

Nottingham City

# land and planning policies

Development Plan Document  
Local Plan Part 2



Site Assessment  
Background Paper Addendum  
September 2017

**Quick Guide to the Site Assessment Background Paper Addendum to the Land and Planning Policies Development Plan Document Publication Version of the Land and Planning Policies (LAPP) document (Local Plan Part 2) (see [www.nottinghamcity.gov.uk/localplan](http://www.nottinghamcity.gov.uk/localplan))**

**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](#) which has informed the site allocations with the Local Plan.

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## 1. Introduction

- 1.1 The Publication Version Site Assessment Background Paper sets out a range of information on the proposed site allocations including transport and accessibility, flood risk, contamination and planning status. Whilst this information remains relevant, this addendum supplements and updates the background paper where necessary and should be read alongside it.

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

- 2.1 A number of amendments have been made to the Site Allocations since the Publication Version of the LAPP. These changes have largely been made due to:

- comments raised in representations that were received during the Publication consultation;
- factual updates and to increase clarity (e.g. sites removed where they have been completed/largely completed);
- new Government Policy as expressed in the Housing White Paper, February 2016, and in other policy announcements;
- confirmation of the HS2 Safeguarding Direction, which impacts on LAPP site allocation PA16 Nottingham Business Park North;
- updated information on the delivery of LAPP site allocations, which has confirmed that some will not come forward within the lifetime of the Plan (to 2028); and
- a review of the capacity of sites to accommodate development.

- 2.2 In general these changes comprise:

- 1 additional site allocation PA86 Thane Road Horizon Factory (please refer to Section 3 for further details);
- 7 site allocation deletions as follows:

PA13 Edwards Lane	Deleted due to development on this site being substantially complete.
PA28 Hine Hall	Deleted as owners have confirmed that the site will not now be developed.
PA31 Ascot Road – Speedo	Deleted due to development on this site being substantially complete.
PA48 Queens Drive – Land adjacent to the Portal	Deleted due to development on this site being substantially complete and

	remaining area being lower than the 0.5ha threshold for inclusion in the LAPP.
PA51 Riverside Way	Deleted due to existing viable uses and following consultation with other land owners. Land in the eastern portion of the site is appropriate for residential development but falls below the 0.5ha threshold for inclusion in the LAPP.
PA62 Creative Quarter – Brook Street West	Deleted as the site owners have confirmed that the site will not now be developed.
PA84 Waterside – Daleside Road, Eastpoint	Deleted due to development on this site being substantially complete.

- amendments to site boundaries (please refer to Section 6 of the Revised Publication version of the LAPP for amendments to Site Allocation boundaries);
- updates to the quantum of housing and employment uses on sites (please refer Appendix 3 and 4 of the Revised Publication version of the LAPP and also to the Sustainable, Inclusive and Mixed Communities Background Paper Addendum, June 2017 for changes to housing sites and the Employment Background Paper Addendum, June 2017 for changes to employment sites); and
- amendments to the site allocation development principles, e.g. changes to uses as a result of consultation responses or updated information on sites such as approved planning permissions (please refer to Section 6 of the Revised Publication version of the LAPP for amendments to Site Allocation Development Principles).

2.3 In terms of the judgement made about site capacity, where planning permissions exist, this figure has been used for the number of houses and employment hectareage. In other cases the most up to date intelligence from Development Management and Property Services colleagues, based on local site and developer knowledge, allowed initial figures to be verified and a judgement on an appropriate 'range' of development to be made. LAPP Appendices 3 and 4 detail the Housing and Employment ranges considered. This has been based on officer expertise, an assessment of achievable densities and any comparable planning permissions in the locality, and a desire to promote brownfield development and make the best use of land. From this range, a conservative estimate of the development potential used the mid-point in order to robustly compare the potential delivery against housing and employment land targets. In accordance with Core Strategy Policy 8 and LAPP Policy HO1 relating to an emphasis on providing family

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housing in Nottingham City, a judgement has been made on where best to accommodate predominantly family housing as part of a sustainable housing mix.

### **HS2 Safeguarding Direction**

- 2.4 On the 15<sup>th</sup> November 2016 the Transport Secretary announced route refinements for both the Eastern and Western legs of the proposed High Speed Two route north of Birmingham. This was accompanied by a set of Safeguarding Directions.
- 2.5 In relation to Nottingham City, the high speed line follows the M1 corridor. The route refinements have resulted in the route being moved east by approximately 15m at the southern portal of the proposed tunnel, and 10m east at Bulwell Wood (close to Nottingham Business Park). Northwards of Strelley Village the vertical alignment has changed again, with the route being up to 3m higher to improve clearances over watercourses and roads.
- 2.6 As with the 2013 alignment, the line cuts through Nottingham Business park within the Nottingham City boundary. This area of land is designated as site allocation PA16 (Woodhouse Way - Nottingham Business Park North) with employment (B1, B2 and B8) uses proposed at the Publication stage of the LAPP.
- 2.7 The HS2 Safeguarding Direction therefore renders most of the allocation non developable. For this reason, a large portion of the site allocation has been deleted. For the remaining part of the site, the Development Principles have been amended to add retail uses to the range of acceptable uses in recognition of the existing planning permission for this part of the site. The Development Principles in Section 6 of the LAPP set out the revised Development Principles and also the revised boundary of the site and extent of the deleted portion of the site.

### **Strategic Flood Risk Assessment (SFRA) Update**

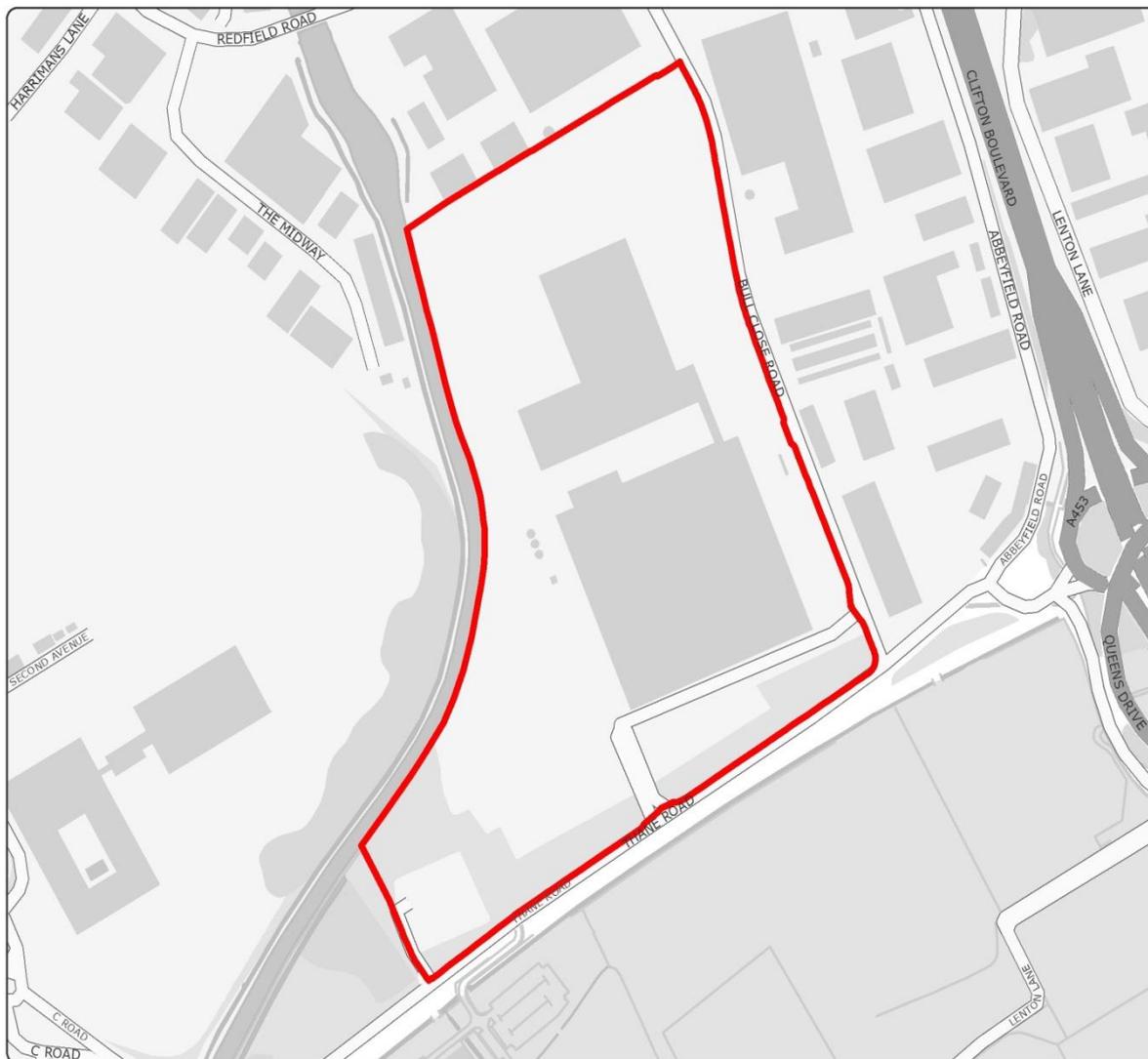
- 2.8 Within Nottingham, two SFRA's have been undertaken – The Greater Nottingham SFRA, which covers the River Trent, and the River Leen SFRA, which covers the River Leen and Day Brook. The Environment Agency has undertaken additional modelling across parts of the catchment which provides further information on the risk of flooding, and an addendum to the two SFRA's

is due to be published in 2017. Early indications show that the overall extent of flooding within Nottingham City has been reduced since the implementation of the Trent Left Bank flood alleviation scheme.

### **3. New Site Allocation - PA86 Thane Road Horizon Factory**

- 3.1 Following the closure of the Imperial Tobacco factory on the Lenton Industrial Estate and in recognition of the site's location within a strategic employment area, this site has been proposed as an additional site allocation in the Local Plan. A site assessment and sequential test has been prepared in line with the methodology set out in the Publication Version Site Assessment Background Paper. The proposed allocation, including the site assessment, was subject to consultation during October and November 2016.
- 3.2 The following information updates the assessment with comments from statutory consultees and interested parties and has informed the final development principles for the site. Summaries of all the responses received to the consultation are included in the Publication Report of Consultation.

### a) PA86 Thane Road - Horizon Factory Site Assessment



**Site area (ha):** 19.6

**Ward:** Dunkirk and Lenton

**Address:** Thane Road

**Area Committee:** Area 4

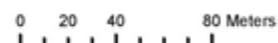
#### **Overall Summary**

This large site forms part of a wider major industrial estate.

Given the site's context, location and market appeal, it is proposed that the site be allocated for employment use to ensure it remains available to support economic development.



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## Thane Road - Horizon Factory Site Assessment contd.

Accessibility by public transport		Transport		Comments	
Destination	Distance (Metres)	Time (Mins)	Highway planning lines?	Thane Road, to the south of the site is subject to Highway Planning line TR2:12 Thane Road (Part of Southern Growth Corridor).	
Primary School	N/A	N/A	<b>Affected by transport safeguarding?</b>  <b>Future transport schemes near site?</b>		
Secondary School	N/A	N/A			
Further Education	N/A	N/A			
GP surgery	N/A	N/A			
Hospital	N/A	N/A			
Leisure centre (council run)	N/A	N/A			
Village Hall	N/A	N/A			
Local shops	N/A	N/A			
Employment area (500+ jobs)	0	0			
Public Transport interchange	775	10			
Bus stop - distance	0	0	<b>Constraints</b>		
<b>Topography:</b>	No apparent significant changes to site levels.				
<b>Known contamination:</b> Possible	Located directly over a former landfill site known as Lenton Lane Tip. Redevelopment of site will need to take into account the presence of the underlying landfill and any pollution that may have occurred from the historic tobacco operations.				
<b>Air Quality Management Areas:</b> No					
<b>Flood Risk Constraints Comments:</b>	The majority of the site is within Flood Zone 1, at low risk of tidal and fluvial flooding, with higher flood risk (Zone 2) along the western boundary of the site, adjacent to the canal. A flood risk sequential test and site specific flood risk assessment that focuses on flood risk reduction (on and off site) and makes provision for the sustainable management of surface water using SUDS techniques is required. The site is underlain by aquifer, where groundwater is sensitive to pollution. The submission on an environmental assessment that considers the impacts on groundwater and to human health will be required prior to any development commencing on the site				
<b>Access:</b>	The A52, part of the strategic highway network, serves the site and this subject to congestion. General vehicular access to site is taken from Thane Road. Servicing access is provided off Bull Close Road. The site is served by the Citylink 1 service (mon-fri) which runs between the Boots site, Queens Drive Park & Ride to the City Centre. The W4 service runs to site on Saturdays.				
<b>Wider Benefits:</b>	<p>A major brownfield site adjacent to the Nottingham Enterprise zone. The site is capable of contributing to supply of employment land and modernising Nottingham's economic structure.</p> <p>Potential for improved GI on site particularly along the canal corridor and through the site to connect with the habitat along the canal corridor.</p> <p>Potential to reduce visual impact of development through sensitive design.</p>				
<b>Radon Class: 1</b>	<b>Aquifer status:</b> The site is located within source protection zone 3 and is underlain by aquifer, where groundwater is sensitive to pollution. The submission of an environmental assessment that considers the impacts on groundwater and to human health will be required prior to any development commencing on the site.				
<b>Overview of constraints:</b> Previous industrial use on site, therefore remediation for any contaminants may be required. No constraints related to archaeology, heritage or AQMA. Within mineral safeguarding area and small parcel to south west of site falls within a Hazardous Installations consultation zone, but not considered a constraint to development. Canal corridor to west of the site is a Local Wildlife Site and included as part of the Open Space Network which should be protected and retained. Development should not create barriers to movement along the waterway. A Transport Assessment will be required as part of any development proposals for the site.					

## **b) PA86 Thane Road Horizon Factory - Flood Risk Sequential Test**

3.3 A sequential, risk based approach to flood risk has been applied throughout the development of the Local Plan, in close liaison with the Environment Agency. The Agency has provided comments on the proposed allocation and has advised that a flood risk sequential test is required.

### **i. Background to the Sequential Test**

3.4 The Sequential Test aims to ensure that development does not take place in areas of high flood risk when appropriate areas at lower risk are reasonably available. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources as indicated by the Strategic Flood Risk Assessment (SFRA).

3.5 In addition to flood risk, the Council has considered site allocations against a number of factors including:

- Maximising the reuse of brownfield land;
- Wider sustainability and ensuring development is sustainably located - close to transport networks, services and existing communities;
- Steering development to suitable non Green Belt sites before Green Belt release is considered;
- Maximising economic and regeneration benefits from site development;
- Meeting the Core Strategy requirements for employment and housing growth;
- Deliverability.

3.6 Full details of the Council's approach to flood risk and the sequential test is set out in the Publication Version Site Assessment Background Paper.

### **ii. PA86 Thane Road – Site Description and Characteristics**

3.7 The majority of the proposed site is located in Flood Zone 3 – at low risk of flooding. At the western edge, adjacent to the canal, part of the site is within Flood Zone 2.

3.8 This is a large brownfield site of over 19 hectares located in an established and high quality employment area and close to the Nottingham Enterprise Zone. The location is designated as a Major Business Park within the Saved Local Plan 2005 and this designation is proposed to be carried forward in the Local Plan Part 2. Suitable uses include B1, B2 and B8.

3.9 In terms of transport and accessibility, the site is located close to the strategic road network (A52) and is served by the Queens Drive Park and Ride site.

3.10 Allocation of this site is proposed due to a number factors including:

- An available brownfield site;
- Size – a very large single site capable of making a significant contribution to the City’s economic development;
- Status – located within a major business park with compatible neighbouring uses;
- Accessibility – close to strategic road network, public transport and Park & Ride.

In addition, the SA summary for this site predicted a moderate to major impact was for the Economic Structure objective, with a moderate positive impact considered likely for the Employment objective. A negligible impact was anticipated for the remaining objectives.”

**iii. Alternative Sites**

3.11 The flood risk sequential test seeks to ensure that development is focussed on those sites at lowest risk of flooding. Before allocating sites at flood risk, potential alternative sites at lower risk of flooding should be considered.

3.12 To inform the Local Plan Part 2, a comprehensive review of potential sites was undertaken, including a call for sites and several stages of consultation. The following table sets out those sites considered suitable for employment use with an assessment of their existing or potential strategic importance as employment sites:

**Table 1**

<b>Site Name</b>	<b>Existing or Potential Strategic Employment Site</b>
Belgrave Road / Linnington Road	No
Bestwood Sidings	No
Blenheim Lane	Yes
Linby St / Filey St	No
Hucknall Road/Southglade Road (Southglade Food Park)	No
Bar Lane Industrial Park	No
Basford Gateway	No
Church View Industrial Estate	No
Eastside - Bus Depots	No
Eastside - Island Site	Yes
NG2	Yes
Southside - Sheriffs Way / Arkwright Street	No
Southside - Sovereign House	No
Southside - Waterway Street	No
Waterside - South of Eastcroft Depot	No
Boots	Yes
Bull Close Road	No
Abbey St/Leengate	Yes
Nottingham Science & Technology Park Phase Two	Yes
Land Adjacent to Bobbers Mill Industrial Estate	No
Former PZ Cussons Factory	No
Electric Avenue	Yes
Waterside - Cattle Market	No
Wholesale Flower Market	No

3.13 Of the sites identified above, only the sites in Table 2 are considered commensurate with either the status or scale of the proposed Thane Road site. Only the Boots site provides a greater site area for development, all other sites being at least half the size of the proposed allocation. All of these sites are already proposed for allocation in the Local Plan Part 2 and therefore are not available as alternative sites.

**Table 2**

<b>Site</b>	<b>Size (ha)</b>	<b>Description</b>	<b>Status</b>	<b>Conclusion</b>
PA02 Blenheim Lane	7.05	Former Allotments	Proposed Allocation with Planning Permission	Not available as an alternative site
PA16 Woodhouse Way	4.78	Former Greenfield Site Major Business Park	Proposed Allocation	Not available as an alternative site
PA47 Abbey Street/Leen Gate	3.68	Brownfield Site within Nottingham Enterprise Zone	Proposed Allocation, Flood Risk Mitigation Required.	Not available as an alternative site
PA52 Nottingham Science and Technology Park	1.89	Brownfield Site within Nottingham Enterprise Zone	Proposed Allocation, Flood Risk Mitigation Required.	Not available as an alternative site
PA54 Boots	84.5	Brownfield Site within Nottingham Enterprise Zone	Proposed Allocation with Planning Permission, Flood Risk Mitigation Required.	Not available as an alternative site
PA68 Island Site	9.76	Brownfield Site	Proposed Allocation, Flood Risk Mitigation Required.	Not available as an alternative site
PA49/50 NG2	3.51	Brownfield Site	Proposed Allocation	Not available as an alternative site

#### **iv. Conclusion**

- 3.14 Following a review of potential sites, it is considered that there are no alternative sites available at a lower risk of flooding and therefore the sequential test has been met. In reaching this conclusion, reasonable flexibility in the scope of sites considered has been made including the size and location of potential alternative sites.
- 3.15 Allocation of this brownfield site is supported by the Environment Agency and the agency comments have informed the Development Principles for the sites. A site specific flood risk assessment is required and development proposals should ensure that development is focussed on areas at the lowest risk of

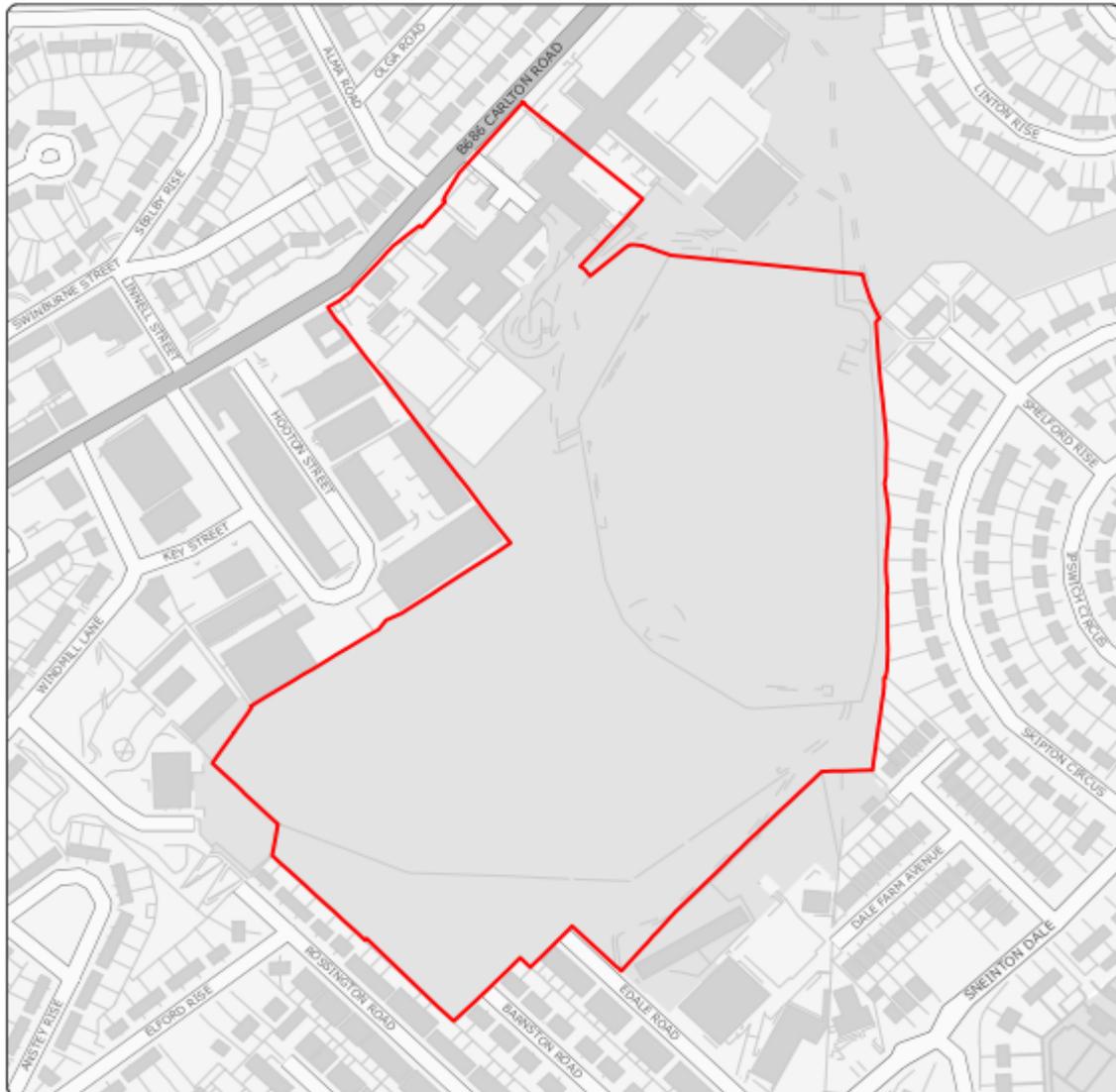
flooding, with consideration of flood risk mitigation and management measures at the earliest stage of development.

#### **4. Other Sites**

##### **PA38 Carlton Road – Former Castle College**

- 4.1 Freeths LLP (instructed by the freehold owners, Carlton Road Developments Limited) made representations on the Publication version of the LAPP in relation to PA38 Carlton Road – Former Castle College. The representations focussed on seeking an enlarged site allocation and widening out the range of uses on the site. The enlarged site allocation was originally proposed at the outset of the LAPP preparation process during the Call For Sites Stage. The enlarged site was assessed along with all of the other sites that were submitted at this Stage. The site was however reduced in size at the Preferred Option Stage to exclude the open space portion of the site in response to objections received at the Issues and Options consultation and the outcome of an Open Space Toolkit Assessment of the site which indicated that the open space should be protected.
- 4.2 A Site Assessment has been prepared in response to the submission by Freeths LLP and is included over the page. In addition a Sustainability Appraisal has also been carried out and included in the Sustainability Appraisal Addendum also published at the Revised Publication Stage. It is concluded that the enlarged site for alternative uses is less sustainable than the reduced site allocated in the LAPP.
- 4.3 The LAPP provides for a significant boost in housing supply by providing for more than Nottingham City Council's Core Strategy housing requirement, hence the City Council is not seeking to allocate any more sites to meet its immediate needs. This site is within the Open Space Network and previous comments relating to this are still relevant. Furthermore, retail use at this location is not considered to be appropriate due to it being an out of centre location. The reduced site, as proposed in the LAPP, is therefore considered appropriate for development as set out in the current development principles.
- 4.4 Development proposed on the part of the site designated as Open Space would be considered against Policy EN1. This policy would permit development of sports or recreation provision so long as the need for development outweighed the loss of open space.

## Carlton Road/Castle College – Extended Site Boundary Site Assessment



**Site area (ha):** 10.65

**Ward:** St. Ann's

**Address:** Carlton Road

**Area Committee:** Area 6

### Overall Summary

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 is not considered suitable for allocation. Reduced part of site comprises largely cleared brownfield land, is low flood risk and considered suitable for housing, employment, community and education uses.

**Carlton Road/Castle College – Extended Site Boundary Site Assessment contd.**

Accessibility by public transport			Transport	Comments
<b>Destination</b>	<b>Distance (Metres)</b>	<b>Time (Mins)</b>	<b>Highway planning lines?</b>	None
Primary School	2804			None
Secondary School	793	11		
Further Education	292	4		
GP surgery	328	4	<b>Affected by transport safeguarding?</b>	None
Hospital	4833	29		
Leisure centre (council run)	2373	17		
Village Hall	407	11	<b>Future transport schemes near site?</b>	None
Local shops	0	0		
Employment area (500+ jobs)	587	6		
Public Transport interchange	1897	13		
Bus stop - distance	0	N/A		
<b>Constraints</b>				
<b>Topography:</b>	Varied.			
<b>Known contamination:</b>	Known contamination issues. closed landfill, ground pollution.			
<b>Air Quality Management Areas: No</b>	Energy and Climate change considerations should not be prioritised to the detriment of air quality. Particular attention should be paid with regard to air quality at sensitive locations/ developments e.g. nurseries and schools, hospitals, care homes. Location of air pollution sources next to public open spaces should be avoided. Any industrial, commercial, residential use/development that may have a significant adverse impact on air quality i.e. likely to exceed any of the national Air Quality Objectives (currently specified in the Air Quality (England) Regulations 2000 as amended) would not be acceptable. An air quality assessment may be required to show that air quality is not being adversely affected.			
<b>Access:</b>	General vehicle access potentially achievable via Carlton Road. Likely sufficient capacity in local network. Regular city centre bound buses on Carlton Road. Cycle Route provision on Carlton Road.			
<b>Wider Benefits:</b>	Potential for positive enhancements to streetscape along Carlton Road and provision of housing, employment and community and education uses confined northern portion of the site comprising largely cleared brownfield land.			
<b>Radon Class: 1</b>	<b>Aquifer status:</b> Non-productive			
<b>Overview of constraints:</b> Known contamination issues (closed landfill, ground pollution). Potentially high ambient noise levels, may require sound insulation and appropriate ventilation. No constraints related to flooding. Within Minerals Safeguarding Area – requires consideration prior to development but not considered a barrier to development. Significant portion of the site is within the Open Space Network. Site is out of centre for retail uses.				

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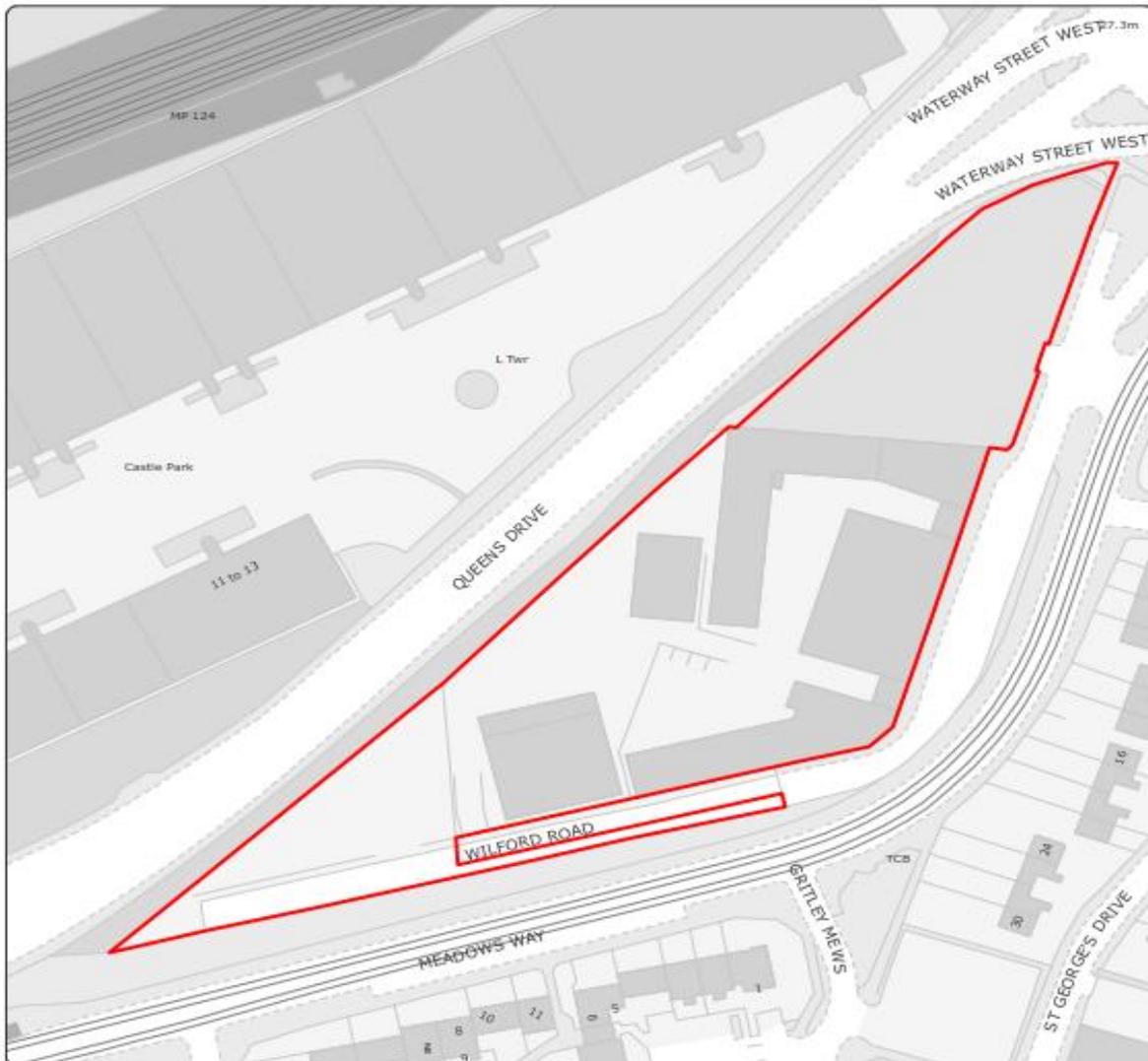
## Wilford Road/Queens Drive

- 4.5 Bilfinger GVA were instructed by ABB limited to make representations in respect of land at Wilford Road/Queens Drive which is owned by ABB at the Publication Stage. The representations stated that this site was suitable and available for development but that the LAPP made no specific provisions for this site. This situation has arisen due to the fact that the site was previously within the Southside Regeneration Zone as set out in the adopted Local Plan (2005) and covered by Policy 7 of the Core Strategy which states that the Regeneration Zone will be developed as a mixed use business district. Since the adoption of the Core Strategy the Regeneration Zones have been superseded by the City Centre Quarters. The Canal Quarter is in close proximity to the site on Wilford Road/Queens Drive but does not include it as all of the Quarters focus on the City Centre where it is anticipated that significant change will occur over the plan period. The Wilford Road/Queens Drive site does not therefore currently have any designation.
- 4.6 In drawing up the City Centre Quarters, the City Council has identified priorities for regeneration, directly supporting the objectives of the NPPF and NPPG. It has identified under-used sites where comprehensive redevelopment for a range of uses is intended to bring significant benefits to the City as a whole and bring forward brownfield opportunities for sustainable development. There is a need for targeted intervention within the City Centre to ensure new development is integrated, well planned, and that essential social infrastructure is provided. This is particularly important in the City Centre where area wide regeneration objectives may be adversely affected by individual proposals of an inappropriate scale, use or design.
- 4.7 Within the City Centre, the focus for regeneration is on the four City Centre Quarters to build on each area's distinctive character, strengths and qualities. It is considered that development within these areas should be of a quality and scale commensurate with the Council's ambitions for a thriving and vital City Centre – including transformational place making schemes. These quarters refine and replace the Regeneration Zones defined in previous plans and align with the Council's City Centre Time and Place Plan. Outside of the City Centre a number of strategic brownfield sites have been identified – suitable for comprehensive development delivering a range of uses.
- 4.8 Within the Canal Quarter, leisure, food and drink and entertainment uses will be promoted close to the canal, however, the main focus will be on business and employment. The area offers considerable scope for a range of office led developments supported by other employment, residential and leisure uses to explore and further expand on the enhanced infrastructure and accessibility, and utilise opportunities offered by the historic canal and other waterways. No precise boundary was set in the Core Strategy for the 'Southside Regeneration Zone' as the intention was always to lay down precise boundaries in the LAPP. The boundary for the Canal Quarter has been

chosen to reflect the character of the area, emerging development schemes, and opportunities for transformational development.

- 4.9 The site is separated from the Canal Quarter by Queens Drive and this, in combination with two mature landscaping strips/trees either side of Queens Drive, forms a strong definitive edge to both the City Centre and Canal Quarter boundaries. The character of the area east of Queens Drive is very different to that of the Canal Quarter, being largely two storey housing, a marked contrast to the large contemporary retail and employment units to the west. It would also be inappropriate to add this site to the Canal Quarter as it is not capable of delivering the 'transformational development' being promoted.
- 4.10 The site is not considered to be underutilised and as such its change of use from employment would be subject to Policy EE3 (Change of Use to Non Employment Uses).
- 4.11 The LAPP provides for a significant boost in housing supply by providing for more than Nottingham City Council's Core Strategy housing requirement, hence the City Council is not seeking to allocate any more sites to meet its immediate needs where sites are in active and productive alternative use.
- 4.12 Should employment use cease on this site, it is considered that it could still come forward for appropriate development through the Development Management process. Policy EE3 would allow for a change of use to non-employment uses provided a number of criteria are satisfied. Furthermore any office element on this site may be afforded Permitted Development Rights, which may allow conversion to residential use subject to certain safeguards.

## Wilford Road/Queens Drive Site Assessment



**Site area (ha):** 0.97

**Ward:** Bridge

**Address:** Wilford Road/ Queens Drive

**Area Committee:** Area 8

### Overall Summary

Brownfield site within area of high flood risk. The site is well placed for public transport with bus, tram and rail connections nearby. Site is in active employment use, with car park accessed via Wilford Road and eastbound from Waterway Street. Site is bounded by heavily trafficked Queens Drive and Wilford Road, which serves the NET, and result in some degree of severance of the site. 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.



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## Wilford Road/Queens Drive Site Assessment contd.

Accessibility by public transport			Transport	Comments
<b>Destination</b>	<b>Distance (Metres)</b>	<b>Time (Mins)</b>	<b>Highway planning lines?</b>	No Highway Planning lines affect the site. Canal Street, 500 metres North of the site is subject to Highway planning line TR2.16 Maid Marian Re-alignment.
Primary School	250	N/A		
Secondary School	1800	12		
Further Education			<b>Affected by transport safeguarding?</b>	Queens Drive, to the West of the site is subject to highway safeguarding (TR2.2 Southern Growth Corridor) and Wilford Road/Waterway West to North and Northeast of the site are subject to highway Safeguarding (TR2.4 Turning Point South)
GP surgery	460	9		
Hospital	2100	8		
Leisure centre (council run)	1600	21		
Village Hall	N/A	N/A	<b>Future transport schemes near site?</b>	As above
Local shops	350	N/A		
Employment area (500+ jobs)	416	N/A		
Public Transport interchange	160	N/A		
Bus stop - distance	320	N/A		
<b>Constraints</b>				
<b>Topography:</b>	No apparent changes to site levels.			
<b>Known contamination:</b>	Possible contamination issues owing to prior industrial use.			
<b>Air Quality Management Areas:</b> No				
<b>Flood Risk Constraints Comments:</b>	Parts of the site lie within area of flood risk (zones 2 and 3). A flood risk sequential test and site specific flood risk assessment that focuses on flood risk reduction (on and off site) and makes provision for the sustainable management of surface water using SUDS techniques is required.			
<b>Access:</b>	Site is located near to Nottingham Train Station and is adjacent to a tram stop at Meadows Way West. Nearest bus stops are situated on Queens Drive but severance caused by heavy traffic on this route. May require detailed assessment of traffic capacity impacts on local network due to nearby aspiration to downgrade Canal Street and subsequent increased traffic on Southern Relief Route. Access into the site by car is from Meadows Way West and eastbound from Waterway Street.			
<b>Wider Benefits:</b>	Accessible brownfield site providing active employment use.			
<b>Radon Class:</b> 1			<b>Aquifer status:</b> Unknown	
<b>Overview of constraints:</b> Located in an area of high flood risk (part of the site lies within flood risk zones 2 and 3). Previous industrial use on site, therefore remediation for any contaminants may be required. Issues of access relevant due to location between main strategic route into the City and NET route. No constraints related to archaeology, heritage or AQMA. Within mineral safeguarding area, but not considered a constraint to development.				

## **5. Conservation Area Updates**

- 5.1 Following the issue of the Publication Version Local Plan, a new Conservation Area has been designated in Bulwell Town Centre. This change is recorded on the Schedule of Changes and it is proposed to include the new boundary on the Policies Map.
- 5.2 A review of the impact of the Conservation Area on the Local Plan Part 2 has been undertaken as this would not have been considered as part of the Publication Site Assessments or Sustainability Appraisal.
- 5.3 The proposed site allocation 'PA4 Linby Street/Filey Street' falls within the new Conservation Area. Planning permission has already been granted for the majority of the site, however it is proposed to amend the Development Principles for this site to ensure that development has regard to the new status of the area. A separate SA screening assessment has been undertaken for this site.
- 5.4 In addition, the Lace Market Conservation Area was extended on 13th March 2017 to include number 31-41 and 43-55 Lower Parliament Street within the boundary. These two buildings are of architectural and historic interest and considered worthy of preservation and enhancement.
- 5.5 In conclusion, a review of the impact of the Conservation Areas on the Local Plan Part 2 demonstrated that there are no site allocations that fall within the extended Conservation Area and due to the limited scale of this extension there are considered to be no further impacts.

## **6. Overall Conclusions**

- 6.1 The Publication Version Site Assessment Background Paper 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 additional proposed allocation, site deletions, proposed amendments and those sites put forward during the Publication consultation stage. This table also brings together any additional Sustainability Appraisal and Equalities Impact Assessment information.

## Overall Conclusions

Map Ref	LAPP PA Site and Proposed Uses	Summary of SA findings	Within Green Belt?	Negative EqIA Impact?	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	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	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 Eastglade School Site for Residential (C3, predominantly family housing) with a proportion of the site retained as open space.	The proposed residential use along with public open space was considered likely to result in a moderate positive impact on the Housing objective, with a moderate positive effect also likely to be felt by the Health objective. More minor positive impacts were anticipated for the Crime, Social and Landscape & Townscape	No	No	Generally positive SA. Largely cleared brownfield site, low flood risk and located within a residential area – suitable for residential development. Development provides opportunities for creation of publicly accessibility open space. Suitable for allocation for residential use.

		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.			
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 objective, with further minor negative impacts also identified against the Waste and Environment & Climate Change objectives. Mitigation measures have been set out for possible negative impact.	No	No	<p>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.</p> <p>Comprehensive redevelopment could result in significant environmental as well as economic benefits and result in proposals which address significant flood 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</p>

					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).
PA5	PA5 Ridgeway - 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 major positive housing benefits, with a moderate 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 Social, Landscape & Townscape, Natural Resources & Flooding, and Transport objectives. Mitigation measures have been identified for possible negative impact.	No	No	Generally positive SA. 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 considered acceptable for release following Playing Pitch Assessment in consultation with Sport England and allocation of Former Padstow School detached playing field at Beckhampton Road as a community sports hub. Suitable for allocation for residential use.
PA6	PA6 Beckhampton Road - Former Padstow School Detached Playing Field for Open space including community sports hub with potential for small element of residential (C3, predominantly family housing) depending on final layout.	The site is proposed for the creation of a Community Sports Hub to deal with any deficit in formal sports provision. The sports facility could bring major positive benefits for health objective and moderate to major positive impact for the Social objective. The Crime and Housing objectives were identified as likely to benefit from moderate and minor positive outcomes respectively. Minor negative outcomes were predicted	No	No	The site is in an area of low flood risk and within a residential area Following assessment and consultation with Sport England on this and nearby former school playing fields, the site has been identified as appropriate for a community sports hub which in turn facilitates release of other sites for residential use (with elements of on site open space). Suitable for allocation for residential use.

		against the Waste, Energy & Climate Change, and Transport objectives. Mitigation measures have been identified for possible negative impact.			
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	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	No	No	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 and allocation of Former Padstow School detached playing field at Beckhampton Road as a community sports hub. 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.

		& Flooding objectives. Mitigation measures have been identified for possible negative impact.			
PA9	PA9 Edwards Lane - Former Haywood 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 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 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.	No	No	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 considered acceptable for release following Playing Pitch Assessment in consultation with Sport England and allocation of Former Padstow School detached playing field at Beckhampton Road as a community sports hub. 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 as open space.	The proposed residential use on this site is considered likely to result in a moderately 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 &	No	No	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 accessible open space on site. Suitable for allocation for residential use.

		Climate Change objectives. Mitigation measures have been identified for possible negative impact.			
PA11	PA11 Stanton Tip - Hempshill 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	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 Health objectives alongside minor positive outcomes for the Housing, Landscape & Townscape, Transport and Social objectives.	No	No	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

		Minor negative impacts on Waste and Energy & Climate Change objectives were identified. Mitigation measures have been identified to address possible negative impact.			for community facilities.
PA13	PA13 Edwards Lane - Former Haywood School Site for Residential (C3, predominantly family housing).	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 outcome against the Transport objective. Mitigation measures have been identified for possible negative impact.	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.
<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	No	No	Brownfield cleared site at low risk of flooding within a residential area. Suitable for allocation for residential use.

		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.			
PA15	PA15 Bulwell Lane - Former Coach Depot for Residential (C3, predominantly family housing).	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 & 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.	No	No	Brownfield cleared site at low risk of flooding with planning consent (July 2015) for residential development. Suitable for allocation for residential development 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	No – but close to boundary.	No	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.

		uses on the site have the potential to encourage walking and cycling trips from the residential areas to the east and growing residential area to the south. Given that the site has relatively poor public transport links and that the uses are likely to encourage car borne trips a moderate negative score has been recorded for the Transport objective overall. Mitigation measures have been identified to address any possible negative impacts.			
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, B8) with appropriate buffer if employment uses are developed alongside residential.	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	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.

PA18	PA18 Vernon Road - Former Johnsons Dyeworks for Residential (C3, predominantly family housing) and employment (B1).	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 negative impacts were predicted against the Natural Resources & Flooding, Waste and Energy & Climate Change objectives. Mitigation measures have been identified for possible negative impact.	No	No	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 and regenerate a large brownfield site within a predominantly residential area.
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	No	No	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.

		possible negative impact.			
PA20	PA20 Haydn Road/Hucknall Road - Severn Trent Water Depot for Residential (C3, predominantly family housing) and employment (B1).	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 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.	No	No	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.
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	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 (B1)	A moderate positive outcome was anticipated for the Landscape & Townscape objective, alongside	No	Yes	Brownfield site at low risk of flooding. Suitable for allocation for residential and employment uses with opportunities for

	and B2).	more minor positive impacts for the Health, Crime, Environment Biodiversity & GI, and Employment objectives. Minor negative impacts were identified against the Waste, Energy & Climate Change, and Transport objectives. Mitigation measures have been identified for possible negative impact.			enhancement of GI and walking and cycling links. Site has negative EqIA 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.
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	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.
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	No	No	Site at low flood risk within residential area. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport

		space uses could bring moderate to major positive outcomes for the Housing objective as well as a minor positive impact for the Health objective. A moderate negative impact was identified against the Transport objective, as well as further minor negative impacts against the Environment Biodiversity & GI, Natural Resources & Flooding, Waste and Energy & Climate Change objectives. Mitigation measures have been identified to address possible negative impact.			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.
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	No	No	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.

		Environment, Biodiversity & GI objectives. Mitigation measures have been identified to address possible negative impact.			
PA26	PA26 Denewood Crescent - Denewood Centre for Residential (C3, predominantly family housing) with potential for an element of specialist housing to meet the needs of the elderly.	Proposed residential use could bring a major positive impact on the Housing objective, as well as minor positive 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.	No	No	Brownfield site close to residential area at low flood risk with opportunities for regeneration for housing. Site is suitable for allocation for residential use.
PA27	PA27 Wilkinson Street - Former PZ Cussons for Residential (C3, predominantly family housing), education (D1), employment (B1, B2) and open space.	Development is considered likely to have a moderate to major positive impact on the housing, Landscape & Townscape, and Transport objectives. Moderate positive outcomes were also predicted for the Health, Social, Natural Resources, and Employment objectives. Minor positives for Heritage, Crime, and Environment objectives were also identified. A moderate to major negative outcome was predicted against the Waste objective and Moderate negative impact against Energy. Mitigation measures have been	No	No	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 the potential to provide opportunities for biodiversity and cycling and walking links. Suitable for allocation for residential, education and employment use.

		identified for the negative impacts which may result from the proposed development.			
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.
<p><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.</p>					
PA29	PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate for Residential use (C3, predominantly family housing).	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 Resources & Flooding objectives. A minor negative impact against the Employment objective was also identified. Mitigation measures	No	No	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.

		have been identified for possible negative impact.			
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	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.
PA31	PA31 Ascot Road – Speedo for Residential (C3, predominantly family housing).	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 Energy objectives were also predicted. Mitigation measures have been identified for possible negative impact.	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 measures. Planning permission granted for residential Autumn 2015. Suitable for allocation for residential use given planning status.
<p><i>SITE ALLOCATION PA31 ASCOT ROAD – SPEEDO HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE -- This site is now substantially built out.</i></p>					

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	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	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	In summary minor positive impacts were identified for the Housing and Employment objective and a moderate positive for the	No	No	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

	residential.	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.			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 – Siemensfor Residential (C3, predominantly family housing) and community facilities (D1) and open space.	In summary the proposal for residential and community facility uses on this site were considered likely to result in a moderate to major positives to the Housing objective, and moderate positive outcomes for the Health and Social objectives. A minor positive outcome was also predicted for the Landscape/Townscape objective. Moderate negative impacts against the Waste, Energy & Climate Change and Employment objectives were predicted, alongside minor negative effects for the Environment and Transport objectives. Mitigation measures have been identified to address possible negative impact.	No	No	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) including open space and re-provision of allotments.	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	No	No	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 planning status of the site.

		well as moderate negative impacts on the Environment, Natural Resources and Transport objectives. Mitigation measures have been identified for possible negative impact.			
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	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 (C3), employment (B1), community and education (D1).	The proposal for the mix of uses at this site was considered likely to result in moderate positive impacts for the Social and Landscape/Townscape objectives, as well as minor positives for the Housing, Crime, Transport, Employment and Innovation objectives. Moderate negative outcomes were anticipated against the Waste and Energy objectives. Mitigation measures have been	No	No	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 residential and employment use.

		identified for possible negative impact.			
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	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 - Former Colwick Service Station for Residential (C3).	A moderately positive impact was expected for the Landscape/Townscape 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.	No	No	Cleared brownfield site. Within flood zone, however principle of 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	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 Road - Radford Mill for Residential (C3) and student accommodation (sui generis).	A very major/important positive effect was predicted for the Housing objective, with further moderate positive impacts identified for the Landscape/Townscape, Heritage and Transport objectives. Minor positive impacts were also predicted for the Health, Crime and Natural Resources objectives. Moderate negative impacts have been predicted for the Waste, Energy and Employment objectives. Mitigation measures have been identified for the possible negative impacts.	No	No	Accessible brownfield site, at low risk of 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	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.
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	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	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 measures have been identified for possible negative impact.	No	No	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.
PA47	PA47 Abbey Street/Leengate for Employment (including hospital/health related B1) and facilities which support	A moderate to major positive outcomes were predicted for the Landscape/Townscape, Innovation	No	No	Accessible brownfield site at low flood risk. Site is an Enterprise Zone in recognition of its potential to contribute to provision of

	the QMC with ancillary residential (C3) and hotel (C1).	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.			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.
PA48	PA48 Queens Drive - Land adjacent to the Portal for Office (B1), Motor Showroom (sui generis), ancillary retail (A1) as part of a comprehensive development.	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. 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.	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.
<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	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.

		negative impact.			
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/research and development (B1a/b) and ancillary/compatible uses.	Moderate to major positive impacts were predicted for the Employment, Innovation and Economic Structures objectives. A moderate positive impact for Landscape/Townscape and a minor positive impact for the Transport objective. Moderate negatives were predicted against the Waste and Energy & Climate Change objectives, with minor negative impacts for the Environment, Biodiversity & GI, and Natural Resources & Flooding objectives. Mitigation measures have been identified for possible negative	No	No	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 focussed on R&D.

		impact.			
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	Cleared brownfield site adjacent modern office building. EA support the allocation subject to flood risk mitigation. Suitable for allocation for employment use.
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	No	No	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.

		against the Energy and Transport objectives, respectively. Mitigation measures have been identified for possible negative impact.			
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	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.
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	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.
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	No	No	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

		Energy objectives, with moderate negative impacts against the Heritage and Transport objectives. Minor negative impacts were identified against the Environment and Natural Resources objectives. Mitigation measures have been identified for possible negative impact.			provision of publicly accessible open space. The site is directly adjacent to existing residential 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	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 Farnborough Road - Former Fairham Comprehensive School for Residential development (C3, predominantly family housing) and community uses (D1) with scope for employment (B1).	The proposals were considered likely to result in a major positive impact for the housing objective, with minor positive impacts also predicted for the Crime, Social and Employment objectives. Moderate negative impacts were identified against the Landscape/Townscape,	Yes	No	Former school site now vacant, surplus and 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

		Waste, Energy & Climate Change and Transport objectives. Mitigation measures have been identified to address possible negative impact.			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 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.
PA60	PA60 Victoria Centre for Retail (A1), leisure (D2), office (B1a), financial & professional services (A2), food & drink (A3, A4, A5), public transport	The proposal was considered as being likely to result in major positive outcomes for the Landscape/Townscape objective,	No	No	Highly accessible existing major shopping centre within the City Centre. Planning permission was granted for an extension to the centre, including bus station and car

	facility (Sui Generis).	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.			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 (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).	A very major/important positive impacts were identified for the Housing objective along with moderate to major positive for Landscape/ Townscape and Transport. Moderate positive outcomes for Social, Employment, Innovation and Economic Structure objectives. Minor positive effects were expected to be felt in the Crime objectives. A moderately negative impact was expected for the Heritage and Waste objectives, alongside a more minor negative effect on the Energy objective. Moderate negative impacts for Heritage and Energy Objective are also anticipated along with moderate to major negative outcomes. Mitigation measures	No	No	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 space in highly attractive location.

		have been identified to address possible negative impact.			
PA62	PA62 Creative Quarter - Brook Street East for Residential (C3).	A moderate positive outcome was predicted for the Housing and Heritage objectives along with moderate to major positive outcome for Landscape/Townscape. In addition minor positive outcomes for Health, Crime and Transport objectives. Minor negatives were considered likely for the Natural Resources and Waste objectives. Mitigation measures have been identified to address possible negative impact.	No	No	Highly accessible cleared brownfield site in City Centre, at low flood risk. Suitable for allocation for residential use.
PA63	PA63 Creative Quarter - Brook Street West for offices/studio/workshop/research & development (B1), hotel (C1), residential (C3), student accommodation (sui generis), assembly & leisure (D2), non-residential Institutions (D1). Potential ancillary uses to ground floor financial & professional services (A2), food & drink (A3).	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.
	<i>SITE ALLOCATION PA63 CREATIVE QUARTER – BROOK STREET WEST HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE – The site owners confirmed that the site would not now be redeveloped .</i>				
PA64	PA64 Creative Quarter - Sneinton	A moderate positive outcomes were	No	No	Highly accessible brownfield site in City

	Market for Office / workshop / research & development (B1), residential (C3), retail (A1) with ancillary leisure and community uses (D1) as part of a mixed use scheme.	predicted for the Social, Transport and Employment objectives, with minor positive outcomes suggested for the Housing, Health, Crime, Innovation and Economic Structure objectives. Minor negative impacts against the Heritage, Natural Resources & Flooding and Waste objectives were expected. Mitigation measures have been identified to address possible negative impact.			Centre at low flood risk. Permission granted for part refurbishment in 2013 and further opportunities for redevelopment of unsympathetic buildings 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 retail (A1, A2, A3) (delivered as integral part of a mixed use scheme).	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 against the Waste objective. Mitigation measures have been identified for possible negative impact.	No	No	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.

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	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 Broadmarsh Centre for Primarily retail (A1), leisure (D2), food & drink (A3), offices (B1a), education (D1), cave visitor facility, public realm, public transport provision (including bus station, tram facilities, cycle parking) public car parking. Ancillary uses could include food & drink (A4, A5) residential (C3), delivered as integral element of mixed use scheme.	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	No	No	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.

		objectives. Mitigation measures have been identified to address possible negative impact.			
PA68	PA68 Canal Quarter - Island Site for Offices/high tech, light industry/research & development, warehouse (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.	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 & Green 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.	No	No	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 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/Carrington Street for Offices (B1a), residential (C3), student accommodation (sui generis), hotel (C1), leisure (D2), non-residential institution (D1), ancillary retail (A1), financial & professional services (A2), food & drink (A3) focussed at ground floor level.	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,	No	No	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 suitable for allocation for mix of uses.

		Environment, Biodiversity and 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.			
PA70	PA70 Canal Quarter - Queens Road, East of Nottingham Station for Offices/light industry/research & 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.	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 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 & Climate Change. Mitigation measures have been identified for possible negative impact.	No	No	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 and potential of site. Suitable for allocation for mix of uses.
PA71	PA71 Canal Quarter - Sheriffs Way, Sovereign House for Primarily Offices (B1a). Additional uses could include residential (C3), hotel (C1), assembly & leisure (D2), non-residential institution (D1). Ancillary uses could include car parking, small scale retail	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	No	No	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

	(A1) financial services (A2), food & drink (A3, A4, A5) to ground floor (delivered as an integral part of a mixed use scheme).	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 & Flooding objective, alongside a minor negative impact against the Waste objectives. Mitigation measures have been identified for possible negative impact.			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.
PA72	PA72 Canal Quarter - Waterway Street for Offices/light industry/research & development (B1), residential (C3), student accommodation (Sui Generis), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1, A2, A3) to ground floor (delivered as integral part of mixed use scheme).	The proposal was considered likely to result in a major positive outcome for Transport, with a moderate to major positive impact for Housing and Landscape/Townscape objectives. Moderate positive effects were expected Employment objectives, with more minor positive impacts suggested for Health, Crime, Social and Economic Structure objectives. Moderate negative impact against the Natural Resources & Flooding and Waste objectives were predicted, as well as a minor negative impact against the Energy & Climate Change objective. Mitigation measures have been identified to address possible negative impact.	No	No	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 scale. Site suitable for allocation for mix of uses.
PA73	PA73 Canal Quarter - Sheriffs Way/Arkwright Street for Primarily offices (B1a) within block north of	The proposal at this site was considered likely to result in a major positive outcome for the Transport	No	No	Highly accessible brownfield site (partly cleared) opposite new transport hub. In area of flood risk but allocation supported

	Crocus Street and offices/light industry/research & development (B1) or residential (C3) to south. Ancillary uses: hotel (C1), small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme).	objective. A moderate to major positive impact was also identified for both the Housing and Landscape/Townscape objectives, as well as a moderate positive impact for the Employment objective. More minor positive outcomes were also identified for the Health, Heritage, Crime and Economic Structure. A moderate negative impact was predicted against the Waste objective, with minor negatives expected against Natural Resources and Energy objectives. Mitigation measures have been identified to address possible negative impact.			by EA. Key site in managing the transition between City Centre and Meadows housing area and in contributing to a new business quarter close the Station Hub. Suitable for allocation for primarily office use with supporting uses.
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) delivered as integral part of mixed use scheme.	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	No	No	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.

		address possible negative impact.			
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 part of a mixed use scheme).	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	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.
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 residential.	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	No	No	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.

		<p>against the Social objective was predicted, alongside minor negatives against the Waste, and Energy &amp; Climate Change. Mitigation measures have been identified for possible negative impact.</p>			
PA77	<p>PA77 Waterside - London Road, Eastcroft Depot for</p> <p>Offices/high tech, light industry/research &amp; development, warehouse (B1, B8), transport/depot uses, non-residential institution (D1), sports facility, assembly &amp; leisure (D2). Potential for an element of residential.</p>	<p>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 &amp; 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 &amp; 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.</p>	No	No	<p>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.</p>

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 elements of residential subject to detailed layout/design.	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	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.
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	No	No	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.

		employment on the site a moderate negative impact has been recorded. Mitigation measures have been identified to address possible negative impact.			
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	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 residential (C3, predominantly family housing) with other uses - offices/high technology, light industry/research & development (B1), hotel (C1), non-residential institution (D1), assembly & leisure (D2). Ancillary uses could include small scale retail (A1), financial services (A2), food & drink (A3) (delivered as an integral part of a mixed use scheme).	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 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 & Flooding objective, Waste and Energy & Climate Change objectives. Mitigation measures	No	No	Large brownfield site close to residential and employment uses. Within area of flood risk but allocation supported 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.

		have been identified for possible negative impact.			
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	<p>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.</p> <p>This site is anticipated to deliver between 300 and 380 dwellings in the longer term, however, between 150 and 250 dwellings are expected to be developed within the Plan period with a mid-point of 200, to take account of potential complex site assembly.</p>
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	No	No	<p>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.</p>

		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.			
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.
<i>SITE ALLOCATION PA84 WATERSIDE – DALESIDE ROAD, EASTPOINT HAS BEEN DELETED AT THE REVISED PUBLICATION STAGE – The site is now substantially built out. .</i>					
PA85	PA85 Waterside - Trent Lane, Park Yacht Club for Residential (C3, predominantly family housing).	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	No	No	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 Riverside walking and cycling links. Planning

		objectives were also predicted. Moderate negative impacts were predicted against the Waste, Employment and Energy & Climate Change objectives, with minor negative outcomes also identified against the Natural Resources & flooding and Transport objectives. Mitigation measures have been identified for possible negative impacts.			application for residential use submitted May 2015. Suitable for allocation for residential use.
<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	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.

		Health, Heritage, Crime and Environment, Biodiversity & GI objectives. A moderate to major negative impact was predicted for the Employment objective, whilst the Waste and 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 given 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	No	No	Flood risk constraints on site. Existing active employment use on established industrial estate – allocation for alternative uses not considered appropriate.

		was predicted against the Natural 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 for Residential	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 moderate to major negative impacts were also forecast against the Environment, Biodiversity & GI, Waste, Energy & Climate Change and Transport objectives. A	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 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

		<p>moderate negative outcome was identified for the Heritage objective, along with a more minor negative impact for the Natural Resources &amp; flooding objective. Mitigation measures have been identified for negative impacts predicted.</p>			<p>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.</p>
A7	<p>DS32 Ellis and Everard, Haydn Road for Residential</p>	<p>The Landscape &amp; Townscape objective was considered likely 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.</p>	No	No	<p>The majority of this site has been developed and is in active use - not considered necessary to allocate remainder of site.</p>
A8	<p>DS44 Waterside - British Waterways part of Freeth Street for Residential, Employment and Restaurants/Cafes</p>	<p>A moderate to major positive impact was predicted for the Landscape &amp; Townscape objective, with moderate positive outcomes also predicted for the Housing, Health and Environment, Biodiversity &amp; GI objectives, along</p>	No	No	<p>This site has been taken forward as part of the larger PA82.</p>

		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.			
A9	DS55 Radford Bridge Allotments (Option 2) for Residential, Sport, Leisure, Allotments 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 Residential	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	No	No	This site is has been taken forward as part of the larger PA75.

		<p>negative impact was considered likely against the Waste objective, with a moderate negative impact identified against the Energy &amp; Climate Change objective, and a more likely negative outcome against the Environment, Biodiversity &amp; GI objective. Mitigation measures have been identified for the negative impacts which may result from the proposed development.</p>			
A11	<p>DS70 Waterside – British Waterways Owned Part of Meadow Lane Site for Residential</p>	<p>The proposed uses at this site were considered likely to result in a moderate to major positive outcome for the Landscape &amp; 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 &amp; Flooding objective, with more minor negative impacts against the Waste and Energy &amp; Climate Change objectives. Mitigation measures have been identified for the negative impacts which may result from the proposed development.</p>	No	No	<p>This site is has been taken forward as part of the larger PA81.</p>

A12	DS87 Broxtowe Country Park for Residential and Commercial	A very major positive impact on the Housing objective was 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.	No	No	The site performs poorly in the Sustainability 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 Community Use	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 outcomes were also predicted for the Health, and	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 considered appropriate for allocation.

		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.			
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	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

		<p>moderate positive impacts for the Transport and Employment objectives. More minor positive outcomes were identified for the Heritage, Social and Natural Resources &amp; 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.</p>			<p>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.</p>
A16	<p>DS98 Electric Avenue – Option 2 for Residential, B1, Retail showroom, Foodstore, Retail Warehouse, Leisure /GymB2, D1, Hotel/Restaurant/Bar</p>	<p>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 outcomes anticipated for the Environment, Biodiversity &amp; GI, and Natural Resources &amp; Flooding objectives. Mitigation measures for the possible negative impact have been identified.</p>	No	No	<p>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.</p>
A17	<p>DS99 NG2 South for B1 Office, Research &amp; Development, Light</p>	<p>Moderate positive impacts were identified for the Landscape &amp;</p>	No	No	<p>An alternative use was put forward in the Issues and Options consultation (DS60)</p>

	industrial, Retail, Health and Fitness Club, Hotel/Leisure, Institutional use.	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.			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 Landscape & 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.	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 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, 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 gravel extraction	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 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	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 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.

		identified.			
A21	Queens Drive/Wilford Road	<p>The site is currently in employment use. As part of a mixed use redevelopment this is likely to be a more intensive development. The site has the potential to provide some new housing and therefore has scored moderate positive for the Housing objective and minor positive for Health given the close relationship between the two objectives. As part of redevelopment a minor positive score has been recorded for the Townscape objective as redevelopment could improve the streetscene. Redevelopment could also provide more modern employment opportunities but as it is in an existing employment use and a mixed use scheme is favoured by the landowner, a negative score has been recorded for the Employment objective as there is likely to be a loss of employment overall. In addition a net increase in waste, energy and journeys is anticipated as part of redevelopment with a corresponding minor negative score for the Waste, Energy &amp; Climate Change and Transport objectives.</p>	No	No	<p>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.</p>

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 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.	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 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	No	N/A	The site has been developed out as

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		Publication Version SA			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.