the opportunity should be taken to open up the watercourse, which could provide a green corridor with associated amenity and wildlife benefits.</p> <p>As the River Leen is classed as a Main River it means that our prior written consent is required for any works within 8 metres from the top of bank and culvert. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.</p> <p>Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater.</p> <p>Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. The River Trent model was updated in 2016 and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change as well as a 1 in 100 year plus 30% climate change breach scenario. This site falls within all of these modelled outlines and therefore needs to be</p>	
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					considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA47	PA47 Abbey Street/Leengate for Employment (including hospital/health related B1) and facilities which support the QMC with ancillary residential (C3) and hotel (C1).	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.	No	No	Please consider our comments on PA46 and PA47 in conjunction. All of these sites fall within areas at risk of flooding from the River Leen and as they are hydraulically linked development on one site can have an impact on the other sites downstream. For each of these sites Nottingham City Council will need to assess the deliverability and viability of development in these locations as there is significant risk of flooding in the climate change scenarios. This will include providing floodplain compensation. Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The River Leen, which is designated as a Main River, runs through the western part of this preferred site allocation. This site features a flood wall which offers a 1 in 100 year level of flood protection. As the River Leen is classed as a Main River it means that our prior written consent is required for any works within 8 metres from the top of the bank and flood wall. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.	Accessible brownfield site at low flood risk. Site is an Enterprise Zone in recognition of its potential to contribute to provision of health and science facilities connected to the QMC. Potential for ancillary residential development on site and supporting uses such as hotel. Site suitable for allocation for employment and supporting facilities for QMC.

					<p>Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater. The effects of the development on downstream users will also need to be considered.</p> <p>Note that the River Leen and Day Brook flood model was updated in January 2017. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change and 1 in 100 year plus 50% climate change. The River Trent model was updated in 2016 and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change as well as a 1 in 100 year plus 30% climate change breach scenario. This site falls within all of these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	
PA48	PA48 Queens Drive - Land adjacent to the Portal for Office (B1),	A moderate to major positive impact for the Landscape/Townscape objective was identified, as well as a moderate positive impact for Employment. Minor positive effects were also anticipated for the Transport and Innovation objectives.	No	No		Planning permission granted for retail, car showroom, and office in Jan 2015. Given its planning status it is recommended that the site be allocated for retail, employment, car showroom.

	Motor Showroom (sui generis), ancillary retail (A1) as part of a comprehensive development.	Moderate negative outcomes were predicted against the waste and Energy objectives, as well as a minor negative effect on the Natural Resources objective. Mitigation measures have been identified for possible negative impact.				
<p><i>SITE ALLOCATION PA48 QUEENS DRIVE – LAND ADJACENT TO THE PORTAL HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE -- This site is now substantially built out.</i></p>						
PA49	PA49 NG2 West - Enterprise Way for Employment (B1a/b).	A moderate to major positive impact was identified for the Employment objective, and moderate positive impacts suggested for the Transport, Innovation and Economic Structure objectives. Minor positive impacts were identified for the Crime and Environment Biodiversity & GI and Landscape/Townscape objectives. Moderate negative impacts were predicted for the Natural Resources & Flooding, Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.	No	No		Accessible brownfield cleared site which is ready for development and forms part of the NG2 prestige employment site. Suitable for allocation for employment use.

PA50	PA50 NG2 South - Queens Drive for Employment (B1a/b).	A moderate to major positive impact was identified for the Employment objective, and moderate positive impacts suggested for the Transport, Innovation and Economic Structure objectives. A minor positive impact was identified for the Crime objective, as well as a moderate positive outcome for the Landscape/Townscape objective. Moderate negative impacts were predicted for the Natural Resources & Flooding, Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Future development should consider the Greater Nottingham SFRA data for the site and flood mitigation should consider the residual risk of both overtopping and breach of the River Trent flood defences. Also the River Leen, a designated Main River, flows from west to east, to the south of the site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a> The River Leen, which is designated as a Main River, runs through the southern part of this preferred site allocation. This site features a sheet piled flood defence which offers a 1 in 100 year level of flood protection. As the River Leen is classed as a Main River it means that our prior written consent is required for any works within 8 metres from the top of the bank and flood wall. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Leen for essential maintenance and flood risk	Accessible brownfield cleared site which is ready for development and forms part of the NG2 prestige employment site. Suitable for allocation for employment use.
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					management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of development that can be accommodated on this site.	
PA51	PA51 Riverside Way for Residential (C3), offices/research & development/light industry (B1).	Moderate positive impacts are envisaged for the Housing, Landscape/Townscape and Transport objectives, with minor positive impacts for Health, Heritage, Crime, and Employment objectives. Minor negative impacts were identified for the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No		Accessible brownfield site close to both employment and residential areas. EA support allocation subject to mitigation. Suitable for allocation for residential and employment use.
<i>SITE ALLOCATION PA51 RIVERSIDE WAY HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE – Due to existing viable uses on site and following consultation with land owners.</i>						
PA52	PA52 University Boulevard - Nottingham Science and Technology Park for Office/res	Moderate to major positive impacts were predicted for the Employment, Innovation and Economic Structures objectives and Transport objective. A moderate positive impact for Landscape/Townscape objective. Moderate negatives were predicted against the Waste and Energy & Climate Change objectives, with minor negative	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Please note that the Tottle Brook ordinary watercourse runs to the north of this preferred option and Enterprise Zone and a site-specific FRA should give consideration to the risk of flooding presented by this source. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate	Accessible cleared site which forms part of prestigious Nottingham Science and Technology Park – also designated as an Enterprise Zone. Close to University of Nottingham. Suitable for allocation for employment use. Scope for a range of research and development uses

	earch and developm ent (B1a/b) and ancillary/c ompatible uses.	impacts for the Environment, Biodiversity & GI, and Natural Resources & Flooding objectives. Mitigation measures have been identified for possible negative impact.			change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	including bioscience/medical/health related research and development.
PA53	PA53 Electric Avenue for Office/research & development /light industrial (B1).	A moderate to major positive impact was predicted for the Employment objective, with minor positive impacts for Crime, Transport, Innovation and Economic Structure objectives. Moderate negative impacts were identified against the Natural Resources & Flooding and Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Data from the Greater Nottingham Strategic Flood Risk Assessment (GNSFRA) should be considered when developing the site, e.g. level of overtopping in climate change scenario, which effects the north east part of the site and flood mitigation to consider the residual risk of both overtopping and breach of the River Trent flood defences. The Tottle Brook (Ordinary Watercourse) flows from west to east, through the roundabout, in culvert north of the site. We advise that an FRA considers the risk of flooding from this source to the development. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in	Cleared brownfield site adjacent modern office building. EA support the allocation subject to flood risk mitigation. Suitable for allocation for employment use.

					the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA54	PA54 Boots for Employment (B1, B2 and B8) and residential (C3). Potential for an element of student accommodation (sui generis) subject to improved linkages to the University .	A very major positive impact was forecast for the Housing objective. A major positive impact was identified for the Employment objective, with moderate to major positive impacts predicted for Heritage, Landscape/Townscape, Innovation and Economic Structure objectives. Moderate positive impacts were also identified for the Health and Social objectives, with a minor positive impact for the Environment, Biodiversity & GI, objective. Moderate to major negatives were predicted against the Natural Resources and Waste objectives, with moderate and minor negative impacts identified against the Energy. A neutral impact predicted for the Transport objective. Mitigation measures have been identified for possible negative impact.	No	No	Support -This preferred allocation and Enterprise Zone is located immediately behind formal flood defences. The site-specific FRA should consider the residual risk of flooding from a breach or overtopping of the flood defences and incorporate a site layout that does not increase flood risk on and off site. There is a gas-fired Combined Heat and Power Plant on-site that is regulated by the Environment Agency. There should be careful consideration that the re-development of this site does not lead to air quality issues by the introduction of new sensitive receptors. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	This is a major strategic brownfield site with enterprise zone status. Capable of delivering significant employment and housing alongside wider regeneration benefits and helping to secure the future of high grade heritage assets. EA support subject to mitigation measures. Outline planning permission granted and detailed permission granted for remediation and infrastructure works. Suitable for allocation for employment and residential use – particularly in light of planning status.

PA55	PA55 Ruddington Lane - Rear of 107-127 for Residential (C3, predominantly family housing).	Minor positive impacts were predicted for the Housing and Transport objectives. Minor negative impacts were identified for the Environment, Biodiversity & GI, Landscape/Townscape, Natural Resources & Flooding, Waste and Energy objectives. Mitigation measures have been identified for possible negative impact.	No	No	<p>The National Planning Policy Framework (NPPF) states that the sequential test should steer development to areas with the lowest probability of flooding. Whilst this site is shown to have a high probability of flooding, we note that your Authority consider the flood risk sequential test has been passed, and the evidence has been submitted as part of the Local Plan process confirming how the test has been applied and passed. The Environment Agency do not scrutinise sequential test evidence but it is within our remit to check that the test has been applied, with evidence submitted to demonstrate this. Your Authority will ultimately need to be content that development of this site satisfies the requirements of both the sequential and exception tests.</p> <p>Safe access and escape will be required in a site specific FRA including consideration of the likely depths and velocities of floodwater, or consideration of raising the access, with flood compensation works to and from the site.</p> <p>This potential site allocation is underlain by a Secondary Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.</p> <p>Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach</p>	Former garden land which is at flood risk, planning permission granted for residential development. Suitable for allocation for residential given the planning history of the site.
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					scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA56	PA56 Sturgeon Avenue - The Spinney for Residential (specialist elderly housing and/or family housing (C3)).	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.	No	No	The National Planning Policy Framework (NPPF) states that the sequential test should steer development to areas with the lowest probability of flooding. Whilst this site is shown to have a high probability of flooding, we note that your Authority consider the flood risk sequential test has been passed, and the evidence has been submitted as part of the Local Plan process confirming how the test has been applied and passed. The Environment Agency do not scrutinise sequential test evidence but it is within our remit to check that the test has been applied, with evidence submitted to demonstrate this. Your Authority will ultimately need to be content that development of this site satisfies the requirements of both the sequential and exception tests. The majority of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in a flood risk assessment. Due to the location and vulnerability of the development it is required that the flood risk assessment considers the Higher Central ( 30%) and Upper ( 50%) allowances for climate change scenarios. This may require additional modelling if the data is not currently available. Consideration of flood mitigation is required in a site specific FRA. The site is afforded safe	Site area reduced at the Revised Publication Stage to exclude the existing residential care home, which is expected to stay at the location. The remaining part of the site is a cleared brownfield site adjacent to care home. Previous permission for residential development. Part of existing site at flood risk but focus for development is outside this area. Opportunities to improve GI. Suitable for allocation for residential use.

					<p>access and egress onto Sturgeon Lane and Brooksby Lane.</p> <p>This site is underlain by a Secondary Aquifer, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.</p> <p>Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	
PA57	PA57 Clifton West for Residential (C3, predominantly family housing).	A very major positive impact was identified for the Housing objective and a minor positive impact for the Crime objective. Moderate to major negative impacts were identified against the Landscape, Waste and Energy objectives, with moderate negative impacts against the Heritage and Transport objectives. Minor negative impacts were identified against the Environment and Natural	No	No	<p>Support – There are no environmental concerns within our remit.</p> <p>The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.</p>	Although this site scores relatively poorly on some aspects of the SA, the requirements of the Development Principles will address many of these issues through sensitive layout, design, incorporation of habitat buffers and provision of publicly accessible open space. The site is directly adjacent to existing residential

		Resources objectives. Mitigation measures have been identified for possible negative impact.				development, is not at flood risk or within the Green Belt and has few physical constraints following completion of the A453 which has stalled delivery in the past. Site has potential to make a significant contribution to housing growth. Site is suitable for allocation for residential development.
PA58	PA58 Green Lane - Fairham House for Retail (A1) to support the role of the existing District Centre, Residential (C3).	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.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Previously used land, at low flood risk (which also includes open land with trees), close to residential area and Clifton District Centre. Site to accommodate complementary uses to support Clifton District Centre including retail and residential. It is recommended that this site is taken forward as an allocation.
PA59	PA59 Farnboro	The proposals were considered likely to result in a	Yes	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability	Former school site now vacant, surplus and

	<p>ugh Road - Former Fairham Comprehensive School for Residential development (C3, predominantly family housing) and community uses (D1) with scope for employment (B1).</p>	<p>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>		<p>Appraisal and development principles within the LAPP. This preferred option is located immediately adjacent to the Fairham Brook, which is designated as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the Fairham Brook for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of housing that can be accommodated on this site. The north east of the site falls within a number of modelled flood outlines for the Fairham Brook which will need to be considered in a flood risk assessment. Due to the location and vulnerability of the development it is required that the flood risk assessment considers the Higher Central ( 30%) and Upper ( 50%) allowances for climate change scenarios. This may require additional modelling if the data is not currently available. Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater. This site does not benefit from any formal flood defences. Therefore, any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.</p>	<p>subject to vandalism. Proposed site area reduced to avoid flood risk. Site could make a significant contribution to housing delivery. Key negatives for the SA include impact on Green Belt and Landscape Character. However allocation is considered appropriate. The site is linear in form and wraps around the edge of the existing urban area off Summerwood Lane. An urban extension is proposed to the south of the site within Rushcliffe and this site provides an opportunity to provide local highway, walking and cycling connections to better integrate the existing Clifton community and new development. The focus for new development would be the regeneration of the existing brownfield element of the site with opportunities to improve</p>
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						<p>the quality and quantum of publicly accessible open space to the south of the site and enhance habitats and green corridors via links to adjacent Fairham Brook Nature Reserve and Brecks Plantation (located to the west of Summer Wood Lane). Unlike DS103 the form and shape closely follows the urban area and subject to sensitive design, layout and landscaping (particularly at the boundaries of the site) to filter and soften views and to reinforce the Green Belt boundary allocation for residential use is considered appropriate with some scope for employment use. It is considered that there are exceptional circumstances for the removal of this site from the Green Belt.</p>
PA60	PA60 Victoria Centre for	The proposal was considered as being likely to result in major positive outcomes for	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability	Highly accessible existing major shopping centre within the City

	Retail (A1), leisure (D2), office (B1a), financial & professional services (A2), food & drink (A3, A4, A5), public transport facility (Sui Generis).	the Landscape/Townscape objective, with moderate to major positive impacts for the Social and Employment objectives, and moderate positive impact predicted for the Crime and Transport objectives. A minor positive effect was also identified for Heritage. A moderate negative outcome was suggested for the Waste objective, and minor negative impacts against the Natural Resources and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.			Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Centre. Planning permission was granted for an extension to the centre, including bus station and car park, in July 2014 which is in line with proposed retail policy and within forecast retail future capacity for the City Centre set out in the Retail Study 2015. Given the planning status, the site is suitable for allocation.
PA61	PA61 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station for Hotel (C1), offices	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,	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Highly accessible brownfield site in City Centre, low flood risk. SA identifies negative impacts on heritage objectives. However redevelopment of non-designated heritage assets provides potential to secure long term future of Listed Buildings and provide new modern business and training

	(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).	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.				space in highly attractive location.
PA62	PA62 Creative	A moderate positive outcome was predicted for the Housing	No	No	This potential site allocation is underlain by a Principal Aquifer and located within Source	Highly accessible cleared brownfield site in City

	Quarter - Brook Street East for Residential (C3).	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.			protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment.	Centre, at low flood risk. Suitable for allocation for residential use.
PA63	PA63 Creative Quarter - Brook Street West for offices/studio/works hop/research & development (B1), hotel (C1), residential (C3), student accommodation	A moderate to major positive effect on the Landscape/Townscape objective was expected. The Housing and Transport objectives were viewed as likely to benefit from moderate positive impacts, with more minor positive effects for the Health, Social and Energy objectives. A minor negative was identified against the Natural Resources objective. Mitigation measures have been identified for possible negative impact.	No	No		Highly accessible brownfield site in City Centre, at low flood risk. Suitable for allocation for a mix of uses.

	(sui generis), assembly & leisure (D2), non-residential Institutions (D1). Potential ancillary uses to ground floor financial & professional services (A2), food & drink (A3).					
<p><i>SITE ALLOCATION PA63 CREATIVE QUARTER – BROOK STREET WEST HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE –</i> The site owners confirmed that the site would not now be redeveloped .</p>						
PA64	PA64 Creative Quarter - Sneinton Market for Office / workshop / research &	A moderate positive outcomes were predicted for the Housing, Social, Transport and Employment objectives, with minor positive outcomes suggested for the Health, Crime, Innovation and Economic Structure objectives. Minor negative impacts against	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Highly accessible brownfield site in City Centre at low flood risk. Permission granted for part refurbishment in 2013 and further opportunities for redevelopment of unsympathetic buildings

	development (B1), residential (C3), retail (A1) with ancillary leisure and community uses (D1) as part of a mixed use scheme.	the Heritage, Natural Resources & Flooding and Waste objectives were expected. Mitigation measures have been identified to address possible negative impact.				on periphery of site. Suitable for allocation for a mix of uses.
PA65	PA65 Creative Quarter - Bus Depot for Residential (C3), hotel (C1), employment (B1), non-residential institution (D1), leisure (D2). Ancillary	A major positive outcome was predicted for the Housing objective, with a moderate to major positive outcome predicted for the Landscape/Townscape and Employment objectives. Moderate positive outcomes were identified for the Health, Natural Resources & Flooding, and Transport objectives. Minor positive impacts were considered likely for the Social, Environment Biodiversity & GI, Energy & Climate Change, Innovation and Economic Structure objectives. A minor negative impact was predicted	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Large brownfield site within City Centre at low flood risk with scope for regenerative development which supports the role and function of the City Centre and improved east west connections. Suitable for allocation for a mix of uses.

	retail (A1, A2, A3) (delivered as integral part of a mixed use scheme).	against the Waste objective. Mitigation measures have been identified for possible negative impact.			The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	
PA66	PA66 Castle Quarter, Maid Marian Way - College Site for Tourism (D2), offices (B1a), residential (C3), small scale retail (A1, A2, A3 delivered as an integral part of a mixed use scheme).	A very major/important positive outcome for the Landscape/Townscape objective was predicted. Major positive impact was identified for the Heritage and Transport objectives, with a moderate positive result considered likely for Housing. Further minor positive impacts were identified against the Health, Crime, Social, Energy & Climate Change and Employment objectives. A minor negative impact On the Natural Resources & Flooding objective was identified. Mitigation measures have been identified for possible negative impact.	No	No	Support – There are no environmental concerns within our remit. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Prominent brownfield site in City Centre directly adjacent to significant heritage assets. Highly accessible, low flood risk. Potential for transformational development, removal of unsympathetic buildings and replacement with uses and new build compatible for cultural and heritage significance of location. Site suitable for allocation of mix of uses focussed on tourism.

PA67	PA67 into Broadmarsh Centre and surrounding area for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), hotel (C1), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities,	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.	No	No	Support - We understand that this potential site allocation benefits from an extant outline planning permission (09/02714/POUT) granted in 2011 for the proposed retail allocation and therefore the comments we made at the planning application stage remain valid. For new applications note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Major shopping centre in southern part of the City. Highly accessible, brownfield, low flood risk. Enhancement of the centre and improved north south routes is a key priority in delivering Southern Gateway transformation and aspirations for Canal Quarter. Planning permission granted summer 2015 for alternations, extension and COU to the centre. Suitable for allocation for mix of town centre uses.
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	<p>cycle parking) public car parking. Ancillary uses could include food &amp; drink (A4, A5) residential (C3), delivered as integral element of mixed use scheme.</p>					
PA68	<p>PA68 Canal Quarter - Island Site for Offices/high tech, light industry/research &amp; development, warehouses</p>	<p>The proposal was considered likely to result in a very major positive impact for the Housing and Landscape/Townscape objectives, with moderate to major positive impacts predicted for the Heritage, Social and Employment objectives. Other moderate positive impacts were expected for the Health, Crime, Environment, Biodiversity &amp; Green</p>	No	No	<p>Support – Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The comments we made for the planning application (04/01403/POUT) remain valid. For new applications note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and</p>	<p>Extensive brownfield, largely cleared site containing heritage assets in poor repair. Close to transport interchange. Part of site at flood risk. Site is a regeneration priority for the City Council and important in delivering Canal and Creative Quarter objectives. Capable of making a</p>

	e (B1, B8), residential (C3) and retail (A1, A2, A3), leisure (D2), hotel (C1), conference use and education use (D1) delivered as integral part of mixed use scheme.	Infrastructure, Transport, Innovation and Economic Structure objectives. A very major negative impact was identified against the Waste objective, as well as a major negative impact against Energy & Climate Change. Mitigation measures have been identified for possible negative impact.			therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	significant contribution to office and housing growth with potential synergies of co-location of offices to Bio-city. Potential for improved connections to City Centre core and communities of Sneinton and St Anns. Suitable for allocation for a mix of uses.
PA69	PA69 Canal Quarter - Station Street/Car rington Street for Offices (B1a), residential (C3), student accommo	A very major positive impact was predicted for the Transport objective with a moderate to major positive effect identified for Landscape/Townscape. Moderate positive impacts identified for the Housing, Heritage, Crime and Employment objectives. Minor positive impacts were also predicted for the Health, Environment, Biodiversity and	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Future development should consider the GNSFRA data for the site and flood mitigation should consider the residual risk of both overtopping and breach of the River Trent flood defences.	Highly accessible City Centre brownfield site directly opposite transport interchange. Low flood risk. Potential for refurbishment and redevelopment to support aspirations of Canal Quarter and enhance setting of heritage assets. Site

	<p>dation (sui generis), hotel (C1), leisure (D2), non-residential institution (D1), ancillary retail (A1), financial &amp; professional services (A2), food &amp; drink (A3) focussed at ground floor level.</p>	<p>G.I, and Economic Structure. Minor impact was predicted against the Natural Resources and Flooding and Waste objectives. Mitigation measures have been identified for possible negative impact.</p>				<p>suitable for allocation for mix of uses.</p>
PA70	<p>PA70 Canal Quarter - Queens Road, East of Nottingham Station for</p>	<p>The mixed use proposal at this site was considered likely to result in major positive impacts for the Housing and Transport objectives with a moderate to major positive effect on Landscape/Townscape. Moderate positive impacts were also expected for the</p>	No	No	<p>Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled</p>	<p>Accessible brownfield site located on a prominent corner in City Centre with regeneration potential. Site considered suitable for range of uses subject to design to respond to setting of heritage assets</p>

	<p>Offices/light industry/research &amp; development (B1), residential (C3), hotel (C1), non residential institution (D1), leisure (D2). Potential ancillary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral part of mixed use scheme.</p>	<p>Heritage and Employment objectives. A minor positive impact was also identified for the Health objective. A moderate negative impact was predicted against the Waste objective and a further more minor negative outcome for Energy &amp; Climate Change. Mitigation measures have been identified for possible negative impact.</p>			<p>flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	<p>and potential of site. Suitable for allocation for mix of uses.</p>
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PA71	<p>PA71 Canal Quarter - Sheriffs Way, Sovereign House for Primarily Offices (B1a). Additional uses could include residential (C3), hotel (C1), assembly &amp; leisure (D2), non-residential institution (D1). Ancillary uses could include car parking, small scale retail (A1)</p>	<p>The proposal was considered likely to result in a very major positive impact for the Transport objective, alongside a major positive outcomes for the Landscape/Townscape and Employment objectives. Moderate positive impact was anticipated for the Heritage and Economic Structure objectives and Minor positive outcomes for the Health, Crime, and Social objectives. A moderate negative impact was predicted for the Natural Resources &amp; Flooding objective, alongside a minor negative impact against the Waste objectives. Mitigation measures have been identified for possible negative impact.</p>	No	No	<p>No objections – The comments we made for the planning application (06/01916/PFUL3) remain valid. For new applications note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a> The Tinkers Leen is a culverted ordinary watercourse that runs along the northern boundary of this preferred site allocation. The alignment of the culvert should be established and there should be no built development on top of the culvert. Where practicable, the opportunity should be taken to open up the watercourse, which could provide a green corridor with associated amenity and wildlife benefits. Nottingham City Council’s Drainage Engineers may be able to provide further information about the culverted watercourse and will be able to advise if an easement is required should the watercourse be opened up.</p>	<p>Highly accessible, part vacant brownfield site. Within area of flood risk but no objections from EA. Permission granted in 2014 for demolition and erection of mixed use scheme offices, hotel, shops, financial and professional, leisure, parking. Priority brownfield site for regeneration in the Canal Quarter expected to deliver significant employment benefits as part of a new business quarter centred on the Station Hub. Potential to significantly enhance physical environment. Partnership scheme with NCC likely. Site suitable for allocation primarily for offices with supporting uses.</p>
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	financial services (A2), food & drink (A3, A4, A5) to ground floor (delivered as an integral part of a mixed use scheme).					
PA72	PA72 Canal Quarter - Waterway Street for Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel	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	No	No	The Tinkers Leen is a culverted ordinary watercourse that runs along the northern boundary of this preferred site allocation. The alignment of the culvert should be established and there should be no built development on top of the culvert. Where practicable, the opportunity should be taken to open up the watercourse, which could provide a green corridor with associated amenity and wildlife benefits. Nottingham City Council's Drainage Engineers may be able to provide further information about the culverted watercourse and will be able to advise if an easement is required should the watercourse be opened up. Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate	Accessible brownfield site within City Centre. Within area of flood risk but allocation supported by EA. This partly cleared brownfield site lies opposite the northern edge of the Meadows housing area and has the potential to transform the physical environment to better manage the transition from City Centre to residential area through sympathetic development of an appropriate type and

	(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).	address possible negative impact.			change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	scale. Site suitable for allocation for mix of uses.
PA73	PA73 Canal Quarter - Sheriffs Way/Arkw right Street for Primarily offices (B1a)	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate	Highly accessible brownfield site (partly cleared) opposite new transport hub. In area of flood risk but allocation supported by EA. Key site in managing the transition between City Centre and Meadows housing area and in

<p>within block north of Crocus Street and offices/light industry/research &amp; development (B1) or residential (C3) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food &amp; drink (A3) (delivered as an integral part of a</p>	<p>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>			<p>change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a></p>	<p>contributing to a new business quarter close the Station Hub. Suitable for allocation for primarily office use with supporting uses.</p>
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	mixed use scheme).					
PA74	PA74 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)	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Highly accessible brownfield and partly cleared sites is an important element in realising regeneration aims for the Canal Quarter as a new vibrant business led community. Following tram works, this site has the potential for refurbishment and new build to improve the physical appearance of this part of the City and in particular connections to the Meadows. Site suitable for allocation for office use with supporting uses.

	delivered as integral part of mixed use scheme.					
PA75	PA75 Canal Quarter - Crocus Street, Southpoint for Residential (C3), student accommodation (Sui Generis). Ancillary uses to ground floor could include small scale retail (A1, A2, A3) delivered as an integral	A very major positive outcome was predicted for the Housing objective, as well as a major positive impact on the Transport objective. A moderate to major positive effect for the Landscape/Townscape objective was expected, and minor positive impact was identified for the Health, Heritage, Crime, Employment and Economic Structure objectives. A moderate to major negative impact was considered likely against the Waste objective, a moderate negative impact against the Energy objective, minor negative impacts against the Environment, Biodiversity & G.I., and Natural Resources objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - We were consulted on the renewal of planning permission 04/02843/PFUL3 for this preferred site allocation, where an acceptable Flood Risk Assessment was submitted and we raised no concerns to the proposed renewal. The information we received demonstrated to us that environmental issues within our remit can be satisfactorily addressed on-site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Accessible brownfield site in prominent location within City Centre. Within area of flood risk but allocation supported by EA. Planning permission for intensive residential use granted on appeal. Suitable for allocation for residential use given planning history.

	part of a mixed use scheme).					
PA76	PA76 Waterside - London Road, Former Hartwells for Offices/high tech, light industry/research & development/warehouse (B1, B8), non-residential institution (D1), sports facility, assembly & leisure (D2). Potential for an element of	A moderate to major positive effect on Landscape/Townscape. Moderate positive impacts for Transport and Employment were expected. The Heritage, Crime, Environment, Biodiversity & G.I., and Natural Resources & Flooding objectives were considered likely to result in minor positive outcomes. A moderate negative impact against the Social objective was predicted, alongside minor negatives against the Waste, and Energy & Climate Change. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This potential site allocation is located outside of the floodplain (Zone 1) although it should be noted that the site abuts an area of flood risk. The site is greater than 1 hectare and a site specific FRA focusing on sustainable surface water management is required.	Brownfield site at low risk of flooding, close to the City Centre with current permission for offices. The site has potential for a mix of uses compatible with neighbouring occupiers to deliver the regeneration objectives of the waterside. Relationship to the Energy from Waste Plant to the east requires careful consideration. Suitable for allocation for proposed mix of uses.

	residential					
PA77	PA77 Waterside - London Road, Eastcroft Depot for  Offices/high tech, light industry/research & development, warehouse (B1, B8), transport/depot uses, non-residential institution (D1), sports facility, assembly & leisure (D2). Potential for an	The proposed uses at this site were considered likely to result in moderate to major positive impact for the Landscape/Townscape objectives, with moderate positive outcomes also anticipated for the Heritage, Transport and Employment objectives. More minor positive impacts for Crime, Environment, Biodiversity & G.I., and Innovation objectives were identified. A moderate negative impact was predicted against the Natural Resources and Flooding objective, with more minor negative impacts identified against the objectives for Waste, and Energy & Climate Change. Mitigation measures have been identified for the possible negative impacts which may result from the proposed development. Mitigation measures have been identified for possible negative impact.	No	No	This potential site allocation is located in an area of high flood risk (Zone 3) and it will be necessary for Nottingham City Council to undertake the flood risk Sequential Test in accordance with the NPPF. In the first instance all development should be locating within flood zone1 (low risk). Where it is deemed that no reasonably available sites are available, the development should then be directed to Zone 2. Again, where there are no reasonably available sites should development be considered in flood zone 3, where the development must provide wider sustainability benefits to the community that outweigh the negative effects of flooding. The Nottingham Canal acts as a flow route for floodwater and a site-specific Flood Risk Assessment should carefully consider the interaction of the canal. Safe access and escape will be required in a site specific flood risk assessment including consideration of the likely depths and velocities of floodwater, or consideration of raising the access, with flood compensation works to and from the site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in	Brownfield site, close to the City Centre. Potential for mix of uses compatible with neighbouring occupiers to deliver the regeneration objectives of the waterside. Relationship to the Energy from Waste Plant to the east requires careful consideration. Suitable for allocation for proposed mix of uses.

	element of residential				the FRA for developments taking place at this site. The latest climate change guidance is available	
PA78	PA78 Waterside - London Road, South of Eastcroft Depot for Offices/high tech, light industry/research & development, warehouse (B1, B8), non-residential institution (D1), sports facility, assembly & leisure (D2). Whilst these are the primary uses, there may be scope for	The proposed uses at this site were considered likely to result in a moderate to major positive effect on the Landscape/Townscape objective, with moderate positive impacts for the Transport and Employment objectives. More minor positive outcomes for the, Crime, Environment, Biodiversity & Green Infrastructure, and Innovation objectives were also anticipated. A moderate negative impact against the Natural Resources & Flooding objectives was predicted, alongside more minor negative outcomes for the Waste, and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No	The National Planning Policy Framework (NPPF) states that the sequential test should steer development to areas with the lowest probability of flooding. Whilst this site is shown to have a high probability of flooding, we note that your Authority consider the flood risk sequential test has been passed, and the evidence has been submitted as part of the Local Plan process confirming how the test has been applied and passed. The Environment Agency do not scrutinise sequential test evidence but it is within our remit to check that the test has been applied, with evidence submitted to demonstrate this. Your Authority will ultimately need to be content that development of this site satisfies the requirements of both the sequential and exception tests. The Nottingham Canal acts as a flow route for floodwater and a site-specific Flood Risk Assessment should carefully consider the interaction of the canal. Safe access and escape will be required in a site specific flood risk assessment including consideration of the likely depths and velocities of floodwater, or consideration of raising the access, with flood compensation works to and from the site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate	Brownfield site, close to the City Centre. Within area of flood risk but allocations supported by EA. Potential for mix of uses compatible with neighbouring occupiers to deliver the regeneration objectives of the waterside. Relationship to the Energy from Waste Plant to the east requires careful consideration. Suitable for allocation for proposed mix of uses.

	elements of residential subject to detailed layout/design.				change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA79	PA79 Waterside - Residential (C3), student accommodation (Sui Generis).	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. The Nottingham Canal acts as a flow route for floodwater and a site-specific Flood Risk Assessment should carefully consider the interaction of the canal. Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater. The Nottingham Canal acts as a flow route for floodwater and these issues should be considered in the site-specific Flood Risk Assessment. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is	Brownfield site close to employment uses and Meadows and Turneys Quay residential areas. Within area of flood risk but allocation supported by EA. Site provides opportunity to regenerate this part of the Waterside. Suitable for allocation for residential use.

					available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA80	PA80 Waterside - Cattle Market for Offices/light industry/research & development (B1), residential (C3), hotel (C1), assembly & leisure (D2).	Moderate to major positive outcome was identified for the Housing and landscape/Townscape objectives. Minor positive outcomes were suggested for the Health, Heritage, Crime, Employment and Innovation objectives. Minor negative impact was expected against the Natural Resources & Flooding, Waste, and Energy objectives. Mitigation measures have been identified for possible negative impact.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Future development should consider the Greater Nottingham SFRA data for the site and flood mitigation should consider the residual risk of both overtopping and breach of the River Trent flood defences. The Tinkers Leen (Ordinary Watercourse) flows along County Lane in culvert and discharges to the River Trent, just downstream of the site. Flooding was experienced in 2000 in this area and it is recommended that flooding from both the River Trent and Tinkers Leen is considered within the site specific flood risk assessment. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Brownfield site close to employment uses. Within area of flood risk but allocation supported by EA. Site provides opportunity to regenerate this part of the Waterside. Suitable for allocation of proposed mix of uses.
PA81	PA81 Waterside - Meadow Lane for Primarily	The proposed uses at this site were considered likely to result in a very major positive impact for the Housing objectives, with a further major positive	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This preferred option is located immediately adjacent to the River Trent, which is designated	Large brownfield site close to residential and employment uses. Within area of flood risk but allocation supported

<p>residential (C3, predominantly family housing) with other uses - offices/high technology, light industry/research &amp; development (B1), hotel (C1), non-residential institution (D1), assembly &amp; leisure (D2). Ancillary uses could include small scale retail (A1), financial</p>	<p>effect anticipated for Landscape/Townscape. A moderate positive for Health and minor positive impact for the Crime and Environment, Biodiversity and G.I. objectives were predicted. Moderate negative impacts were expected for the Natural Resources &amp; Flooding objective, Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified for possible negative impact.</p>		<p>as a Main River. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Trent for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of housing that can be accommodated on this site.</p> <p>The Tinkers Leen is an ordinary watercourse that runs in culvert through the potential site allocation. The alignment of the culvert should be established and there should be no built development on top of the culvert. Where practicable, the opportunity should be taken to open up the watercourse, which could provide a green corridor with associated amenity and wildlife benefits. Nottingham City Council's Drainage Engineers may be able to provide further information about the culverted watercourse and will be able to advise if an easement is required should the watercourse be opened up.</p> <p>Safe access and escape will be required to and from the site, including consideration of the likely depths and velocities of floodwater. The Nottingham Canal acts as a flow route for floodwater and these issues should be considered in the site-specific Flood Risk Assessment.</p> <p>Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change,</p>	<p>by EA. Planning permission granted subject to S106 for primarily residential use on part of the site in May 2015. This brownfield site is an important part of the Waterside - a priority for regeneration with a long frontage to the River Trent. Potential for this site to make significant contribution to regeneration objectives and deliver new public realm and riverside walking and cycling links. Suitable for allocation for proposed uses.</p>
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	services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme).				1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA82	PA82 Waterside - Freeth Street for Residential (C3, predominantly family housing), office (B1) and small scale convenience retail (A1), restaurant/café (A3) and non-residential institutions (D1).	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.	No	No	This preferred site is located immediately adjacent to the River Trent and our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Trent for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of housing that can be accommodated on this site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at	Large brownfield site within area of flood risk. This brownfield site is an important part of the Waterside - a priority for regeneration with a long frontage to the River Trent. Potential for this site to make significant contribution to regeneration objectives and deliver new public realm and Riverside walking and cycling links. Suitable for allocation for proposed uses.  This site is anticipated to deliver between 300 and 380 dwellings in the longer term, however, between 150 and 250

					<a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	dwelling are expected to be developed within the Plan period with a mid-point of 200, to take account of potential complex site assembly.
PA83	PA83 Waterside - Daleside Road, Trent Lane Basin for Residential (C3, predominantly family housing) and education (D1) and small scale convenience retail (A1), restaurant /café (A3).	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.	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This preferred site is located immediately adjacent to the River Trent and our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to safeguard our access to the River Trent for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of housing that can be accommodated on this site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is	Large brownfield site within an area of flood risk, allocation supported by EA. Priority regeneration site with potential to make a significant contribution to regeneration objectives and deliver new public realm and Riverside walking and cycling links. Hybrid part outline/part detailed consent granted June 2014 for residential development. Suitable for allocation for residential and education uses.

					available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	
PA84	PA84 Waterside - Daleside Road, Eastpoint for Retail (A1) and restaurant /café uses (A3).	The proposed uses were considered likely to result in moderate to major positive outcomes for the Landscape/Townscape and Employment objectives, as well as minor positive impacts for the Crime, Social, Environment & G.I., and Economic Structure objectives. Moderate to major negative outcomes were identified against the Waste, Energy & Climate Change objectives, alongside a minor negative effect on Transport. Mitigation measures have been identified for possible negative impact.	No	No		Brownfield cleared site, low flood risk. Site has planning permission for retail and restaurant uses and has potential to provide services to new Waterside community. Suitable for allocation.
<p><i>SITE ALLOCATION PA84 WATERSIDE – DALESIDE ROAD, EASTPOINT HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE –</i> The site is now substantially built out. .</p>						
PA85	PA85 Waterside - Trent Lane, Park Yacht Club for Residenti al (C3, predomin	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	No	No	Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. This preferred site allocation is located immediately adjacent to the River Trent and does not benefit from any formal flood defences. This means that our prior written consent is required for any works within 8 metres from the top of bank. We may wish for the 8 metres strip to be kept free of built development in order to	Large brownfield site within an area of flood risk, allocation supported by EA. Priority regeneration site with potential to make a significant contribution to regeneration objective s objectives and deliver new public realm and

	antly family housing).	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.			safeguard our access to the River Trent for essential maintenance and flood risk management work. This should be incorporated into development layouts and taken into account when making assumptions about the amount of housing that can be accommodated on this site. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Riverside walking and cycling links. Planning application for residential use submitted May 2015. Suitable for allocation for residential use.
PA86	PA86 Thane Road - Horizon Factory – Employment (B1, B2 and B8)				Support - Subject to the specific ideas for mitigation identified in the Sustainability Appraisal and development principles within the LAPP. Note that the River Trent flood model was updated in 2016. This model reflects the new climate change guidance and features modelled flood outlines for 1 in 100 year plus 20% climate change, 1 in 100 year plus 30% climate change, 1 in 100 year plus 50% climate change and a 1 in 100 year plus 30% climate change breach scenario. This site falls within these modelled outlines and therefore needs to be considered in the FRA for developments taking place at this site. The latest climate change guidance is available at <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	

<b>Site Not Taken Forward</b>						
A1	DS3 Bestwood Sidings for Employment use	A moderate positive impact was predicted for the Employment objective, with a minor positive outcome anticipated for the Crime objective. The Transport objective was considered likely to experience a moderate to major negative impact, with moderate negative impacts also predicted against the Environment, Biodiversity & GI, and Natural Resources & Flooding, Waste and energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No		Although a brownfield site, this site is extremely challenging to access being bounded by rail line and watercourse. Satisfactory access would involve bridging over rail/watercourse and/or acquisition of third party land – unlikely to come forward within the plan period.
A2	DS9 Bar Lane Industrial Park for Residential	A major positive impact was predicted for the Housing objective, alongside a moderate positive impact for the Landscape & Townscape objective and more minor positive outcomes for the Health, Heritage, Crime and Environment, Biodiversity & GI objectives. A moderate to major negative impact was predicted for the Employment objective, whilst the Waste and	No	No		The site is an existing well used employment site on an industrial park and therefore it is not considered appropriate to allocate the site for alternative use.

		Energy & Climate Change objectives were considered likely to receive some minor negative impact. Mitigation measures have been identified for possible negative impact.				
A3	DS11 Basford Gateway for Employment and Residential	A moderate to major positive outcome was predicted for the Landscape & Townscape objective alongside more minor positive impacts for the Housing, Health, Heritage, Crime, Natural Resources & flooding and Transport objectives. Minor negative outcomes were predicted for the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No		Site is currently in active use (employment, waste transfer) and the owner of part of the land has indicated that there are no redevelopment plans. Not considered appropriate to allocate give the current active and appropriate uses.
A4	DS12 Church View industrial Estate for Residential and Retail	A moderate to major outcome was predicted for the Landscape & Townscape objective, with further minor positive outcomes also anticipated for the Housing, Health, Heritage, Crime, and Environment, Biodiversity & GI objectives. A moderate to major negative impact was predicted against the Natural	No	No		Flood risk constraints on site. Existing active employment use on established industrial estate – allocation for alternative uses not considered appropriate.

		Resources & Flooding objective, with more minor negative outcomes also anticipated for the Waste, Energy and Climate Change, and Transport objectives. Mitigation measures have been identified for the possible negative impact.				
A5	DS15 Western Section of Former Dunn Line Coach Station for Residential and Employment	Minor positive outcomes are anticipated for the Housing, Crime, Landscape & Townscape, Natural Resources & Flooding and Employment objectives. Minor negative outcomes were predicted for the Waste and Energy and Climate Change objectives. Mitigation measures have been identified for the negative impacts which may result from the proposed development.	No	No		An alternative use for residential was put forward in the Additional Sites consultation (DS86 - now PA15) - it is considered that residential use is appropriate given the planning history and uses adjacent to the site.
A6	DS25 Nottingham Business Park South (Developer Option) Option 1	A very major positive impact for the housing objective is considered likely, with a moderate positive impact also identified for the Health objective. The Landscape & Townscape objective was predicted to receive a major negative impact, whilst	Yes	No		Site was put forward for residential, retail and employment in the Issues and Options consultation. Part of the site is within an established Business Park and part open land within the Green Belt. B1

	for Residential	moderate to major negative impacts were also forecast against the Environment, Biodiversity & GI, Waste, Energy & Climate Change and Transport objectives. A moderate negative outcome was identified for the Heritage objective, along with a more minor negative impact for the Natural Resources & flooding objective. Mitigation measures have been identified for negative impacts predicted.				uses to the north, residential to the east, agriculture and woods to the west, and, agriculture/Strelley village to the south. The SA scores negatively, particularly for Landscape and Townscape. Allocation of the whole of this site is considered inappropriate taking into account the assessment of Green Belt here which is assessed as performing very well in this location. Development on this open greenfield area is likely to adversely impact on the landscape and is in close proximity to Strelley Conservation Area. However, part of this site is included in allocation PA17 (outside of the Green Belt) which, subject to mitigation and sensitive boundary treatment, is considered appropriate for allocation.
A7	DS32 Ellis and	The Landscape & Townscape objective was considered likely	No	No		The majority of this site has been developed and

	Everard, Haydn Road for Residential	to result in a moderate to major positive benefit, with a moderate positive outcome also predicted for the Housing objective. The Health objective could receive a minor positive impact. Minor negative outcomes were identified for the Waste, Energy and Climate Change and Employment objectives, though mitigation measures are identified for negative impact.				is in active use - not considered necessary to allocate remainder of site.
A8	DS44 Waterside - British Waterways part of Freeth Street for Residential, Employment and Restaurants/Cafes	A moderate to major positive impact was predicted for the Landscape & Townscape objective, with moderate positive outcomes also predicted for the Housing, Health and Environment, Biodiversity & GI objectives, along with more minor positive effects on the Crime, Employment and Innovation objectives. A minor negative impact was predicted against the Waste objective. Mitigation measures against possible negative impact have been identified.	No	No		This site has been taken forward as part of the larger PA82.

A9	DS55 Radford Bridge Allotment s (Option 2) for Residenti al, Sport, Leisure, Allotment s and Open Space	A major positive outcome for the Housing objective was predicted, alongside minor positive impacts for the Health, Crime and Social objectives. Moderate to major negative outcomes were suggested for the Waste and Energy & Climate Change objectives, alongside other moderate negative outcomes against the Environment, Biodiversity & G.I., Natural Resources and Flooding, and Transport objectives. Mitigation measures have been identified for negative outcomes.	No	No		Site not included in the Preferred Option and not supported due to loss of allotments. An alternative Option for this site (DS54) has been allocated for residential in line with the planning permission for the site following appeal as PA23.
A10	DS66 Southside – Site of Former Hicking Pentecost & Company for Residenti al	A major positive outcome was predicted for the Housing and Transport objectives. A moderate positive outcome was predicted for the Landscape & Townscape objective, with more minor positive impacts were also identified for the Health, Heritage, Crime, and Social objectives. A moderate to major negative impact was considered likely against the Waste objective, with a moderate negative impact identified against the Energy &	No	No		This site is has been taken forward as part of the larger PA75.

		Climate Change objective, and a more likely negative outcome against the Environment, Biodiversity & GI objective. Mitigation measures have been identified for the negative impacts which may result from the proposed development.				
A11	DS70 Waterside – British Waterway s Owned Part of Meadow Lane Site for Residenti al	The proposed uses at this site were considered likely to result in a moderate to major positive outcome for the Landscape & Townscape objective, a moderate positive impact for the Housing and Health objectives, and a minor positive impact for the Crime and Environment, Biodiversity and G.I. objectives. A moderate negative impact was predicted against the Natural Resources & Flooding objective, with more minor negative impacts against the Waste and Energy & Climate Change objectives. Mitigation measures have been identified for the negative impacts which may result from the proposed development.	No	No		This site is has been taken forward as part of the larger PA81.
A12	DS87 Broxtowe	A very major positive impact on the Housing objective was	No	No		The site performs poorly in the Sustainability

	Country Park for Residential and Commercial	identified, along with a moderate positive impact for the Employment objectives. Minor positive impacts was also anticipated for the Crime objective. Moderate to major negative outcomes were predicted against the Environment, Biodiversity & GI, Landscape & Townscape, Waste, Energy and Climate Change and Transport objectives. A moderate negative impact was predicted for the Health objective and a more minor negative impact also identified for the Natural Resources & Flooding objective. Mitigation measures for possible negative impact have been identified.				Appraisal and allocation is not considered appropriate - it would adversely impact on the integrity of an important and publicly accessible Country Park, which is part of the open space network, and also adversely impact on habitat and biodiversity. The site has poor access.
A13	DS88 New Aspley Gardens (Option 1) for Residential, Foodstore and	A very major positive outcome for the Housing objective was identified, along with moderate and minor positive impacts for the Employment and Crime objectives, respectively. Moderate to major negative impacts were predicted against the Environment, Biodiversity & GI, Waste, and Energy and Climate Change and Transport objectives. Moderate negative	No	No		Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not

	Community Use	outcomes were also predicted for the Health, and Natural Resources & Flooding objectives, with a further minor negative outcome for the Social objective. Mitigation measures have been identified for the negative impacts which may result from the proposed development.				considered appropriate for allocation.
A14	DS89 New Aspley Gardens (Option 2) for Residential, Foodstore and Community Use	A very major positive outcome was predicted for the Housing objective with further moderate positive impacts predicted for the Crime and Employment objectives. Major negative outcomes were identified for the Environment, Biodiversity & GI, Waste, and Transport objectives, with a moderate to major negative effect anticipated against the Health, and Energy & Climate Change objectives. The Social and Natural Resources & Flooding objectives were considered likely to receive a moderate negative impact. Mitigation measures have been identified for the negative impacts which may result from the proposed development.	No	No		This larger site (compared to DS88). Site scores poorly on many of the SA objectives. Site is part of the Open Space Network, would result in loss of allotments and in adverse impacts on biodiversity and health. Some allotments are in active use or have been converted to rear gardens. Site not considered appropriate for allocation.

A15	DS96 Extension to Jubilee Campus for education, research and Innovation Park	The proposed uses were considered likely to result in major positive impacts for the Landscape & Townscape, Innovation and Economic Structure objectives, with moderate positive impacts for the Transport and Employment objectives. More minor positive outcomes were identified for the Heritage, Social and Natural Resources & Flooding objectives. A minor negative impact was identified for the Waste objective. Mitigation measures have been identified for the negative impacts which may result from the proposed development.	No	No		Campus area of University of Nottingham. Majority of area is built out for education/training/supporting facilities. University functions identified as important aspect of supporting Nottingham's growth and economic restructuring. Considered that campus area is better taken forward under a designation of land 'Safeguarding Land for Further and Higher Education Facilities' under Policy LS2 rather than an allocation.
A16	DS98 Electric Avenue – Option 2 for Residential, B1, Retail showroom, Foodstore, Retail Warehouse, Leisure	A major positive outcome was predicted for the Housing objective, with moderate positive outcomes identified for the Health and Employment objectives, as well as more minor positive effects for the Crime and Social objectives. The Waste, Energy and Climate Change, and Transport objectives were considered likely to receive moderate negative impacts, with further minor negative	No	No		Employment use is considered to be the appropriate use for this site given its location and adjacent use. The site is allocated for employment under PA53.

	/GymB2, D1, Hotel/Restaurant/Bar	outcomes anticipated for the Environment, Biodiversity & GI, and Natural Resources & Flooding objectives. Mitigation measures for the possible negative impact have been identified.				
A17	DS99 NG2 South for B1 Office, Research & Development, Light industrial, Retail, Health and Fitness Club, Hotel/Leisure, Institutional use.	Moderate positive impacts were identified for the Landscape & Townscape and Employment objectives, with further minor positive outcomes forecast for the Health, Crime, Social, Innovation and Economic Structure objectives. Moderate negative outcomes were identified for the Natural Resources & Flooding, Waste and Energy and Climate Change objectives, with a minor negative impact also predicted against the Transport objective. Mitigation measures for possible negative impact have been identified.	No	No		An alternative use was put forward in the Issues and Options consultation (DS60) for employment. The site is part of a high profile prestige business park and is an 'out of centre' location. Retail uses and leisure uses are not considered acceptable in the location. Given the context of the existing business park, site has been allocated for employment use under PA50.
A18	DS103 Charnwood Centre for residential	A major positive outcome was identified for the Housing objective. A moderately negative outcome was predicted against the	No	No		Site is at risk of flooding, within the Green Belt. Transmission lines run along the front of the site. Site could make a

		<p>Landscape &amp; Townscape objective, with further minor negative outcomes also predicted against the Health, Social, Waste, Energy and Climate Change, Transport, Employment, and Innovation objectives. Mitigation measures for possible negative impact have been identified.</p>				<p>significant contribution to the housing objective but key SA negatives were identified in relation to Landscape and Townscape. The site is currently in active educational use (planning application submitted May 2015 for new sports hall). The location performs well in Green Belt terms and it is considered that there are no exceptional circumstances to justify allocation. Unlike site PA59 which closely hugs the edge of the urban area, this site has a comparatively open aspect where development is likely be more intrusive and have greater impact on the Green Belt and Landscape Character. The site is also constrained by transmission lines at the front of the site and a sewer to the rear. The transmission lines,</p>
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						unless relocated, would prevent development from directly abutting the existing urban area.
A19	DS109 Flower Market for residential, office, research and development, light industrial (B1), general industrial (B2), warehousing (B8), retail, sports and leisure and hotel.	Moderate positive outcomes were predicted for the Housing and Landscape & Townscape objectives, alongside more minor positive outcomes for the Health, Social, Employment and Innovation objectives. Minor negative impacts were predicted against the Waste and Energy and Climate Change objectives. Mitigation measures have been identified for the possible negative impact.	No	No		These are relatively modern warehouse units which are currently in active use as a wholesale market and other warehouse uses. The units are well let and surrounded by industrial/employment uses including the Energy from Waste Facility and retail park. Current use is considered appropriate.
A20	Barton in Fabis Mineral Site for sand and	Moderate positive outcomes were predicted for the Natural Resources & Flooding and Employment objectives. A moderate to major negative impact was identified against the Landscape & Townscape	No	No		The site has the potential for mineral extraction and a screening opinion was submitted in 2015. However the area of the site within the city is a small part of a much

	gravel extraction	objective, with further moderate negative effects also predicted for the Heritage, Environment, Biodiversity & GI, and Transport objectives. Minor negative outcomes were predicted for the Health, Waste and Energy & Climate Change objectives. Mitigation measures for possible negative impact have been identified.				larger site within Rushcliffe, Nottinghamshire. The Nottinghamshire Minerals Local Plan Submission Draft is due out later in 2015. Until the County's position is clear it is premature to consider whether or not to take this site forward into the LAPP.
A21	Queens Drive/Wilford Road	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	No	No		Brownfield site within area of high flood risk. The site is in active employment use which is appropriate for this site and therefore allocation is not necessary. Should employment use cease then other policies would allow for appropriate redevelopment without need to allocate the site.

		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.				
A22	Carlton Road/Castle College – extended site boundary	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	No	No		Known contamination issues (closed landfill, ground contamination). No known flood risk issues present. Neighbouring uses are generally residential in nature, with a college and employment uses to the north and west. Site is out of centre for retail use purposes. Significant proportion of the site is part of the Open Space Network and this portion of the site not considered suitable for allocation. Reduced part of site comprises largely

		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.				cleared brownfield land, low flood risk and suitable for housing, employment, community and education uses.
<b>Sites not taken forward and not subject to further Publication Version SA</b>						
B1	DS1 Belgrave Road \ Linnington Road for Employment	Site not subject to further Publication Version SA	No	N/A		The eastern plot of land is in active use and the western plot in isolation falls below the 0.5ha threshold for LAPP sites. Therefore it is not proposed to be an allocation (i.e. it is below the 0.5ha threshold).
B2	DS39 Springfield for Residential	Site not subject to further Publication Version SA	No	N/A		Site under construction – no appraisal required.

B3	DS43 Eastside Pennyfoot Street for Mixed Use	Site not subject to further Publication Version SA	No	N/A		Site not being taken forward as an allocation as the majority of the site has been developed and the remainder of the site is too small for allocation (i.e. it is below the 0.5ha threshold).
B4	DS58 - Canal Street North for Mixed Use	Site not subject to further Publication Version SA	No	N/A		The site has been partially redeveloped at its centre and as such does not provide an appropriate site for allocation. Although there may be further opportunity to develop to either side of the site these sites are not likely to be large enough to allocate in the local plan (i.e. it is below the 0.5ha threshold).
B5	DS77 Bull Close Road for Employment	Site not subject to further Publication Version SA	No	N/A		Site is currently hardstanding/parking for haulage trailers and is in active use. There are employment uses surrounding the site and this would be the appropriate use therefore

						unnecessary to allocate the site.
B6	DS81 Farnborough School for Education	Site not subject to further Publication Version SA	No	N/A		Site was put forward for education use in the Issues and Options consultation. The site had planning permission 11/04172 for school reconfiguration which has been completed therefore unnecessary to allocate.
B7	DS102 Former Dunkirk Fire Station	Site not subject to further Publication Version SA	No	N/A		The site has been developed out as Nottingham University Academy of Science and Technology and so is no longer required to be allocated.
B8	DS110 Windmill Lane (Former Red Cow Public House)	Site not subject to further Publication Version SA	No	N/A		Site is below the 0.5ha threshold for allocation.