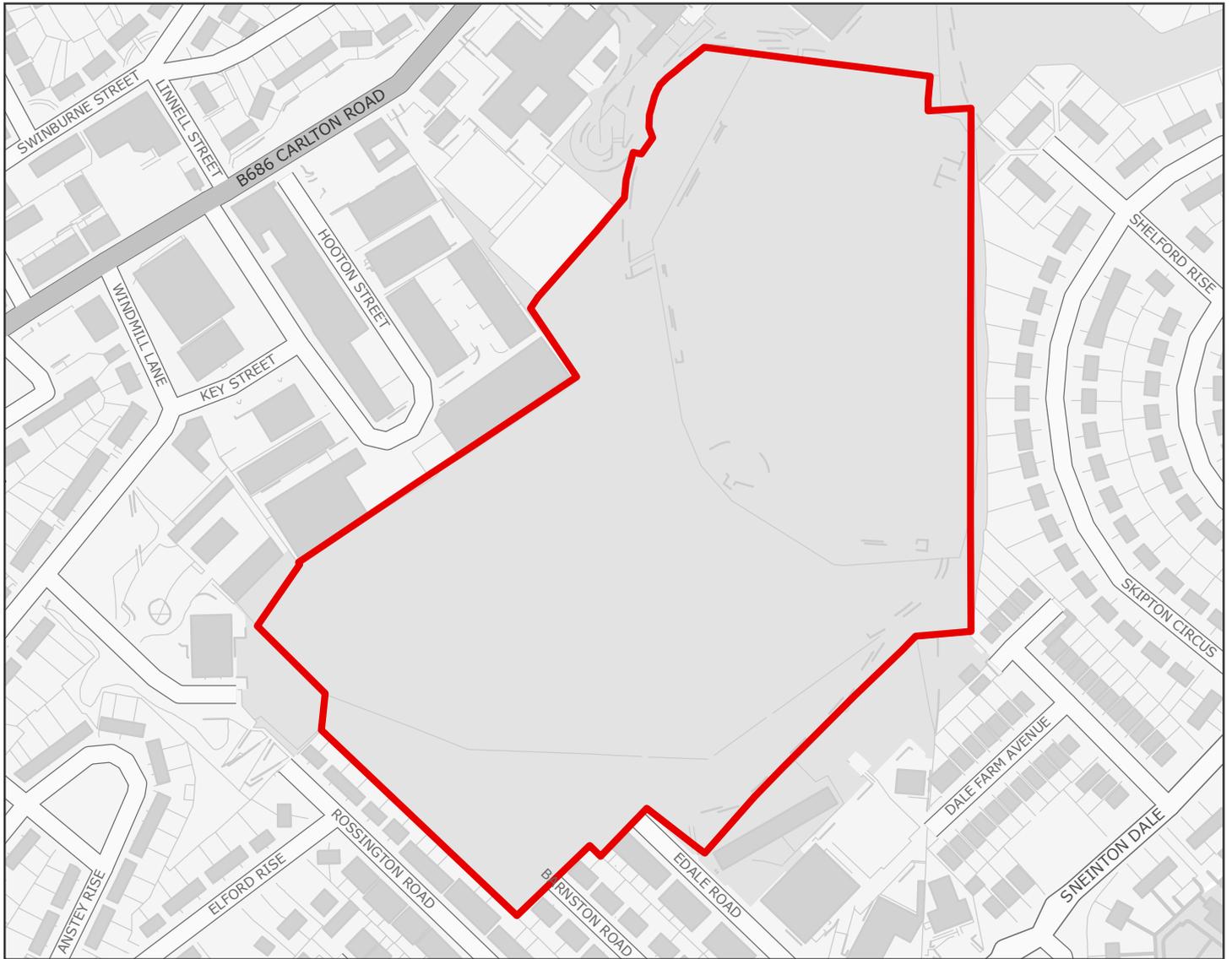


**Site Assessments additional to the
April 2018 Strategic Housing Land
Availability Assessment**

(<https://www.nottinghamcity.gov.uk/planning-and-building-control/planning-policy/the-local-plan-and-planning-policy/>)

8th November 2018

9/2243 Carlton Road/Castle College - Extended Site Boundary

**State:**

Non Deliverable or Developable

Site Area:

8.81 hectares

Ward:

St Ann's Ward

Address:**Land Type:**

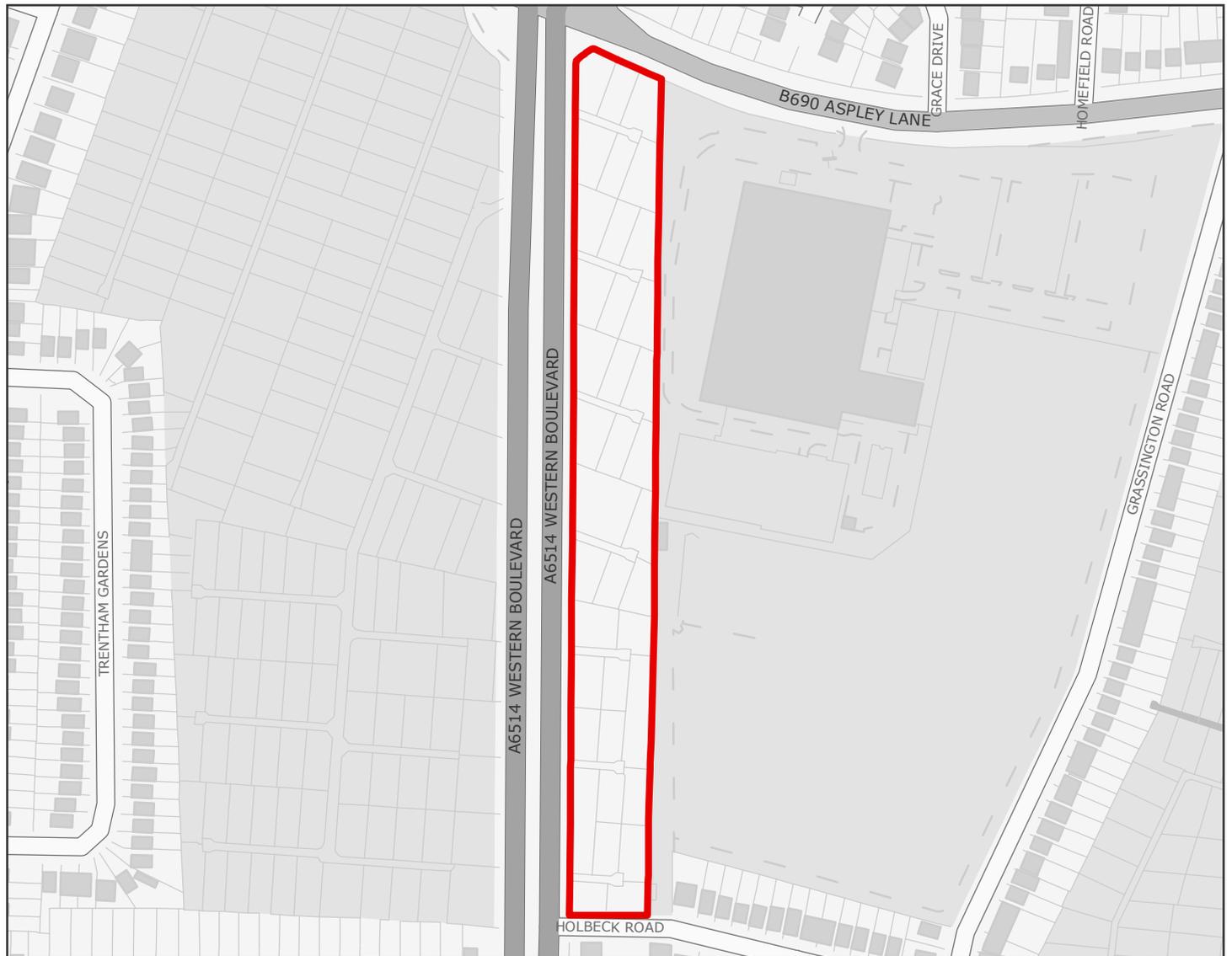
Greenfield

Reasoned Justification:

Site is unsuitable. Known contamination issues (closed landfill, ground contamination). The site is part of the Open Space Network and is not considered suitable.



9/2423 New Aspley Gardens Allotments - East



State:

Non Deliverable or Developable

Site Area:

1.66 hectares

Ward:

Leen Valley Ward

Address:

East of Western Boulevard

Land Type:

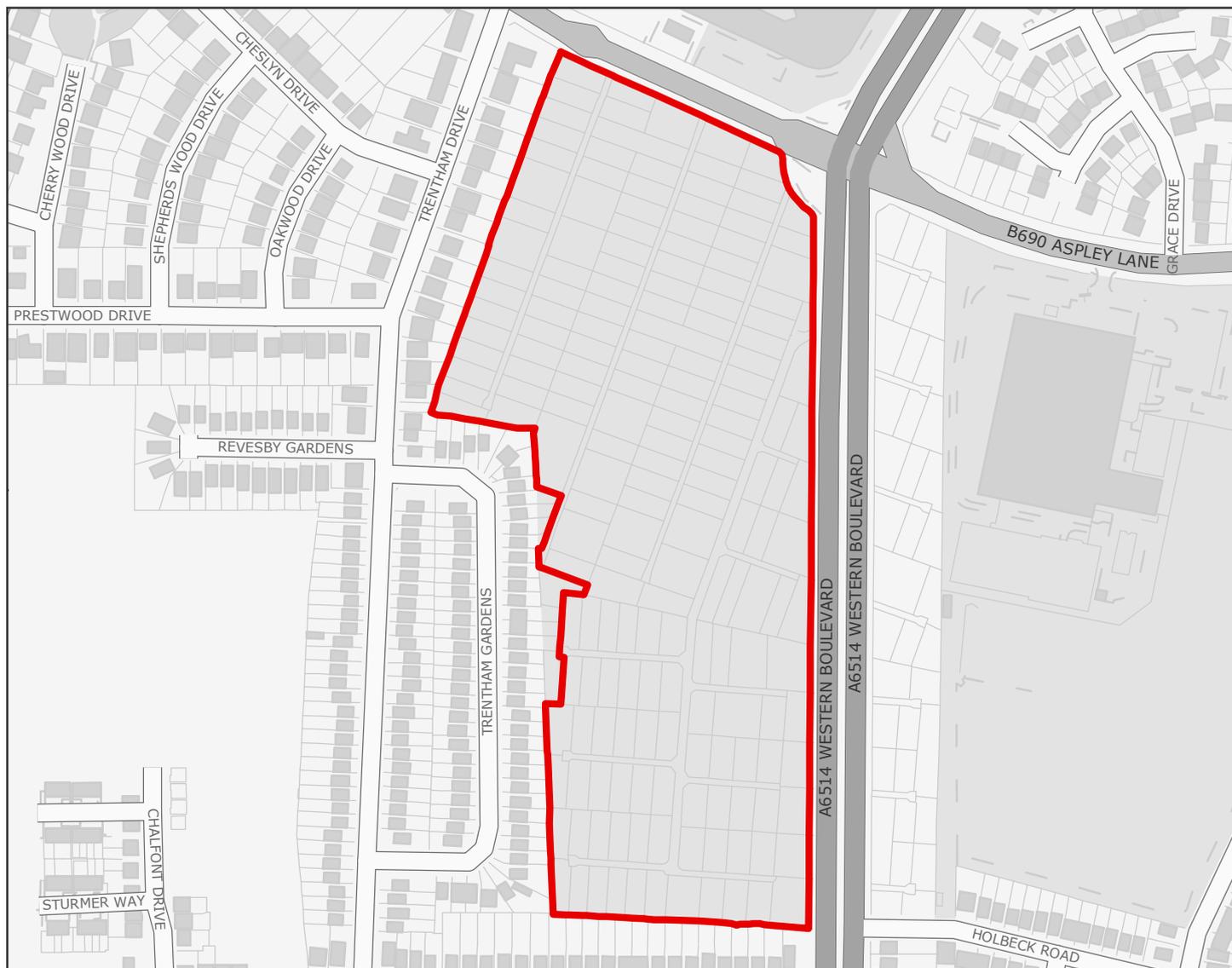
Greenfield

Reasoned Justification:

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also 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 and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.



9/2424 New Aspley Gardens Allotments - West

**State:**

Non Deliverable or Developable

Site Area:

8.1 hectares

Ward:

Leen Valley Ward

Address:

West of Western Boulevard

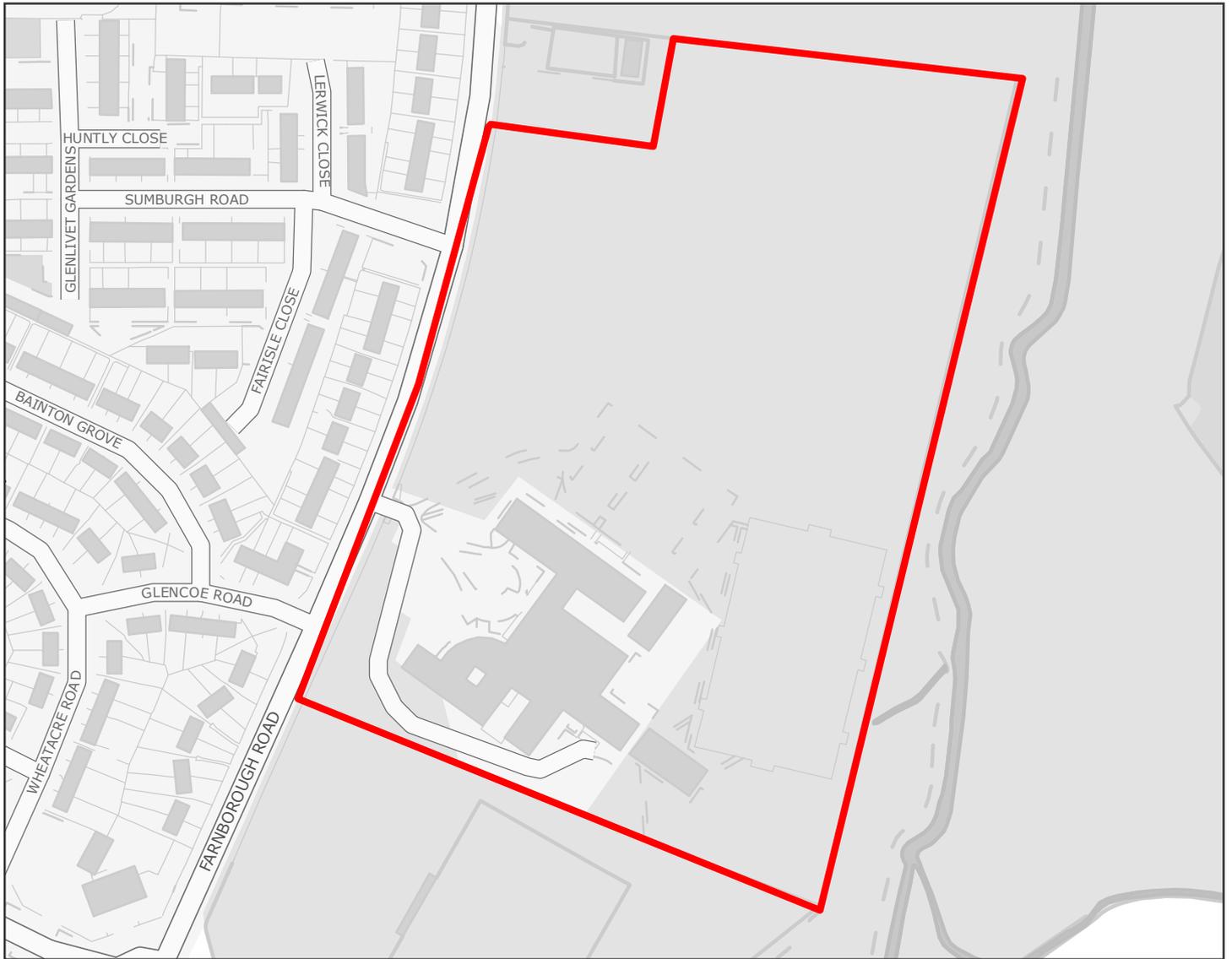
Land Type:

Greenfield

Reasoned Justification:

Site is unsuitable. Site scores poorly on many of the SA objectives in the Local Plan Review. The Site is also 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 and the site is affected by a restrictive covenant. The site is also made up of multiple landowners making land assembly extremely difficult.





State:
Non Deliverable or Developable

Site Area:
7.8 hectares

Ward:
Clifton South Ward

Address:
Farnborough Road

Land Type:
Brownfield

Reasoned Justification:

Not Suitable. 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, unless relocated, would prevent development from directly abutting the existing urban area. Site is at risk of flooding.