

## APPENDIX A: SITE ALLOCATIONS

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Nottingham City Council

Response to Matter 4



**Nottingham  
City Council**

### The scale and distribution of development and the approach to site allocations

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#### Issue 8: Site Allocations (Policy SA1)

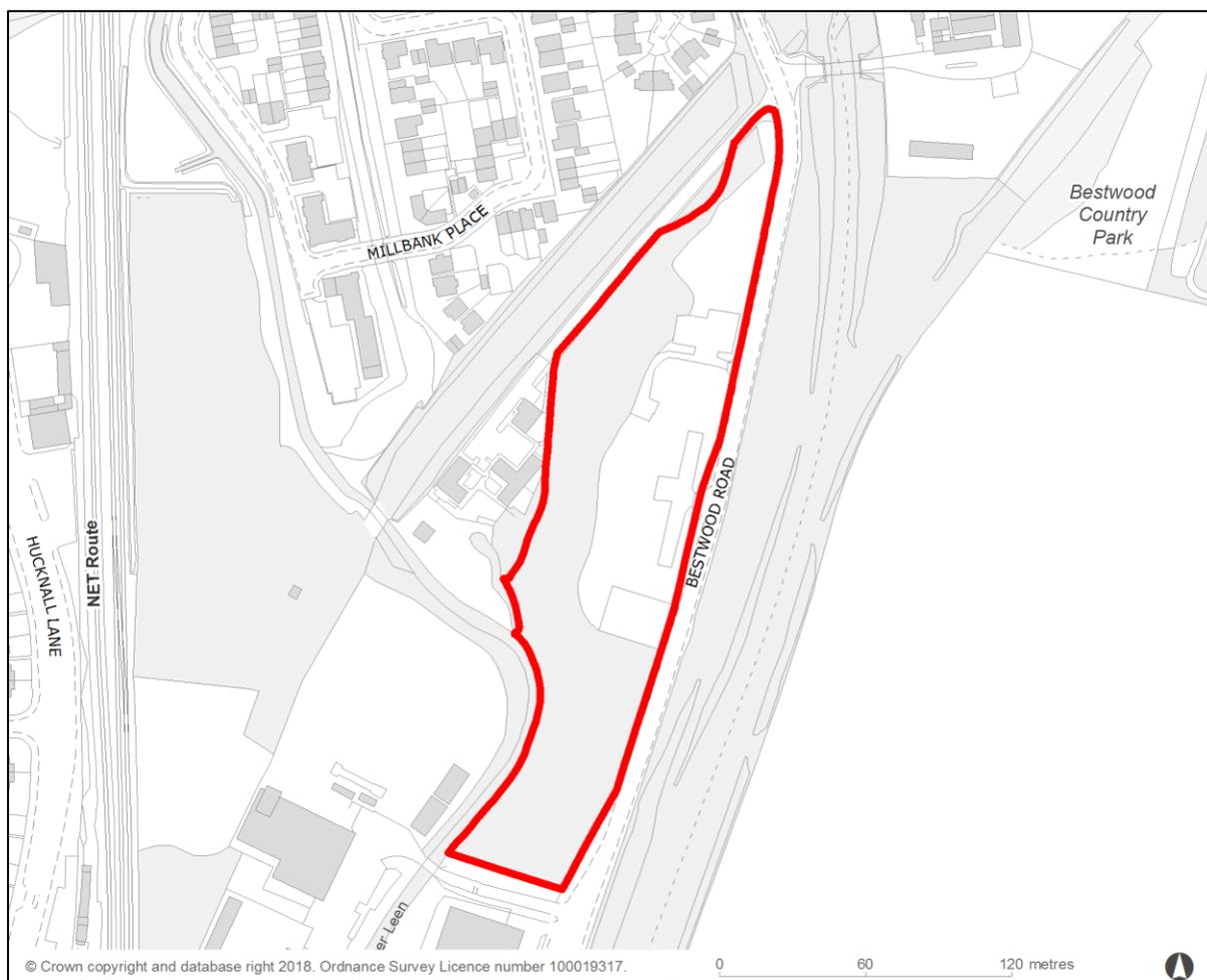
The Council is requested to address questions 1 – 5 for all of the site allocations identified in policy SA1.

#### Issue 8: Site Allocations (Policy SA1)

- Q1.** *Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?*
- Q2.** *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated? What factors led to the proposed modification to delete allocation PA22 and amend the boundary of allocation PA85?*
- Q3.** *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?*
- Q4.** *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?*
- Q5.** *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?*

The Council is requested to address questions 1 – 5 above for all of the site allocations identified in policy SA1 (see Appendix 1).

## PA1 Bestwood Road - Former Bestwood Day Centre



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

- 4.1 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).
- 4.2 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Small part of area at flood risk – but scope to focus development on area of low flood risk and provide enhanced green infrastructure on areas of highest flood risk with creation of green corridors to link to Local Wildlife sites

Transport

The site has good access being adjacent to Bestwood Road, a detailed assessment required to identify if junction enhancements are required.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There are current outline plans for Rise Park expansion.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.3 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.4 The development principles specify that development will avoid areas of greatest flood risk and will include an 8 metre strip to be kept free of built development in order to safeguard EA access to the River Leen for essential maintenance and flood risk management work.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.5 No, development onsite is under construction with the site benefitting from a full planning application for 48 dwellings and associated infrastructure, with the discharging of planning conditions currently progressing.

4.6 The site is deliverable and was previously in Nottingham City Council ownership and was sold to the developer in January 2018.

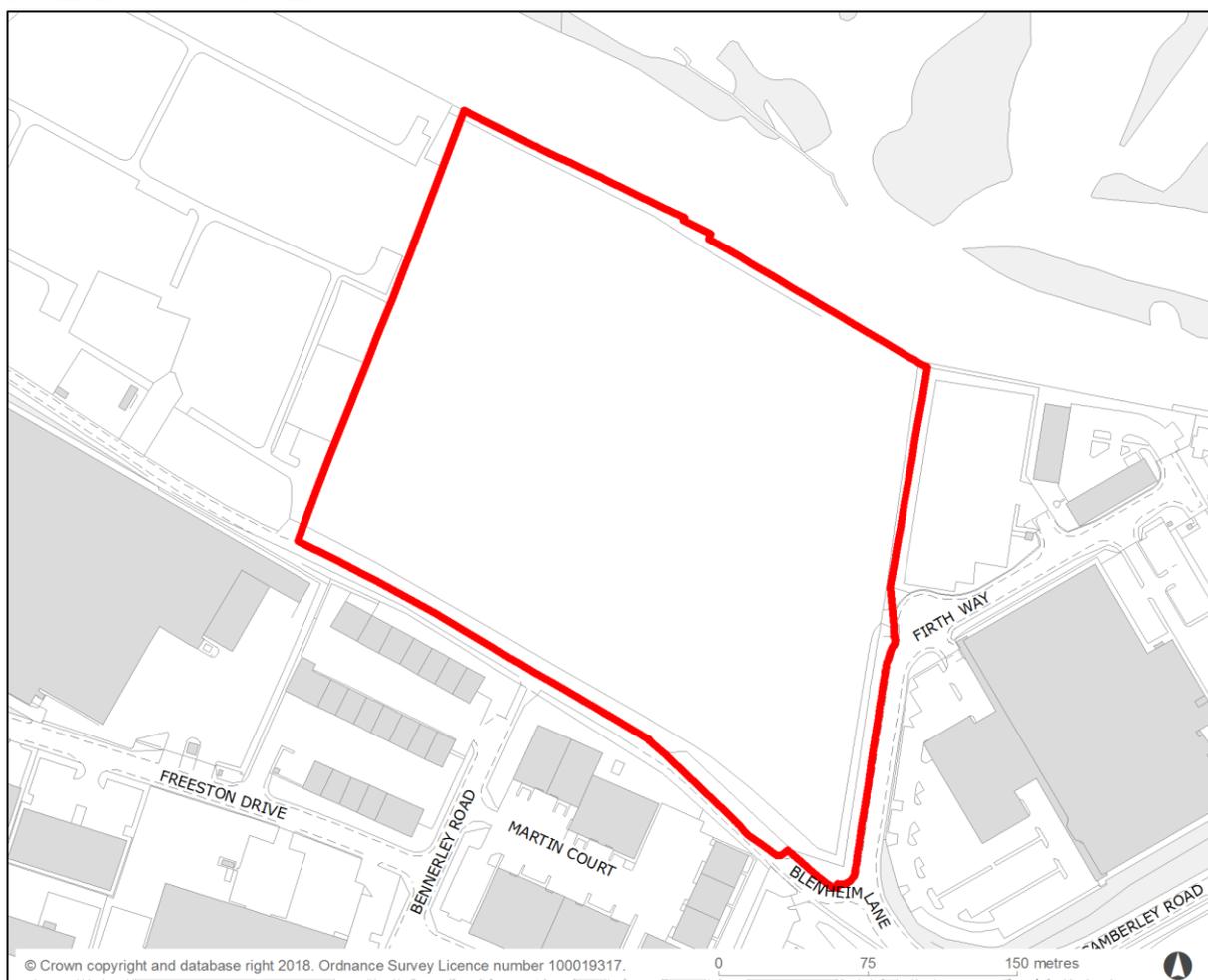
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.7 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 48 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.8 The site has been allocated to meet the Council's housing requirement and more specifically the need for family housing in this area. The factors taken into are referenced in the response to Question 1 above.

## PA2 Blenheim Lane



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.9 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.10 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Site at low flood risk but is underlain by a principal aquifer.

### Transport

Transport Assessment undertaken as part of the current planning permission. Two new vehicle accesses proposed on Firth Way (one exclusively for HGVs). Ideally the

local public transport network, which caters for the employment uses at Blenheim, will be extended to make similar provision for the site if developed.

Green Infrastructure/Open Space  
Opportunities to protect and enhance Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.11 No, the allocation of this site will secure a comprehensive development that is suitable for allocation for employment use, particularly in light of planning status of site, resulting in significant positive impacts.

4.12 The Development Principles specify that soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats. It should also be ensured that development does not result in pollution of the groundwater resource.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.13 No, the NCC owned site benefits from a full planning permission for an energy from waste facility (160,000 tonnes of waste per annum capacity), manufacturing, research and development facility and associated offices.

4.14 The site is deliverable, and is at technical commencement with all pre commencement conditions discharged.

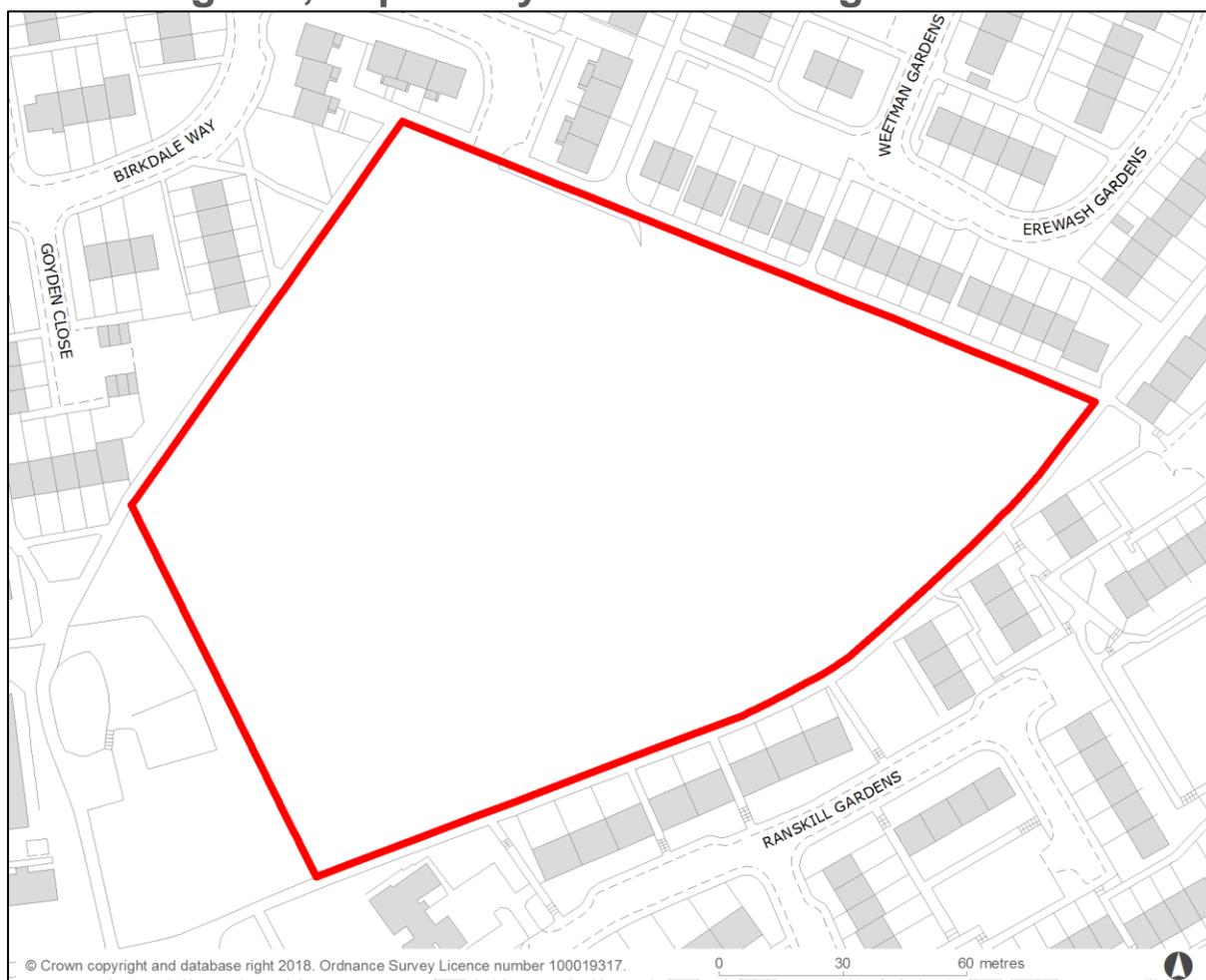
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.15 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions exist, this figure has been used for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.16 This site has been allocated to meet the Council's employment requirement and more specifically an opportunity to provide major positive impact for the Energy and Climate Change objectives. The factors taken into account are referenced in the response to Question 1 above.

## PA3 Eastglade, Top Valley – Former Eastglade School Site



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

- 4.17 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).
- 4.18 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within a residential area.

**Transport**

Vehicular access is currently through existing residential estate. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.19 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.20 The Development Principles specify that development will include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.21 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions. The site is largely cleared brownfield land, with low flood risk and located within a residential area and thus suitable for residential development ([LAPP-CD-BACK-06](#)). The assessment of site capacity takes into account of the onsite topographic constraints.

4.22 The Local Plan Viability Assessment concluded that this site is viable ([LAPP.NCC16 24.09.18](#)).

4.23 The site is considered deliverable. It is a Nottingham City Council owned site with plans being worked upon for up to 64 dwellings to be developed by Nottingham City Homes.

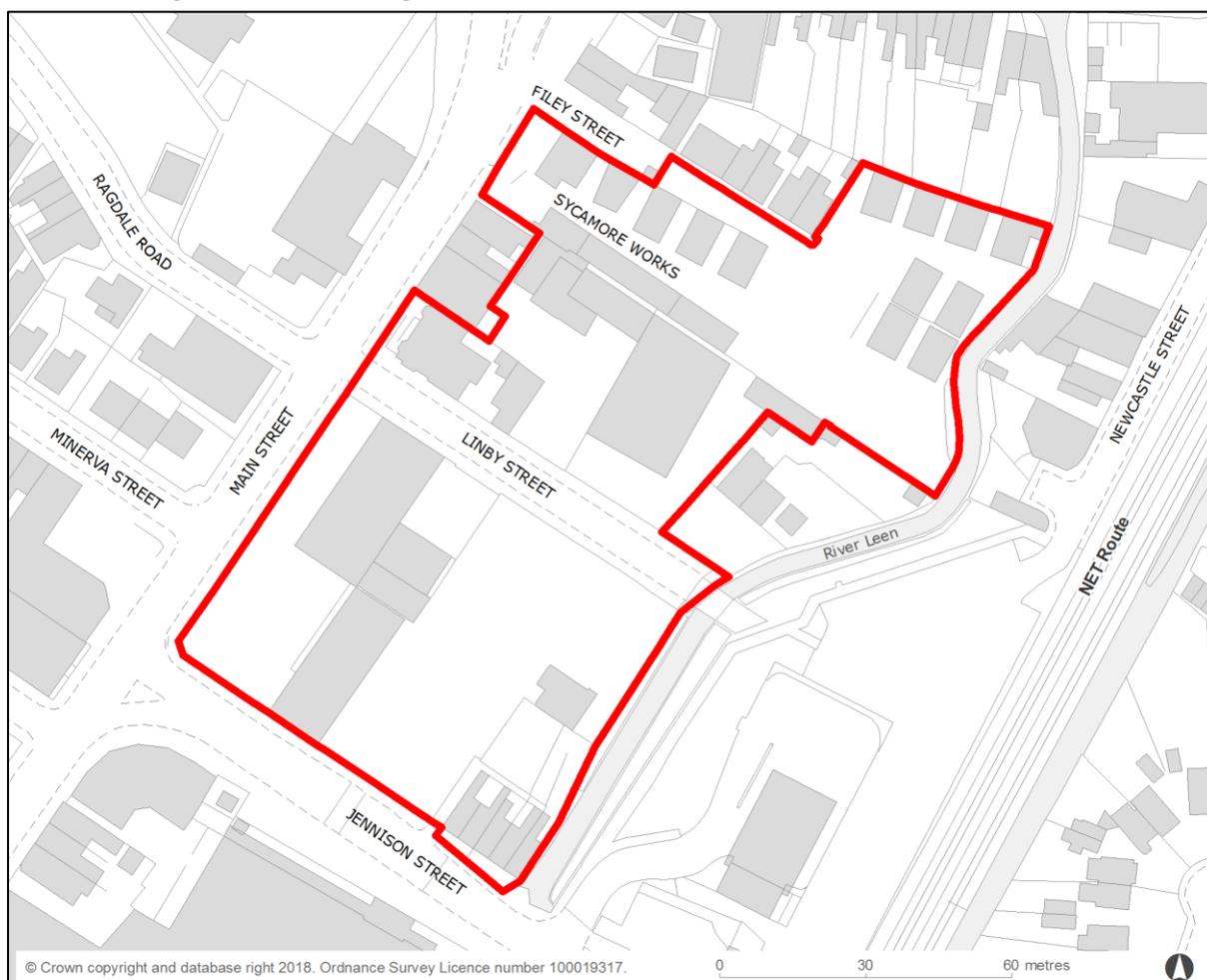
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.24 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative provision 44 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.25 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA4 Linby Street/Filey Street



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

- 4.26 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).
- 4.27 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Within an area of high flood risk and underlain by a secondary aquifer. Prior written Environment Agency consent required for works within 8m from the top of bank.

### Transport

The site is well placed for public transport bus tram and rail connections all nearby. Vehicle access potentially achievable off Main Street - Jennison Street, Linby Street,

Filey Street, etc. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

Population growth in nearby area may impact on practice demand with a number of local practices reaching capacity. There are current outline plans for Rise Park expansion.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.28 No, the allocation of this site will secure a comprehensive development that will deliver employment, housing and retail on a brownfield site with significant regeneration potential in an accessible location. Development considered to be the most expedient way of resolving flood risk.

4.29 The Development Principles specify that a buffer area of semi-natural habitat should be created along the eastern boundary of the site to protect and enhance the adjacent River Leen Local Wildlife Site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.30 No, the main constraint to development is the flood risk associated with the proximity to the River Leen. However planning permission, which covers southwest portion of the site, has been implemented with the Lidl store now open. This permission is for the erection of Class A1 retail store, car park and servicing areas, access and associated works following demolition of existing buildings and structures.

4.31 The site is considered deliverable with on-going discussions continue with landowners of the northern (remaining) portion of the site. Residential use is dependent on the delivery of a wider flood risk mitigation scheme.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

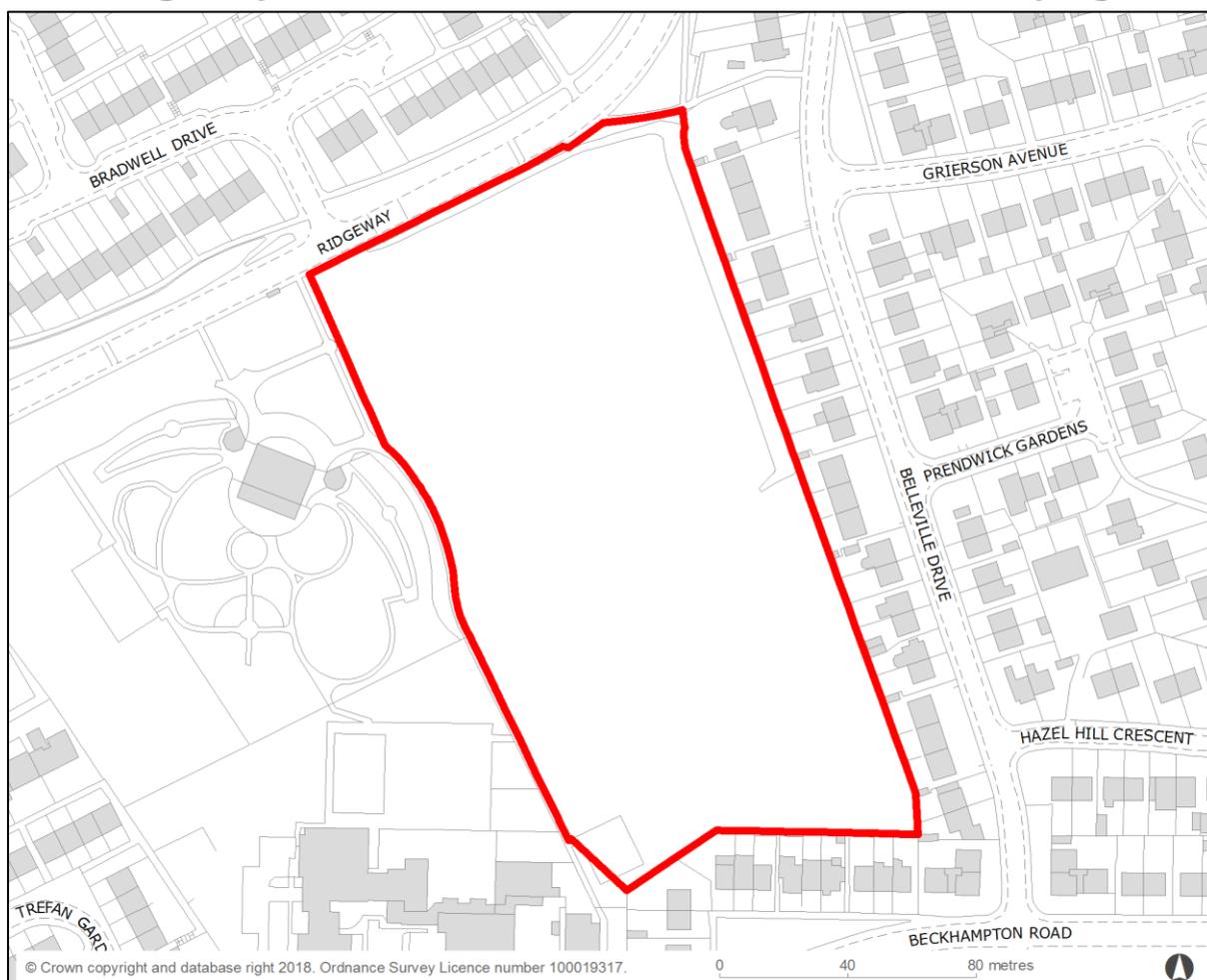
4.32 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 0 to 26 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable for housing.

4.33 It is proposed that the site boundary is modified at adoption stage to reflect and remove the built out southern section of the site from the allocation.

**Q5. *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.34 This site has been allocated to meet the Council's employment, housing and retail requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA5 Ridgeway - Former Padstow School Detached Playing Field



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.35 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.36 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Site at low flood risk within residential area.

### Transport

The site is surrounded on three sides by existing development. General vehicle access potentially achievable off the Ridgeway. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.37 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.38 The Development Principles specify that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.39 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.40 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).

4.41 The site is considered deliverable. It is a Nottingham City Council owned site, part of a programme of regeneration sites all in close proximity, to be developed by Nottingham City Homes. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.

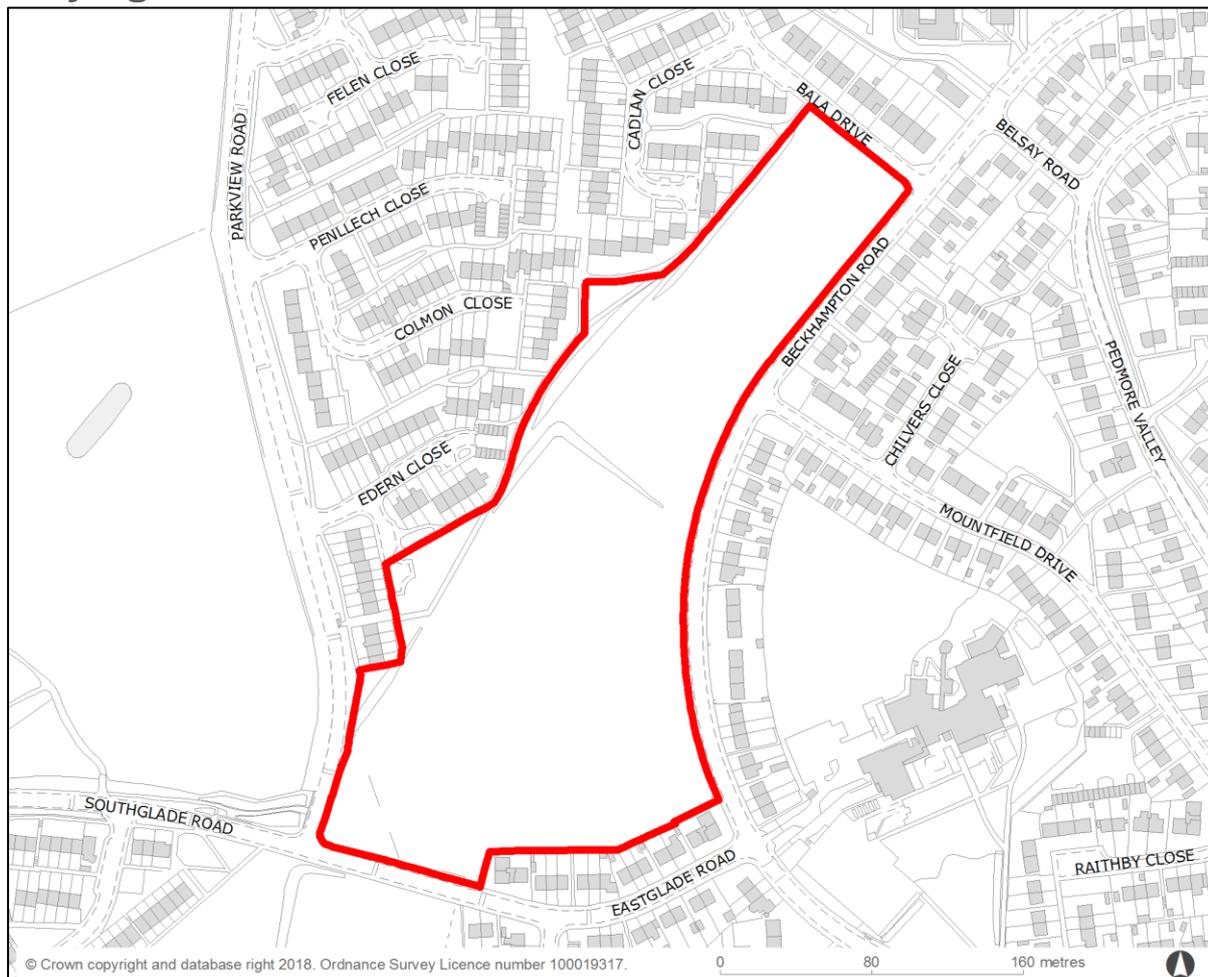
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.42 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 60 to 70 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.43 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA6 Beckhampton Road - Former Padstow School Detached Playing Field



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.44 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.45 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

Flood Risk  
Site at low flood risk within residential area.

Transport  
General access to the site is potentially achievable from Parkview Road, Beckhampton Road or Eastglade Road. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?***

4.46 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.47 The Development Principles specify that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

**Q3. *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?***

4.48 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.49 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).

4.50 The site is considered deliverable. It is a Nottingham City Council owned site, part of a programme of regeneration sites all in close proximity, to be developed by Nottingham City Homes. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.

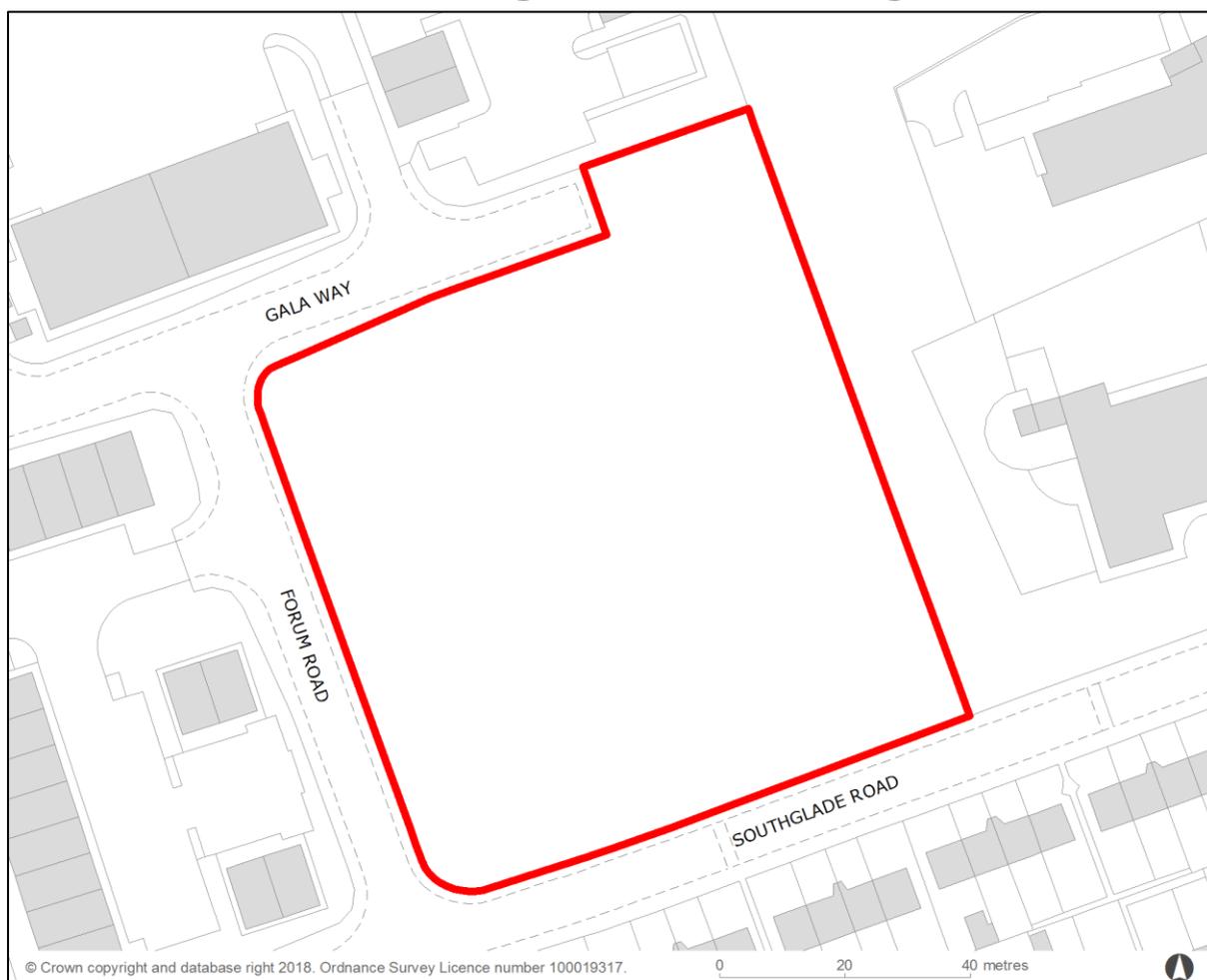
**Q4. *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.51 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 80 to 90 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.52 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA7 Hucknall Road/Southglade Road - Southglade Food Park



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.53 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.54 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site within area of low flood risk near a cluster of other employment uses.

**Contamination**

In an area if known contamination issues but not considered a barrier to development.

Transport

Access is achievable from the existing road network off Gala Way or Southglade Road. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.55 No, the allocation of this site will secure a comprehensive development that is suitable for allocation for employment use.

4.56 The Development Principles specify that building design should be complementary to and compatible with the adjacent employment park.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.57 No, the main constraint to development is from contamination issues which are not seen as a barrier to development. The site is located within an area of low flood risk near a cluster of other employment uses and as such highly suitable for allocation for employment use.

4.58 The site is considered deliverable. It is a Nottingham City Council owned site comprising of cleared brownfield land with a successfully completed employment scheme completed to the north west.

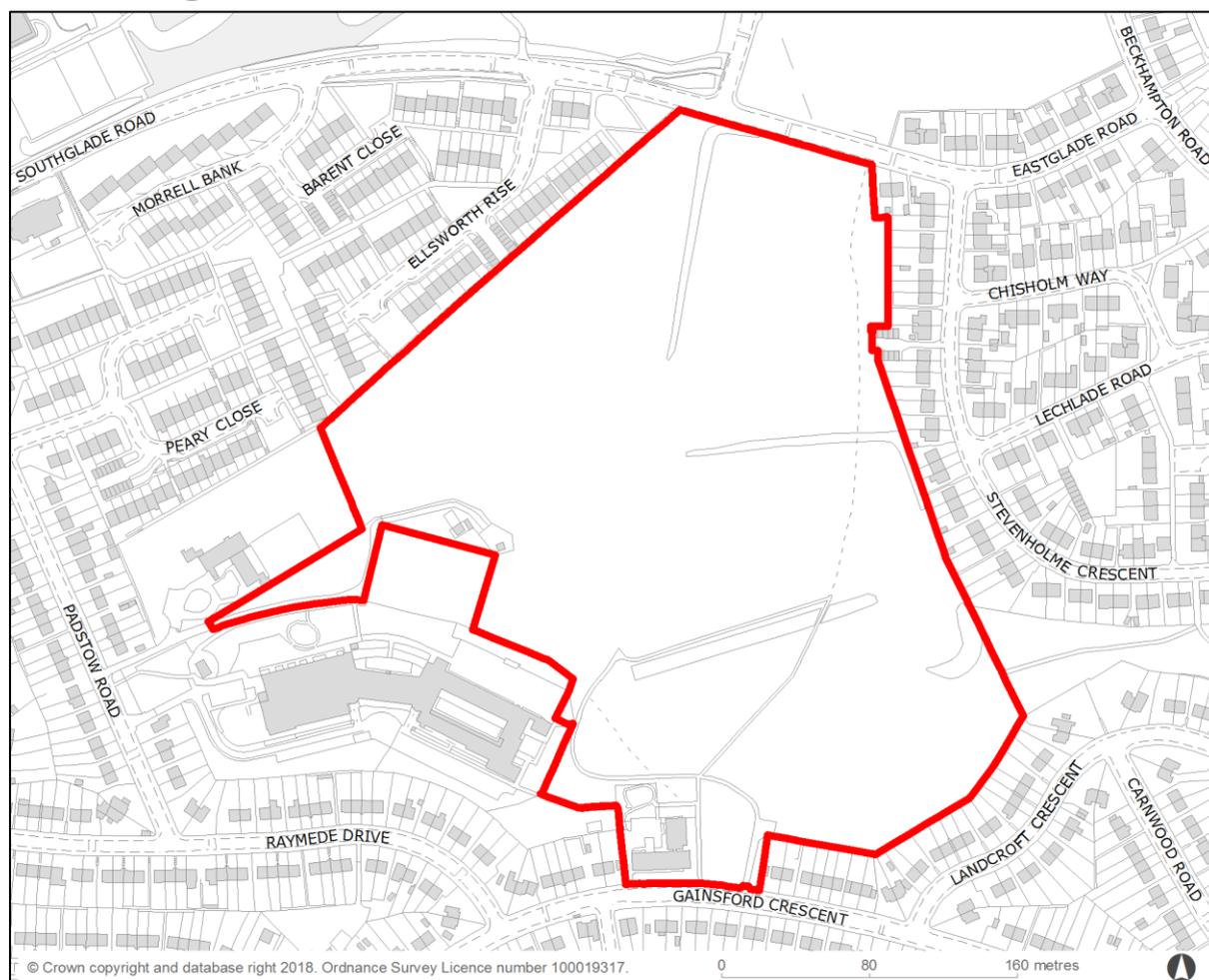
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.59 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.60 This site has been allocated to meet the Council's employment requirement and more specifically an opportunity to provide moderate positive impact for the employment objectives. The factors taken into account are referenced in the response to Question 1 above.

## PA8 Eastglade Road - Former Padstow School Site



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

- 4.61 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).
- 4.62 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Site at low flood risk within residential area.

### Transport

Consideration of access required as the site is surrounded by existing residential built form. General access potentially achievable via Gainsford Crescent or Eastglade Road. There is likely sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.63 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.64 The Development Principles specify that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.65 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions. There are level changes across the site with part of the site suitable for residential with a significant proportion retained for open space.

4.66 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).

4.67 The site is considered deliverable. It is a Nottingham City Council owned site, part of a programme of regeneration sites all in close proximity, to be developed by Nottingham City Homes. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.

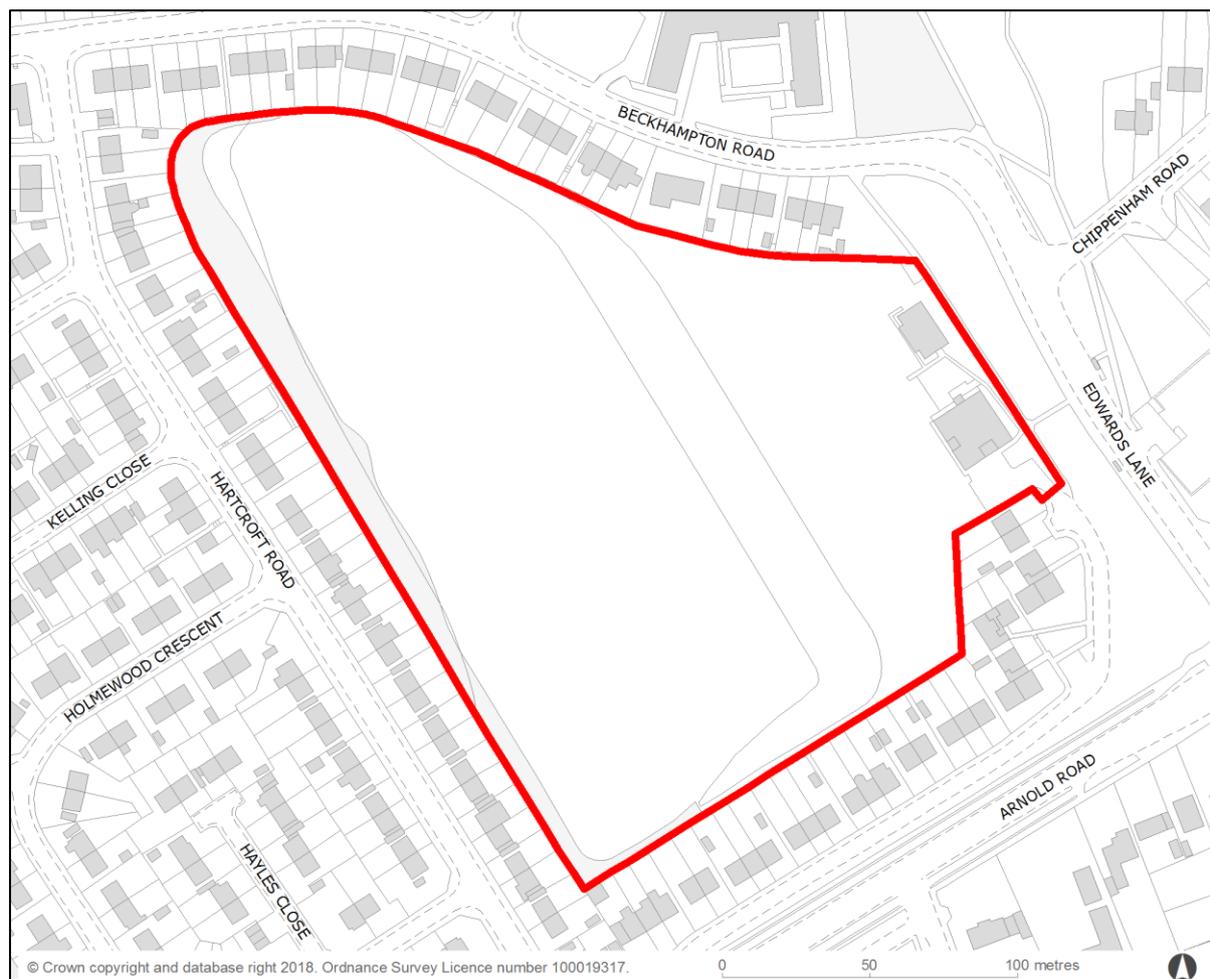
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.68 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative provision of 240 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.69 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA9 Edwards Lane - Former Haywood School Detached Playing Field



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.70 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.71 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

Consideration of access required as the site is surrounded by existing residential built form. Vehicle access would need to be via remainder of playing field (outside of site)

offset from junction with Edwards Lane/Arnold Road. There is likely sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?***

4.72 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area. Prior to development, alternative provision for Pupil Referral Unit on site should be considered.

4.73 The Development Principles specify that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area.

**Q3. *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?***

4.74 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.75 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).

4.76 The site is considered deliverable. It is a Nottingham City Council owned site, part of a programme of regeneration sites all in close proximity, the land is proposed to be sold to a private developer with a development agreement in place. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England. Department of Education consent to release the site has been sought.

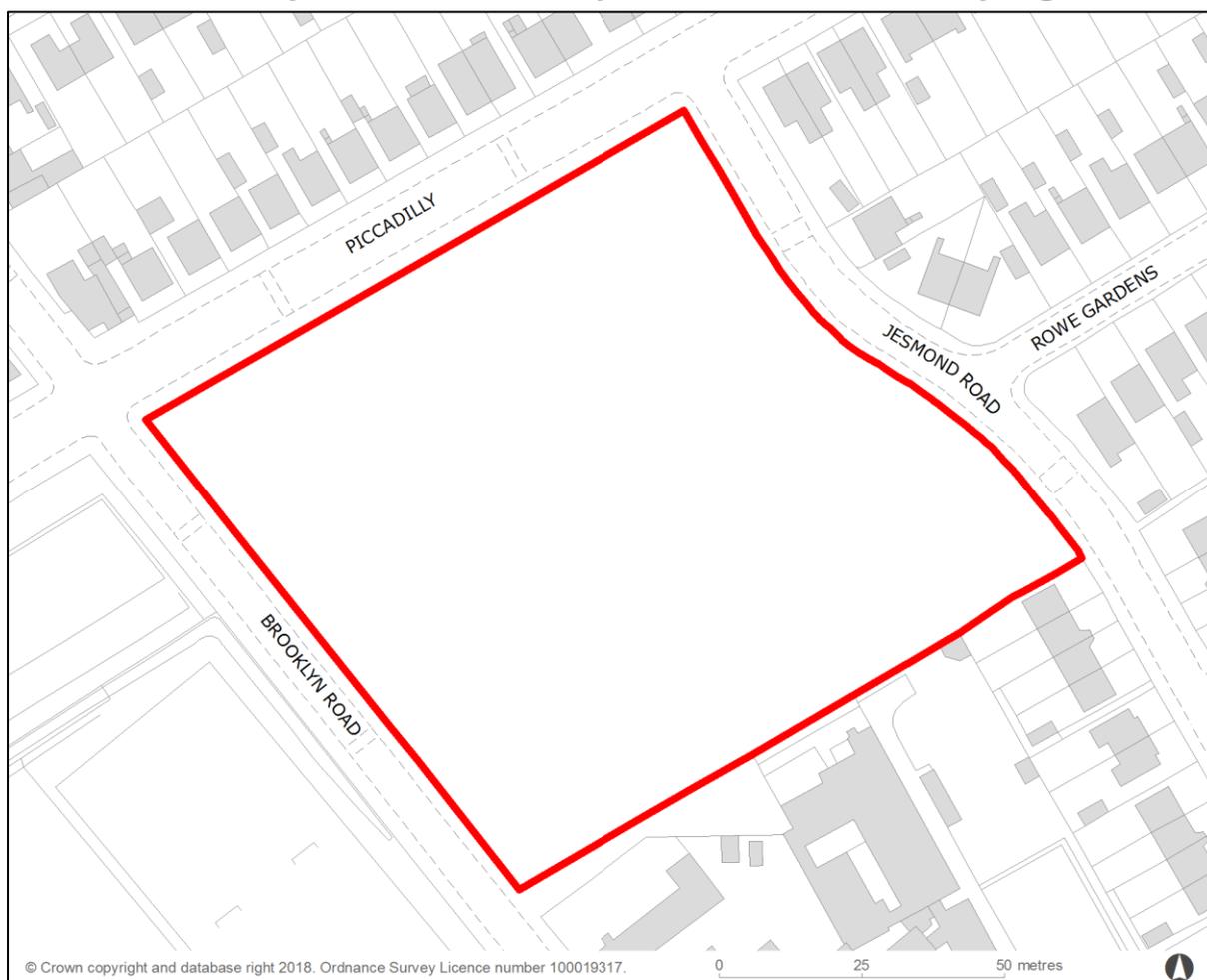
**Q4. *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.77 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 85 to 115 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.78 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA10 Piccadilly - Former Henry Mellish School Playing Field



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.79 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.80 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

Vehicular access available off either Piccadilly or Brooklyn Road. There is likely sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Rise Park have developed outline plans to expand.

**Q2. *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?***

- 4.81 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.
- 4.82 The Development Principles specify that development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Consideration should also be given to the Poor Clare Monastery located to the south of the site, consideration of low density buildings in this part of the site or an appropriate semi natural buffer zone.

**Q3. *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?***

- 4.83 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.
- 4.84 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).
- 4.85 The site is considered deliverable. It is a Nottingham City Council owned site, part of a programme of regeneration sites all in close proximity, the land is in the process of being sold to a private developer for a PRS scheme. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.
- 4.86 Nottingham City Council development control team received a scheme, for residential development, for pre application advice in September 2018.

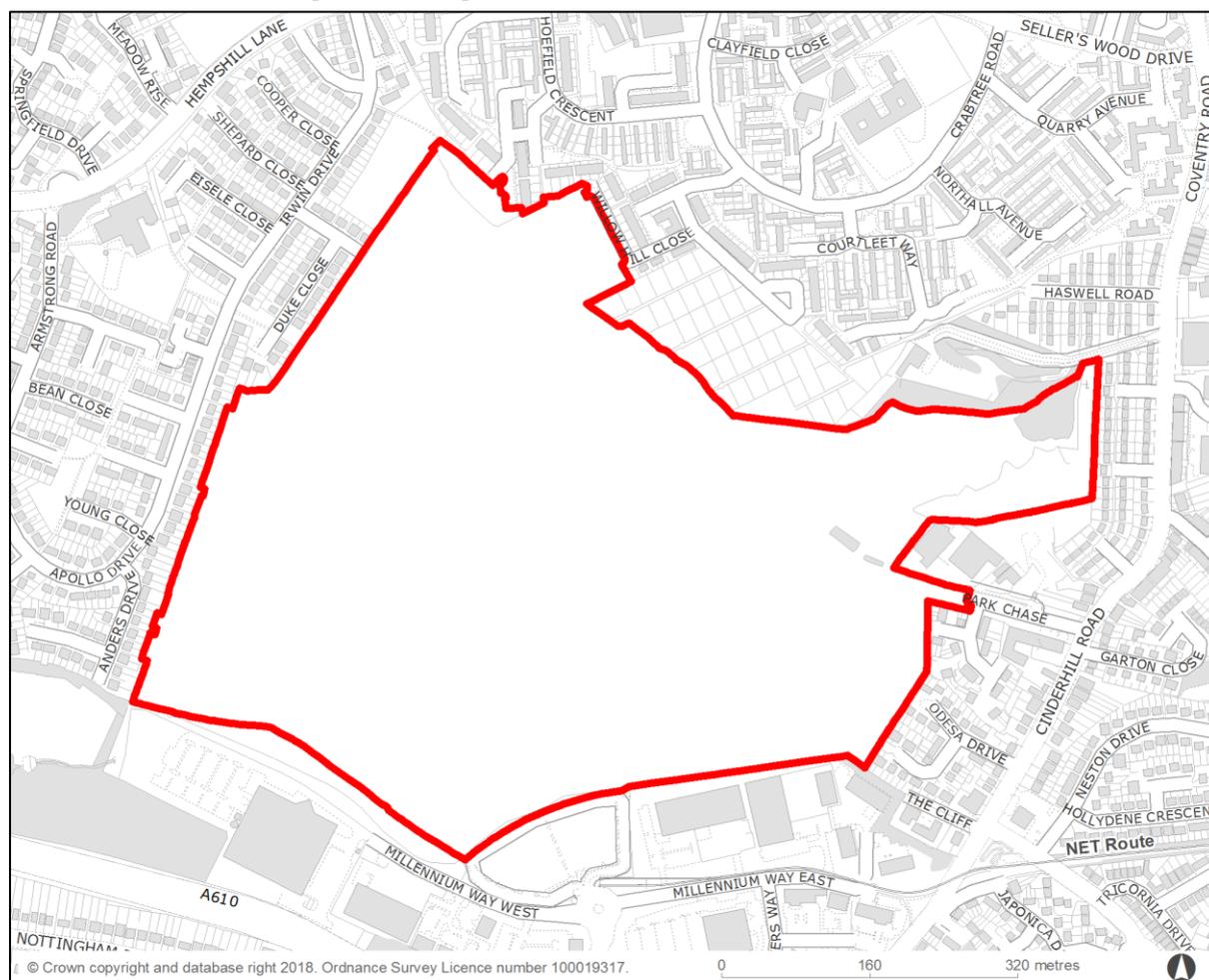
**Q4. *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?***

- 4.87 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 45 to 55 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.88 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA11 Stanton Tip - Hempshill Vale



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.89 Yes, the site is a strategic location in the ACS. Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.90 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

The site is outside of flood zone 1. However, the size and profile of the site could lead to overland flooding if not managed.

**Contamination**

Mitigation required before development due to contamination from former use as a tip.

Transport

Primary vehicular access to the site will be gained from Cinderhill Road. Full traffic capacity assessment required at planning application stage due to large scale of site.

Education/Community Facilities

Development size will trigger S106.

Health

A number of local practices are reaching capacity. However, Rise Park have developed outline plans to expand.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.91 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.92 The Development Principles specify that there are significant opportunities to enhance and create habitats within the site, specifically green corridors and the opportunity to improve connections to the River Leen and open up the existing culvert.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.93 No, the main constraint to development is from the contamination issues due to the sites historical use as a tip. Timescale for delivery expected to be at least 5 years, for 500 housing units delivered towards the end of the plan period, allowing for mitigation of the contamination issues.

4.94 The site is considered deliverable being a strategic brownfield site identified in the ACS as a Location for Growth. Development would deliver significant regeneration benefits and provide opportunities for enhanced green infrastructure, public transport, walking and cycling links.

4.95 The City Council portion of the site is in the process of being sold to the developer/owner of the remainder of the site.

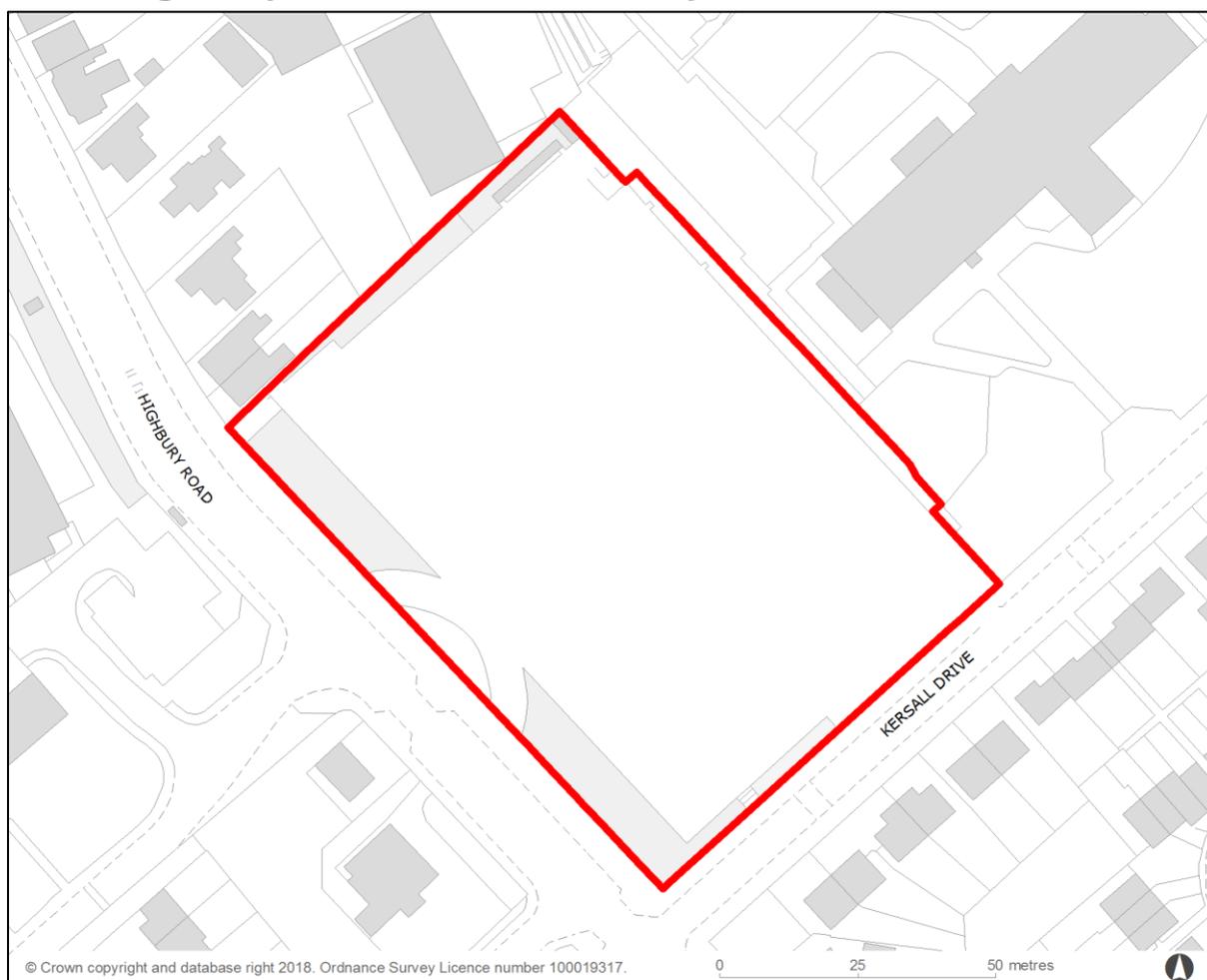
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.96 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative provision of 500 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. It is anticipated that a significant part of the site will be retained as open space.

**Q5. *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.97 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The size of the site will result in further opportunities for proposed additional uses such as leisure (D2), community (D1), employment (B1 and B2) and small scale local need retail (A1). The factors taken into account are referenced in the response to Question 1 above.

## PA12 Highbury Road - Former Henry Mellish School Site



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.98 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.99 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

Vehicular access available off either Highbury Road or Kersall Drive. There is likely sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

A number of local practices are reaching capacity. However, Rise Park have developed outline plans to expand.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.100 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area.

4.101 The Development Principles specify that development should be carefully considered to take into account neighbouring, residential and educational uses.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.102 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.103 The Local Plan Viability Assessment concluded that this site is viable ([LAPP.NCC16 24.09.18](#)).

4.104 The site is considered deliverable. It is a Nottingham City Council owned site and is currently being sold to a private developer for a PRS scheme.

4.105 Nottingham City Council development control team have recently received a scheme for pre application advice.

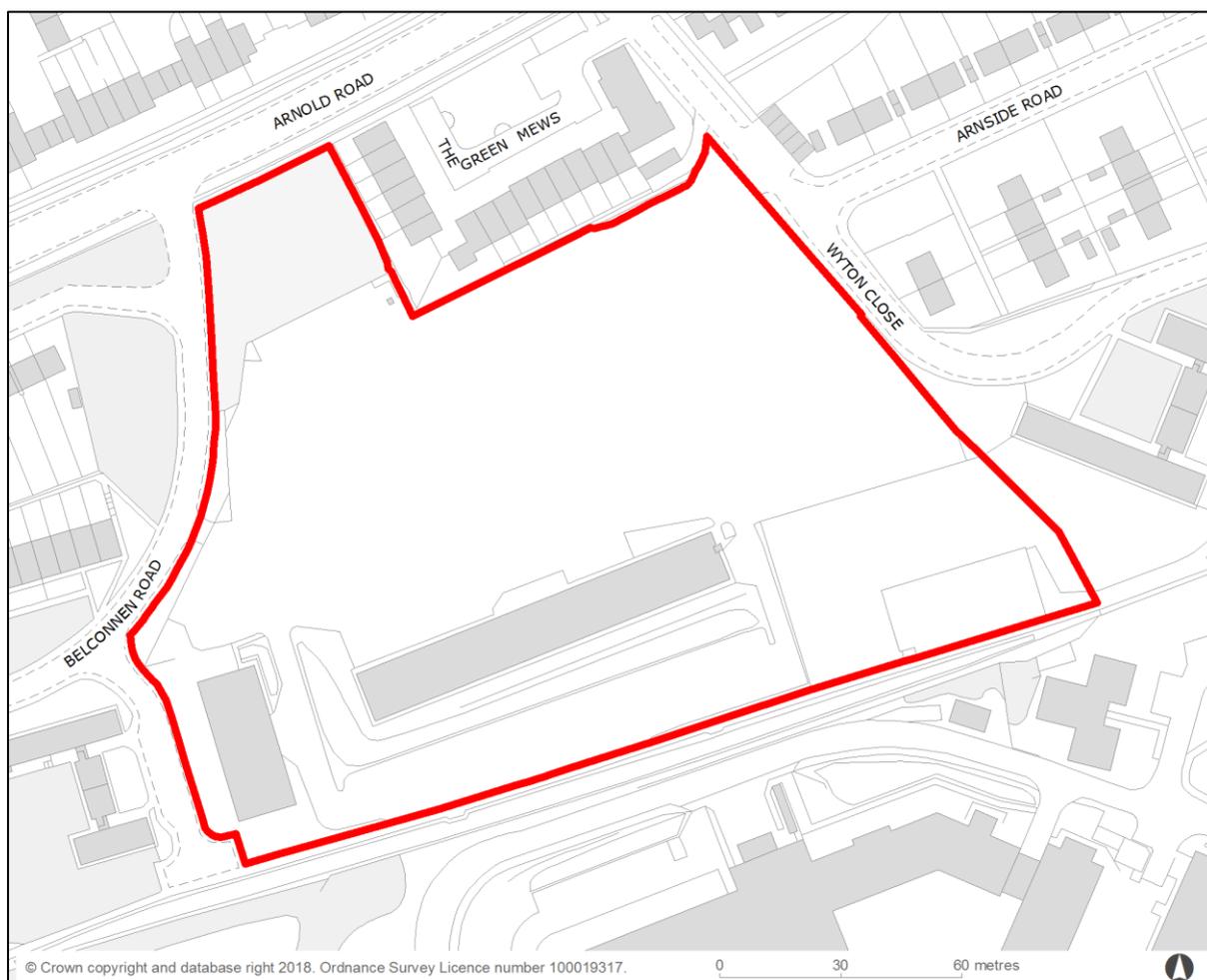
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.106 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 34 to 38 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.107 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA14 Arnside Road - Former Chronos Richardson



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.108 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.109 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site at low flood risk within residential area.

**Transport**

Vehicular access available from either Wyton Close or Belconnen Road. There is likely sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Hucknall Road Medical Centre have developed plans to increase capacity by internal configuration of their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.110 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.111 The Development Principles specify that development should provide new open space with opportunities to enhance biodiversity and habitats at the southern boundary of the site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.112 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.113 The Local Plan Viability Assessment concluded that this site is viable ([LAPP.NCC16 24.09.18](#)).

4.114 The site is considered deliverable and is part owned by Nottingham City Council and part privately owned. Nottingham City Homes are working with the private owner to bring forward a developable scheme. A collaboration agreement is in progress, following which it is to be sold to a developer.

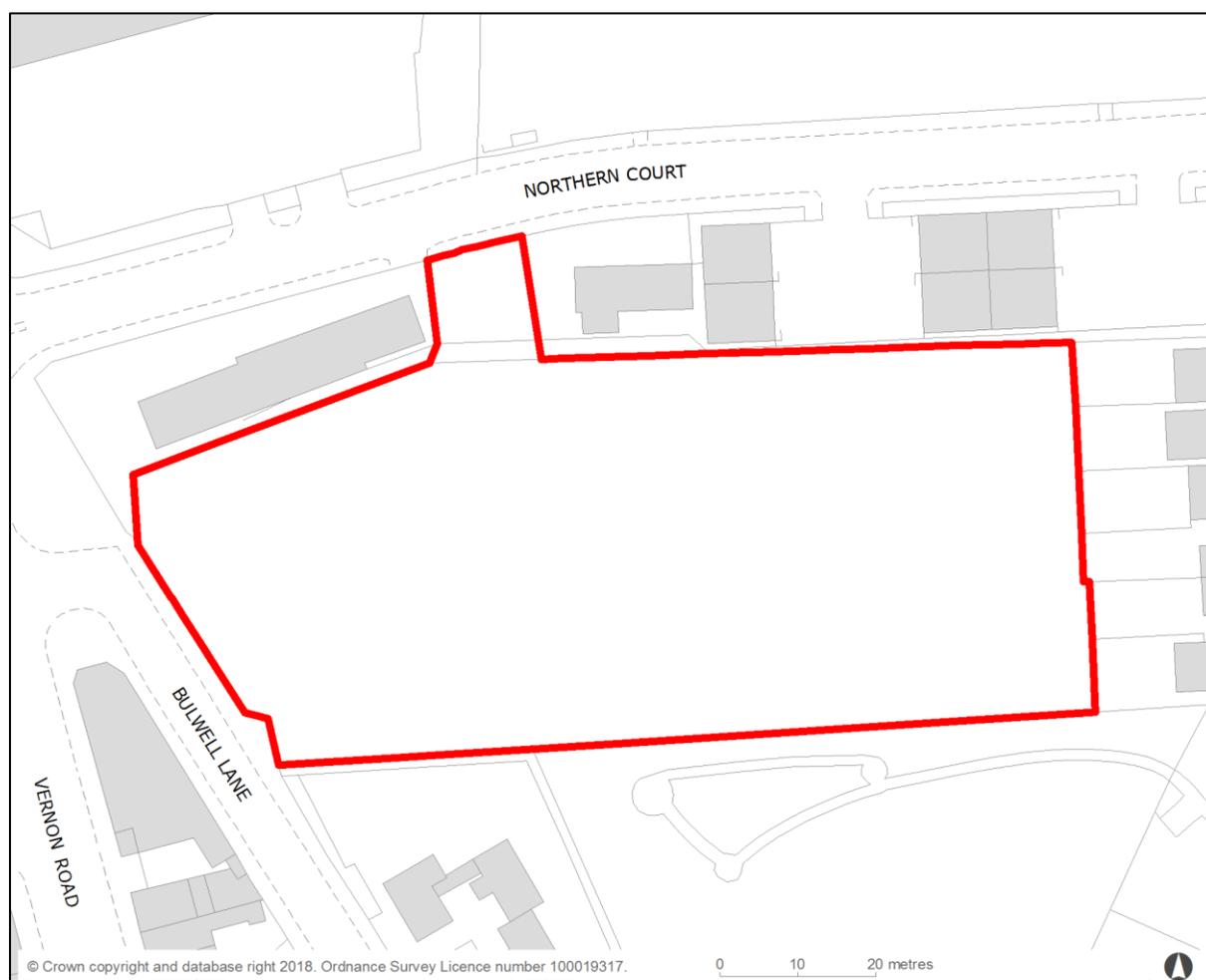
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.115 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 63 to 87 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.116 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA15 Bulwell Lane - Former Coach Depot



### **Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.117 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.118 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

#### Flood Risk

Cleared brownfield site at low flood risk within residential area.

#### Transport

Vehicular access available from Bulwell Lane. There is likely sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

A number of local practices are reaching capacity. However, Hucknall Road Medical Centre have developed plans to increase capacity by internal configuration of their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.119 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area.

4.120 The Development Principles specify that development should include sensitive screening between residential and adjacent industrial uses.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.121 No, the site is deliverable and benefits from a full planning application, which is currently under construction, for 32 dwellings and associated infrastructure, with an expected completion date of late 2018 to early 2019.

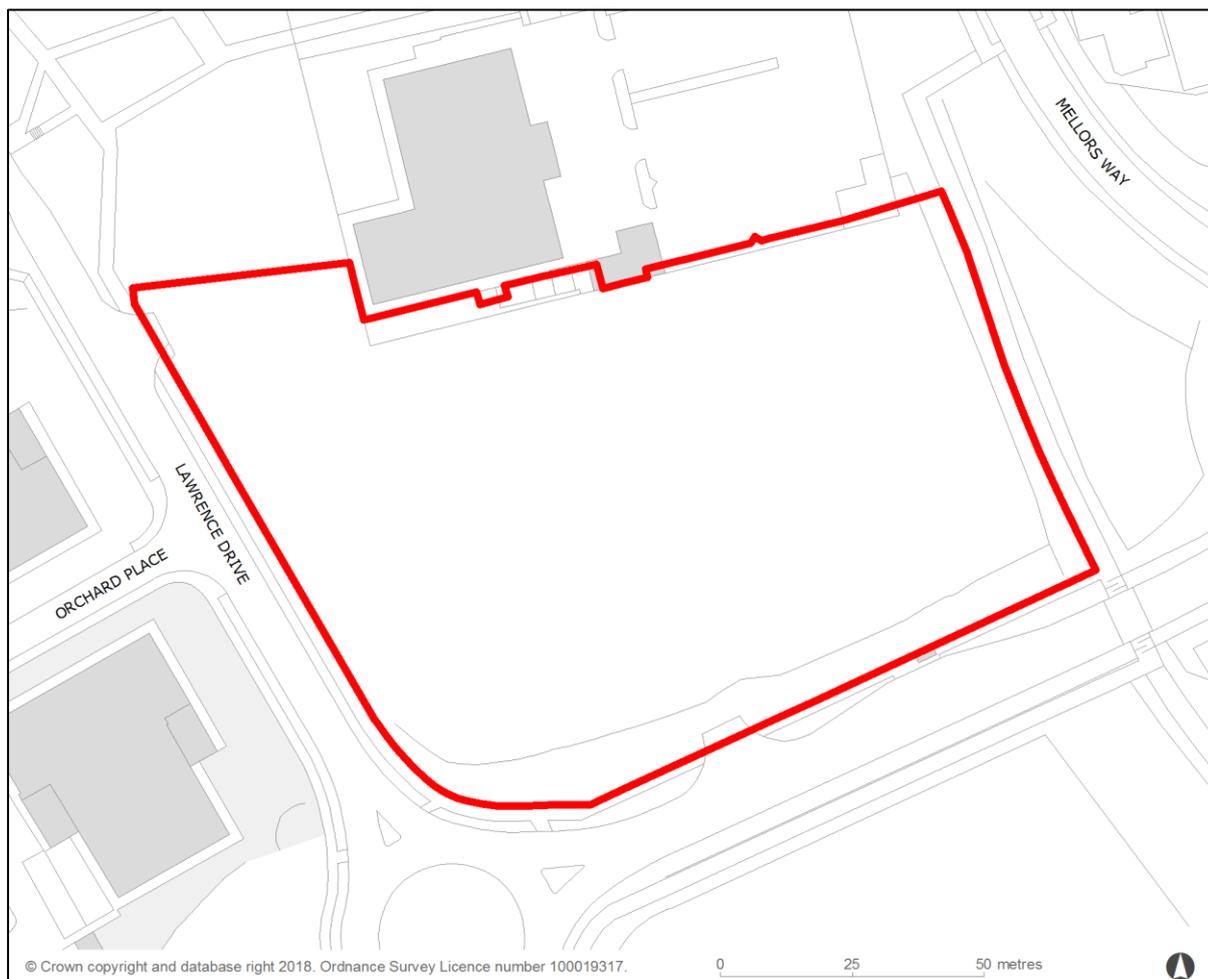
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.122 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 32 dwellings has been anticipated for the site based on the extant planning permission. It is proposed that this site is modified at adoption stage to be removed from site allocation due to completion.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.123 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA16 Woodhouse Way - Nottingham Business Park North



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.124 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.125 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within area recently built out for business park uses.

**Transport**

Vehicular access achievable via business park network roads.

Green Infrastructure/Open Space

The site is in close proximity to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Impacts mitigated through sensitive design.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.126 No, the allocation of this site will secure a comprehensive development that is suitable for allocation for retail use, particularly in light of planning status of site, resulting in significant positive impacts.

4.127 The Development Principles specify that sensitive design is required as the site is in close proximity to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment).

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.128 No, the site is deliverable and benefits from a full planning permission for a convenience store (class A1) and pub/restaurant (class A3/A4) with associated access, parking, pedestrian and cycle routes and other related works.

4.129 Development of this site is now complete with the opening of the convenience store (class A1), occurring in September 2018 with the pub/restaurant opening earlier this year.

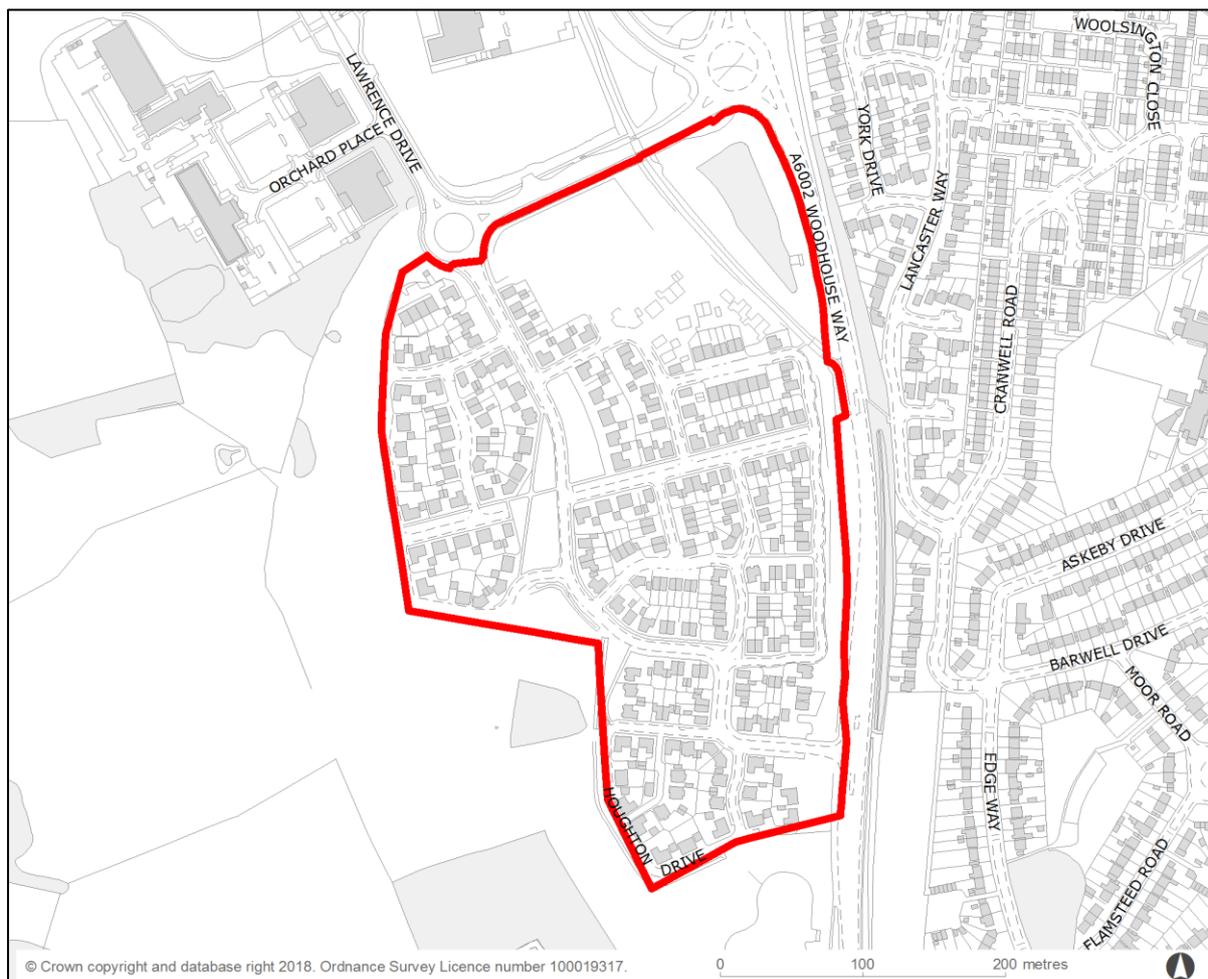
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.130 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions exist, this figure has been used for the number of employment/retail hectare. It is proposed that this site is modified at adoption stage to be removed from site allocation due to completion.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.131 This site has been allocated to meet the Council's retail requirement in this area close to significant new housing development and more specifically, as part of the wider business park area, an opportunity to provide moderate to major positive outcomes for the Employment, Innovation and Economic Structure objectives. The factors taken into account are referenced in the response to Question 1 above.

## PA17 Woodhouse Way - Woodhouse Park



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.132 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.133 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

Flood Risk  
Greenfield site at low flood risk.

Transport  
Vehicular access achievable via business park network roads to the north of the site. There is likely sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There is a current review of development at Strelley Health Centre which has significant scope for expansion.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.134 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.135 The development principles specify that sensitive design is required, having regard to the presence of Strelley Conservation Area to the south west and the adjacent Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment).

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.136 No, the site is deliverable and benefits from a full planning permission for 290 dwellings and associated works.

4.137 Development of this site is now nearing conclusion with an anticipated completion date of December 2018.

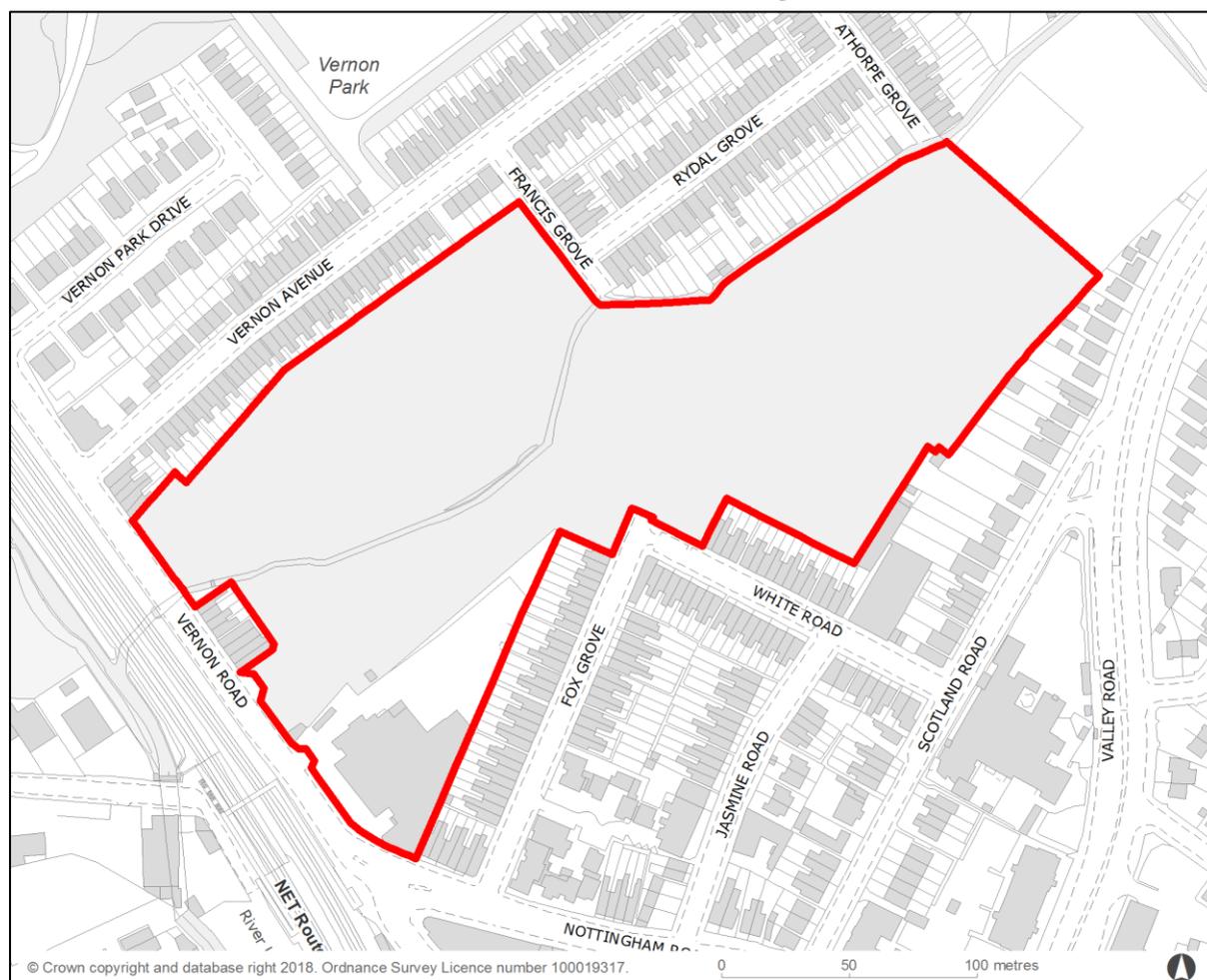
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.138 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 290 dwellings has been anticipated for the site based on the extant planning permission. It is proposed that this site is modified to be removed from site allocation due to completion.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.139 The site has been allocated to meet the Council's housing requirement and more specifically the need for family housing in this area. The factors taken into are referenced in the response to Question 1 above.

## PA18 Vernon Road - Former Johnsons Dyeworks



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.140 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.141 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

The site is at risk of flooding and the city council is working to identify European Regional Development funding to bring forward flood mitigation/management works which will facilitate the redevelopment of the site.

### Transport

Vehicular access achievable via Vernon Road. There is likely sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?***

4.142 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.143 The Development Principles specify that the ecological value of the Day Brook should be enhanced as part of the development and an 8m strip adjacent to the onsite water course may be need to be kept free allowing access for flood management.

**Q3. *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?***

4.144 No, the main constraint to the development is through the associated flood risk on site. The owners of the site are actively working together to bring the site forward with the council actively working to identify European Regional Development funding to bring forward flood mitigation/management works.

4.145 The site is considered deliverable and is part owned by Nottingham City Council and part privately owned with expectation the site will be delivered in the long term.

4.146 Nottingham City Council development control team is in early pre application advice discussions with a major housebuilder.

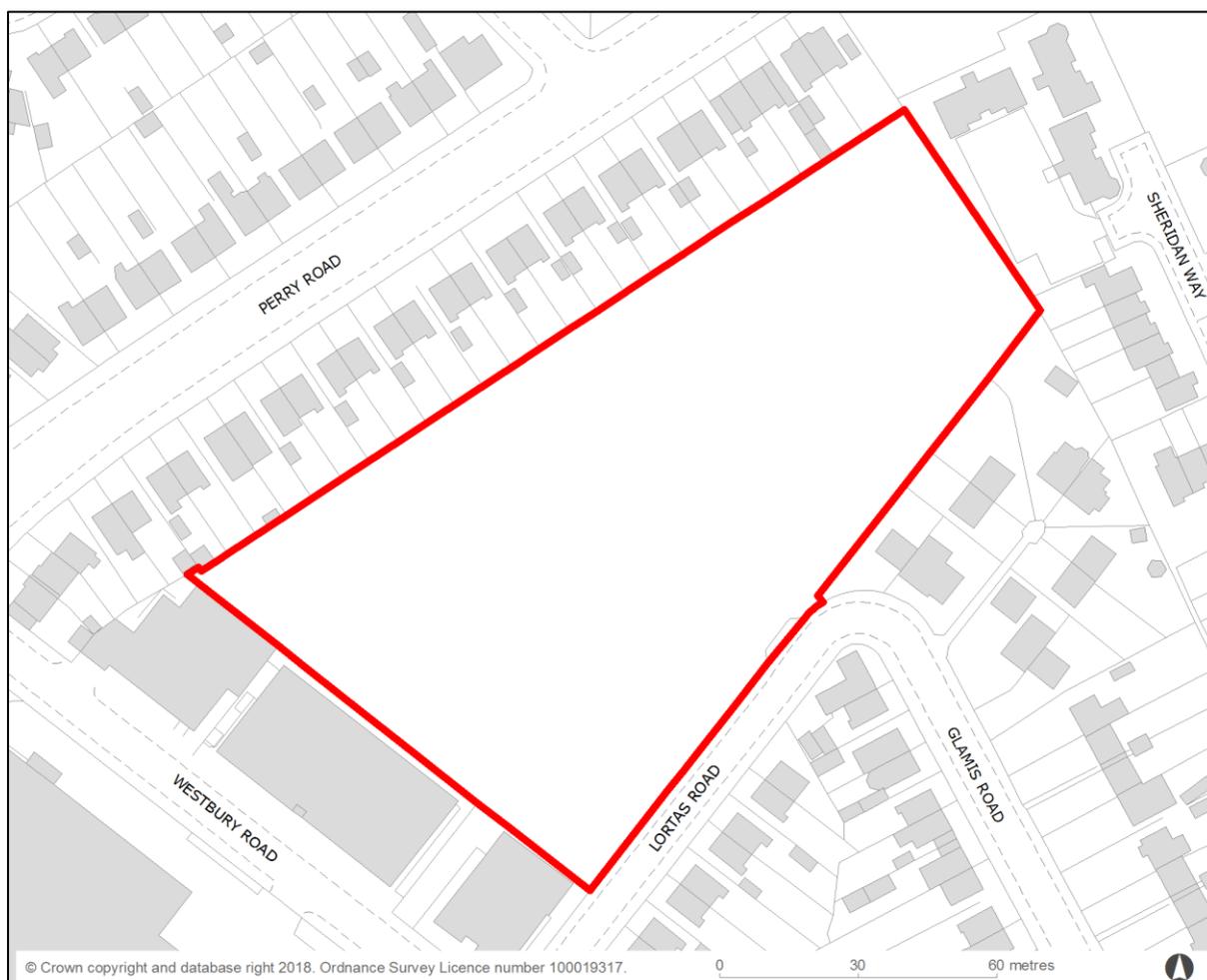
**Q4. *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.147 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 60 to 115 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.148 The site has been allocated to meet the Council's housing requirement and more specifically the need for family housing in this area. The site brings forward brownfield land with opportunities for regeneration. The factors taken into are referenced in the response to Question 1 above.

## PA19 Lortas Road



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.149 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.150 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

Vehicular access achievable via Lortas Road. There is likely sufficient capacity within the local traffic network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

Potential population growth in nearby area could impact on practice demand, however, Tudor House have developed outline plans to expand.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.151 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.152 The Development Principles specify that development should include on site public open space which is overlooked, secure and well integrated.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.153 No, the site is deliverable and development onsite is imminent with the site benefitting from a full planning application for 35 dwellings and associated infrastructure.

4.154 Highways and drainage development is under construction with the discharging of conditions on-going.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.155 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 35 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.156 The site has been allocated to meet the Council's housing requirement and more specifically the need for family housing in this area. The factors taken into are referenced in the response to Question 1 above.

## PA20 Haydn Road/Hucknall Road - Severn Trent Water Depot



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.157 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.158 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site at low risk of flooding close to residential and employment uses.

**Transport**

Vehicle access to the site potentially achievable off Haydn Road and/or Hucknall Road, offset from Haydn Road/ Hucknall Road junction.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

Potential population growth in nearby area could impact on practice demand, however, Tudor House have developed outline plans to expand.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.159 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area.

4.160 The Development Principles specify that site is considered suitable for a mix of residential and employment uses and that layout and boundary treatments should be carefully considered to ensure proposed development is compatible with adjacent uses.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.161 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.162 The site is considered deliverable, suitable for residential development with willing owners (who have made representations on the Plan, the site is considered deliverable in the late plan period.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.163 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 60 to 80 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.164 The site has been allocated to meet the Council's housing requirement and more specifically the need for family housing in this area. The factors taken into are referenced in the response to Question 1 above.

## PA21 Mansfield Road - Sherwood Library



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.165 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.166 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within Sherwood District Centre.

**Transport**

General vehicle access potentially achievable via Spondon Street and/or Mansfield Street. Likely sufficient traffic capacity in local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.167 No, the allocation of this site will secure a comprehensive development that is suitable for allocation for retail (A1), residential (C3), office (B1) and community facility/library (D1).

4.168 The Development Principles specify that development should provide an active frontage to enhance the District Centre. There is also a desire to accommodate the existing library service on the site as part of any redevelopment.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.169 No, the site is currently being marketed/out for tender to potential developers.

4.170 The site is considered a deliverable brownfield site located within Sherwood District Centre providing regeneration opportunities to support the vitality and viability of the Centre.

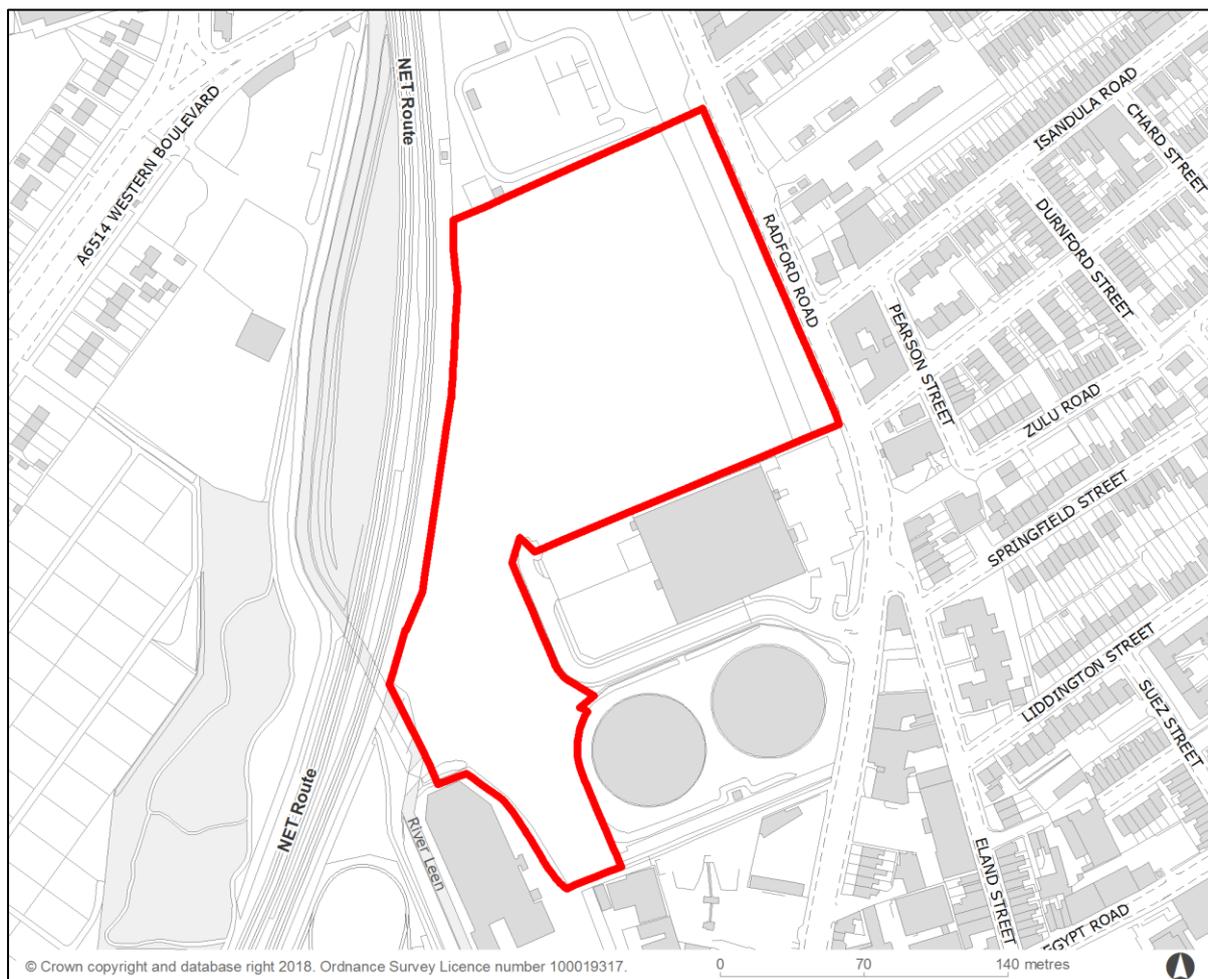
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.171 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.172 This site has been allocated to meet the Council's retail requirement and an opportunity to achieve positive outcomes for the Landscape & Townscape objectives. The factors taken into account are referenced in the response to Question 1 above.

## PA23 Radford Road - Former Basford Gasworks



### **Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.173 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.174 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

#### Flood Risk

Large cleared brownfield site at low flood risk.

#### Contamination

Issues due to former use as a gas works.

#### Transport

General vehicle access potentially achievable via Radford Road. Likely sufficient traffic capacity in local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

A number of local practices are reaching capacity. However, Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services and Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.175 No, the allocation of this site will secure a comprehensive development that will deliver a mix of uses, respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.176 The development principles specify that the site has potential to help address the open space deficiencies in the area. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.177 No, the main constraint to development is from the contamination issues following the sites former use as a gas works. Nottingham City Council are currently progressing the declassification of the nearby disused gas cylinders, anticipated by the end of the year. At allocation the site benefitted from planning permission for erection of mixed use development including employment/retail /residential and leisure within classes A1, A2, A3, B1, B2, B8, C3 and D2).

4.178 The Local Plan Viability Assessment concluded that this site is viable.

4.179 The site is considered deliverable. Although the previous planning permission onsite expired in January 2018, due to the owner of the site going into receivership, the site is still considered deliverable with discussions ongoing with the new owner.

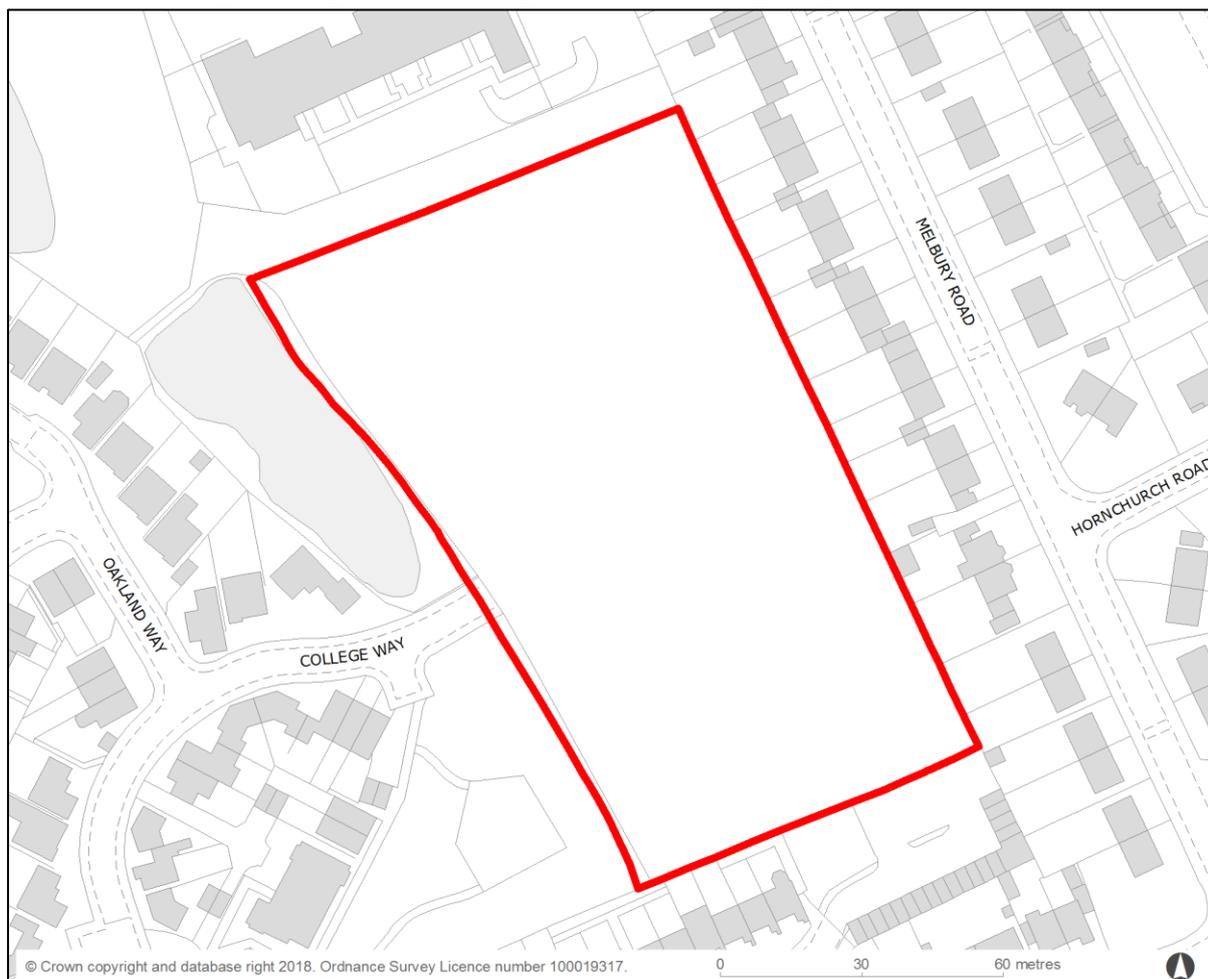
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.180 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions exist, this figure has been used for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.181 This site has been allocated to meet the Council's employment requirement and additionally an opportunity to provide positive outcomes for the Housing, Landscape & Townscape and Employment objectives. The factors taken into account are referenced in the response to Question 1 above.

## PA24 College Way - Melbury School Playing Field



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.182 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.183 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

Vehicular access achievable via College Way. There is likely sufficient capacity within the local traffic network.

Education/Community Facilities

Some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

There is a current review of development at Strelley Health Centre which has significant scope for expansion.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.184 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the regeneration of a Greenfield site.

4.185 The Development Principles specify that residential development should include publicly accessible on site open space with links to existing open space in the north west.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.186 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.187 As part of the LAPP preparation process, the site the area of the site was reduced slightly by a 10m strip to allow for school growing activities.

4.188 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).

4.189 The site is considered deliverable. It is a Nottingham City Council owned site, which has been approved for disposal by the Secretary of State and Nottingham City Council, with sale to a private developer underway. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.

4.190 Nottingham City Council development control team received a comprehensive scheme for pre application advice for 55 dwellings, and a start on site is anticipated in summer 2019.

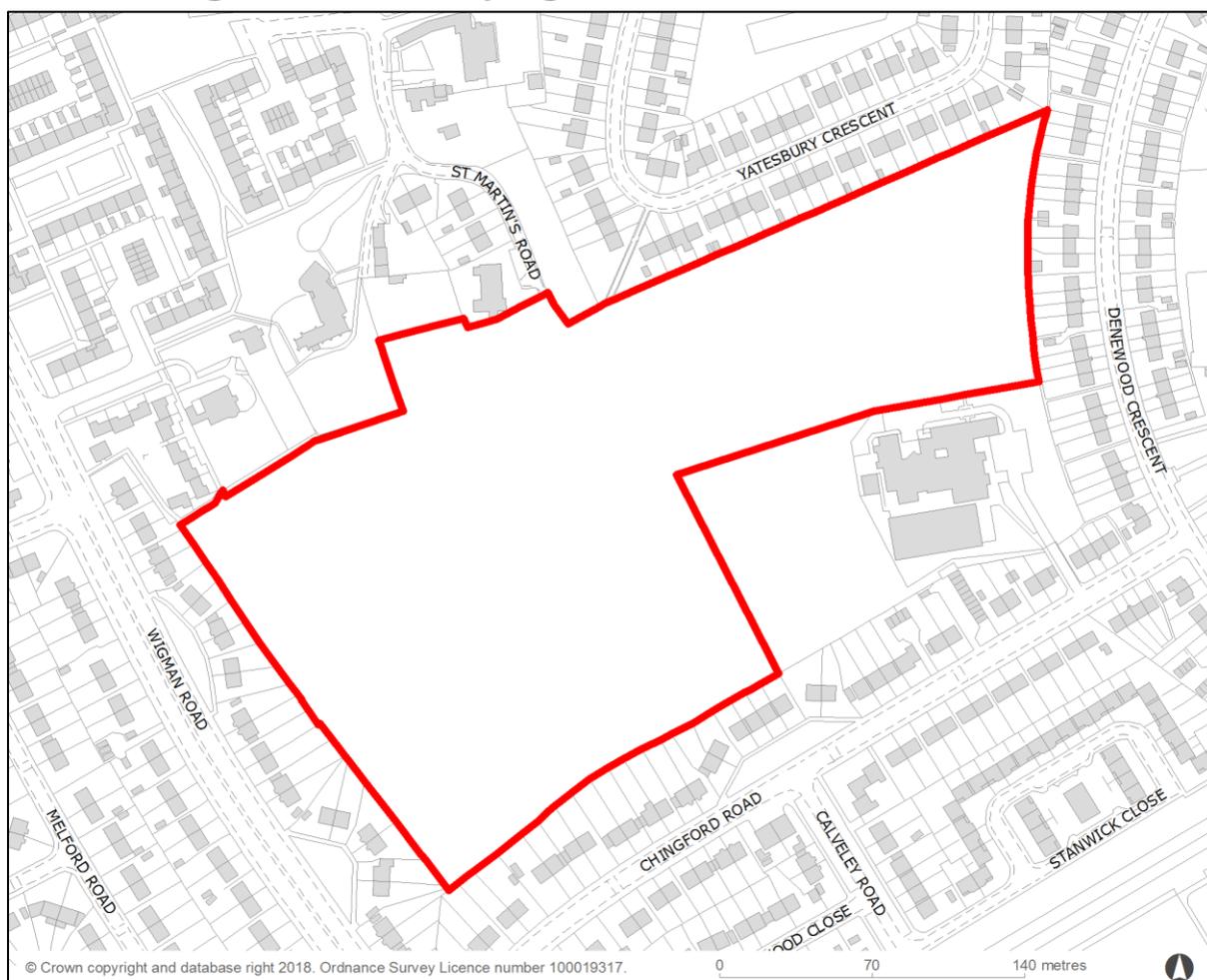
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.191 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 40 to 50 dwellings has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.192 The site has been allocated to meet the Council's housing requirement and more specifically the need for family housing in this area. The factors taken into are referenced in the response to Question 1 above.

## PA25 Chingford Road Playing Field



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.193 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.194 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

There is currently no vehicular access to the site, though the potential to achieve this off Chingford and St Martins Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

There is a current review of development at Strelley Health Centre which has significant scope for expansion.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.195 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.196 The Development Principles specify that a proportion of this site (approximately one third) is to be retained as publically accessible open space which will also provide a buffer to protect the setting of the listed building.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.197 No, the main constraint to development is vehicular access to the site, however, highways advice is that access to the site could be achieved off Chingford Road or off St. Martins Road.

4.198 The Local Plan Viability Assessment concluded that this site is viable, greenfield sites being considered the most viable ([LAPP.NCC16 24.09.18](#)).

4.199 This site is considered deliverable. It is a Nottingham City Council owned site. The terms of disposal are to be agreed in the near future. Site considered acceptable for release following Playing Pitch Assessment in consultation with Sport England.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.200 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 120 to 160 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable allowing for a buffer to the listed buildings. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.201 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA26 Denewood Crescent - Denewood Centre



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.202 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.203 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within residential area.

**Transport**

Vehicular access potentially achievable through Denewood Crescent. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

There is a current review of development at Strelley Health Centre which has significant scope for expansion.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.204 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area.

4.205 The Development Principles specify that design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.206 No, the main constraint to the development is a lack of capacity within the local secondary school catchment, however, this will be alleviated by S106 contributions.

4.207 This site is considered deliverable. It is a Nottingham City Council owned site. The site is subject to outline planning permission for residential development of 110 homes with all matters reserved except access.

4.208 The Council has completed a Collaboration Agreement with the County Council (majority land owner) for the site, with work underway to finalise s.106. It is anticipated construction being on site summer 2019.

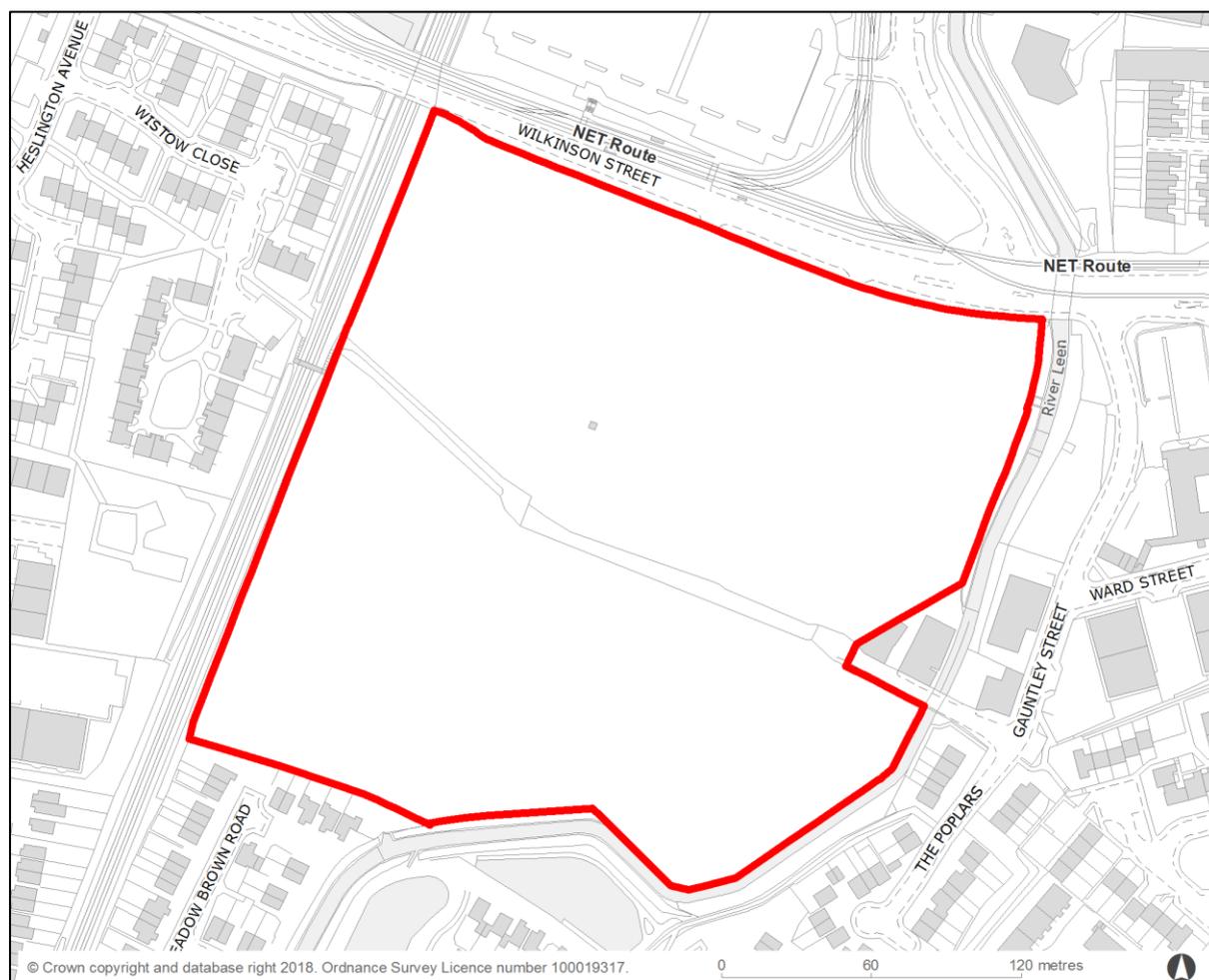
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.209 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 90 to 120 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.210 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing with potential for an element of specialist housing to meet the needs of the elderly. The factors taken into account are referenced in the response to Question 1 above.

## PA27 Wilkinson Street - Former PZ Cussons



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.211 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.212 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Site at within area of high flood risk with a proportion of the site lying in the functional floodplain. However, not thought to be barrier to development which is supported by the Environment Agency.

### Transport

Vehicular access potentially achievable off Wilkinson Street. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

There is a current review of development at Aspley Medical Centre which has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.213 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.214 The Development Principles specify that any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. Sensitivity to the Star Buildings Conservation Area should be considered and retention of the existing chimney within development.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.215 No, the main constraint comes from the flood risk issues, however, 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.

4.216 This site is considered deliverable. The site has previously been subject to planning permission for residential development including public open space and ancillary infrastructure following demolition of existing structures which expired in November 2013.

4.217 Brownfield site with significant regeneration potential. The principle of residential development at this site has already been established through the planning approval process. Potential for a holistic approach to flood risk management linking with the wider allocations within close proximity.

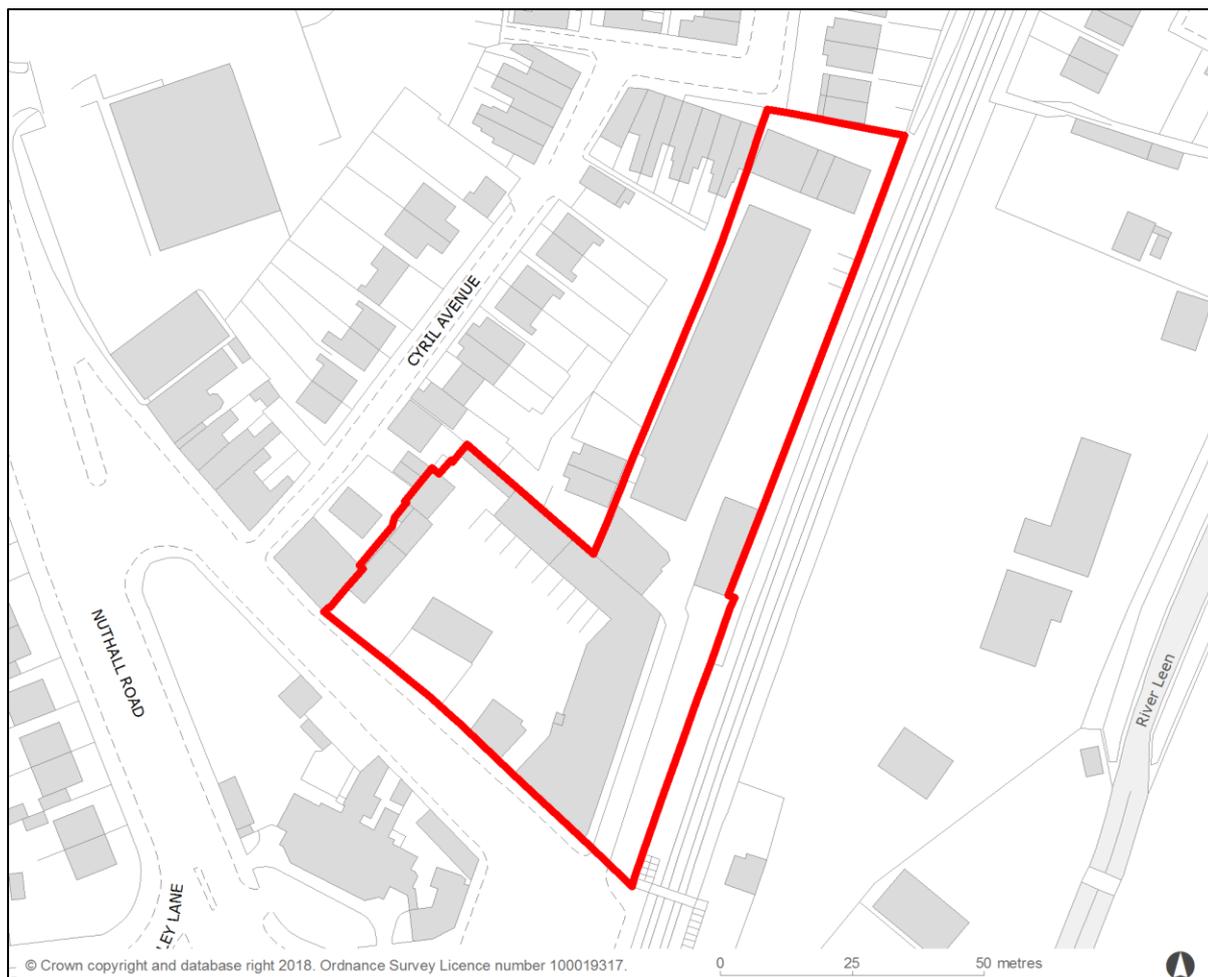
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.218 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 65 to 90 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.219 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing with potential also for education (D1), employment (B1, B2) and open space provision. The factors taken into account are referenced in the response to Question 1 above.

## PA29 Bobbers Mill Bridge - Land Adjacent to Bobbers Mill Industrial Estate



### **Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

- 4.220 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).
- 4.221 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

#### Flood Risk

Site at within area of high flood risk with a proportion of the site lying in the functional floodplain. However, not thought to be barrier to development which is supported by the Environment Agency.

Transport

Vehicular access potentially achievable off Nuthall Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

There is a current review of development at Aspley Medical Centre which has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.222 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area.

4.223 The Development Principles specify that any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.224 No, the main constraint comes from the flood risk issues, however, 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.

4.225 The site is considered a deliverable brownfield site with significant regeneration potential. Potential for a holistic approach to flood risk management linking with the wider allocations within close proximity.

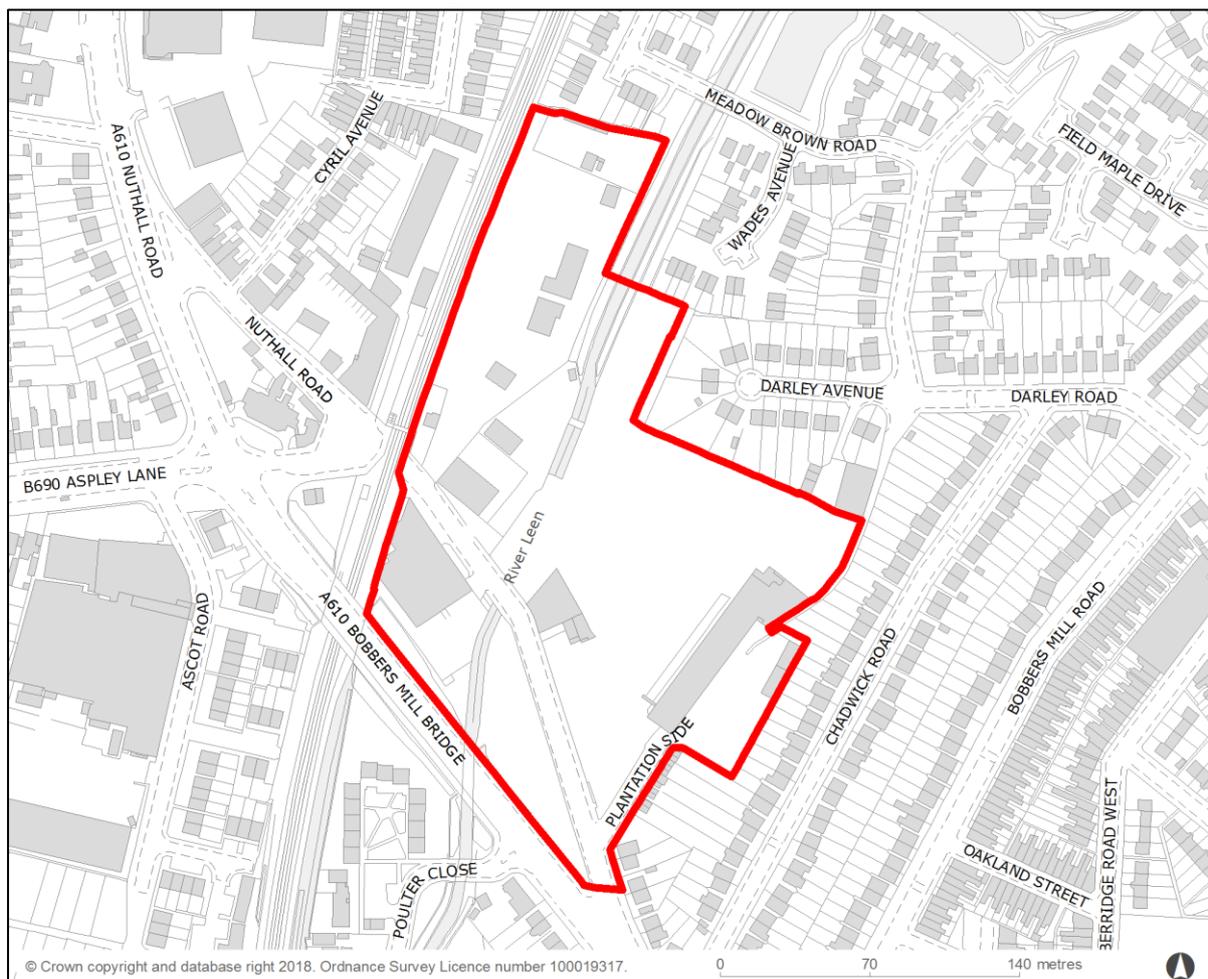
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.226 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 17 to 21 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.227 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.228 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.229 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at within area of high flood risk with a proportion of the site lying in the functional floodplain. However, not thought to be barrier to development which is supported by the Environment Agency.

**Transport**

Vehicular access potentially achievable off Alfreton Road. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

There is a current review of development at Aspley Medical Centre which has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available.

**Q2. *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?***

4.230 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.231 The Development Principles specify that the River Leen Local Wildlife Site runs through the centre of the site and this should be a feature of development and the opportunity should be taken to enhance the ecological and visual amenity value of the watercourse. Any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain.

**Q3. *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?***

4.232 No, the main constraint comes from the flood risk issues, however, 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.

4.233 The site is considered a deliverable brownfield site with significant regeneration potential. Potential for a holistic approach to flood risk management linking with the wider allocations within close proximity.

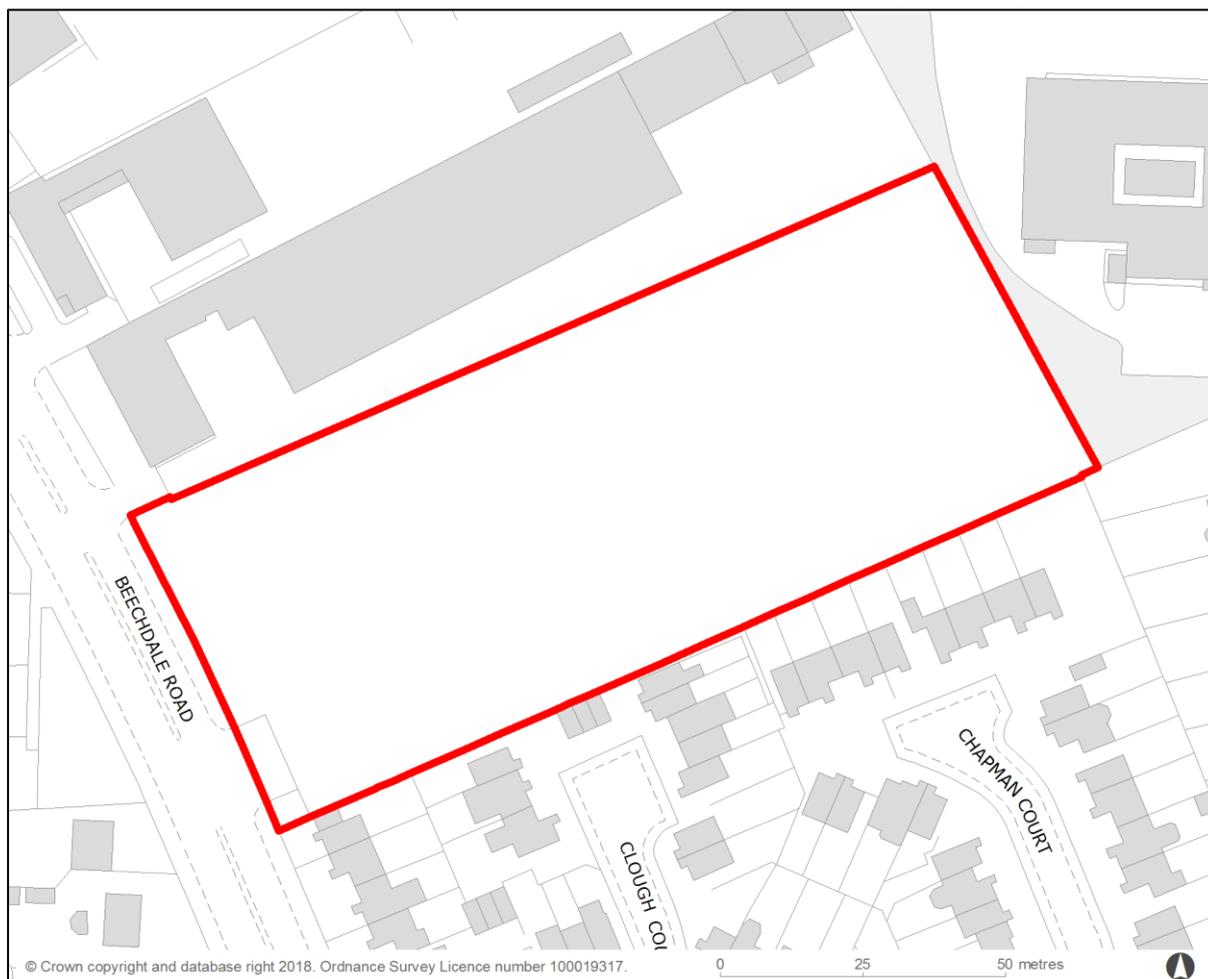
**Q4. *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.234 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 80 to 120 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.235 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing as well as potential for employment (B1) use. The factors taken into account are referenced in the response to Question 1 above.

## PA32 Beechdale Road - South of Former Co-op Dairy



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.236 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.237 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site at low flood risk in a generally residential area.

**Transport**

Vehicular access potentially achievable off Beechdale Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

there is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There is a current review of development at Aspley Medical Centre which has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.238 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area. The site area was reduced for the Revised Publication stage following consultation with the landowner.

4.239 The Development Principles specify that development should have careful regards to the principal aquifer that runs beneath the site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.240 No, the site is considered deliverable. The site has previously been subject to outline planning permission (recently expired) for 36 dwellings and associated works.

4.241 Brownfield site with regeneration potential. Development provides potential to open up culverted water course and improve habitats/biodiversity. Site considered suitable for allocation for residential use particularly given recent planning history.

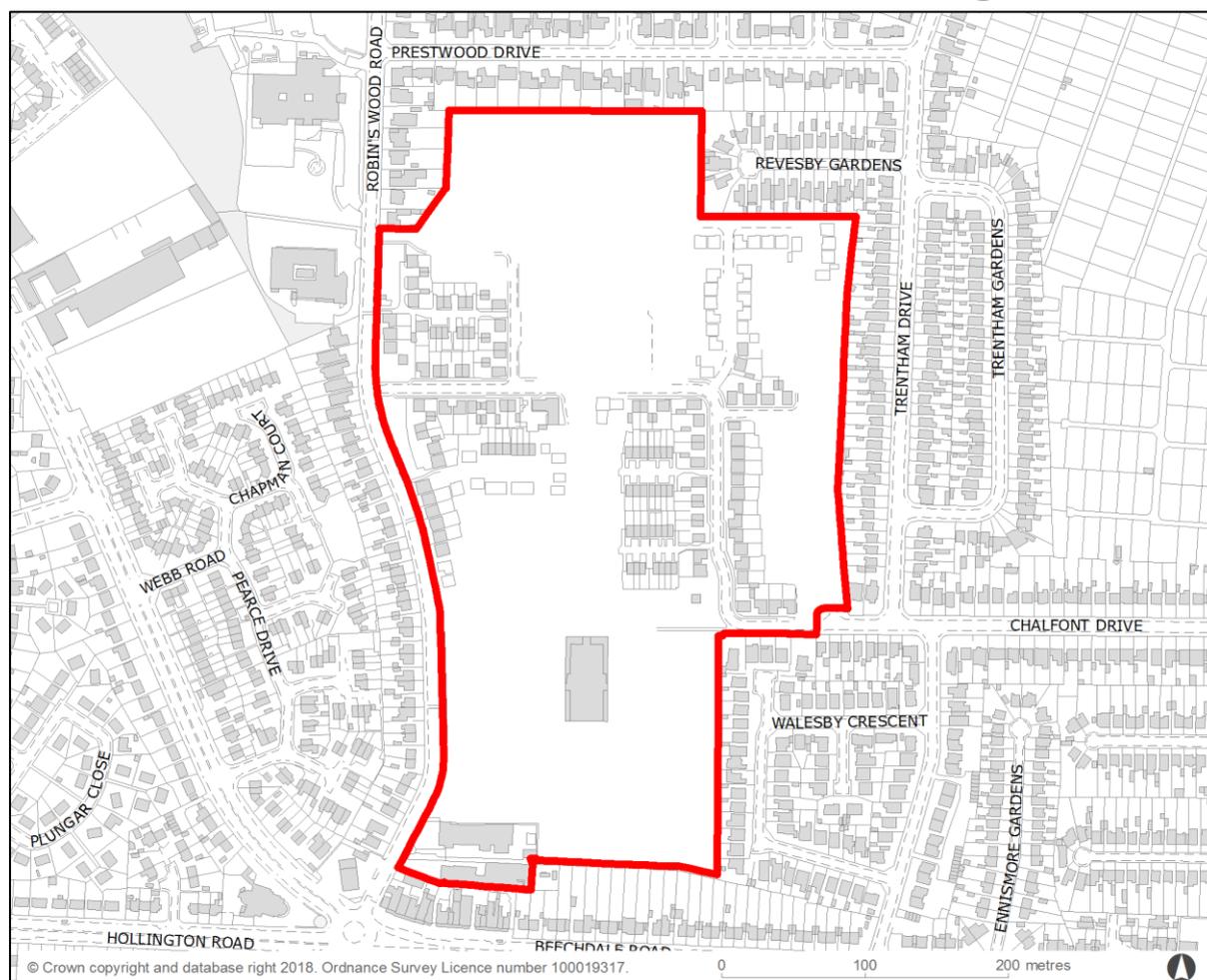
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.242 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 36 dwellings has been anticipated for the site based on the expired previous outline planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.243 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA33 Chalfont Drive - Former Government Buildings



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.244 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.245 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Large brownfield site within existing residential area at low flood risk.

**Transport**

Vehicular access potentially achievable off Robins Wood Road and/or Chalfont Drive. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

There is a current review of development at Aspley Medical Centre which has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available.

**Q2. *Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?***

4.246 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.247 The Development Principles specify that development should retain and enhance existing open space on the site while seeking additional open space provision within the site. The Grade II listed bunker onsite should also be retained and its setting enhanced.

**Q3. *Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?***

4.248 No, the site benefits from a full planning permission for redevelopment of the site with up to 433 residential units, retention of bunker for part storage (B8) of archives and part-combined heat and power facility; provision of public open space and construction of access roads

4.249 The site is deliverable with development of this site is now under construction with initial phases reaching completion. Discharge of conditions for the subsequent phases continues.

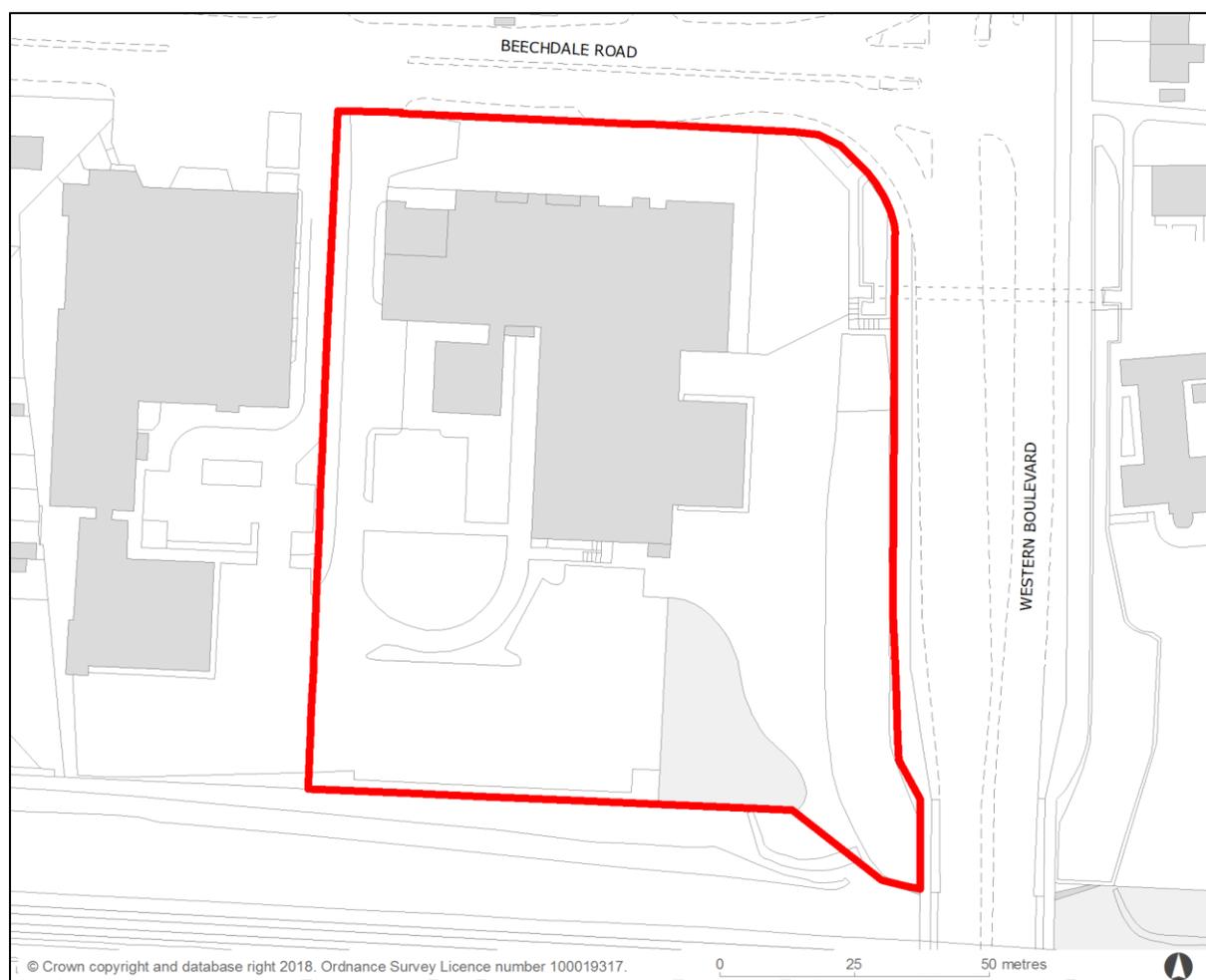
**Q4. *How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.250 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 433 dwellings has been anticipated for the site based on the extant planning permission. It is proposed that site boundary is amended on adoption to reflect build status of northern portion of the site.

**Q5. *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.251 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA34 Beechdale Road - Former Beechdale Baths



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.252 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.253 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

Flood Risk  
Brownfield site at low flood risk.

Transport  
Vehicle access potentially achievable off Beechdale Road. There is likely sufficient traffic capacity within the local network, with the Ring Road (adjacent) enhancing traffic capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.254 No, the allocation of this site will secure a comprehensive development that will deliver convenience retail store with possible scope for housing on a brownfield site with significant regeneration potential in an accessible location.

4.255 The Development Principles specify that development should be sensitively designed to protect amenities of residential occupiers with residential development located away from the busy Western Boulevard.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.256 No, the need for additional convenience retail use in this area has been identified within the 2017 Retail Background Paper ([LAPP-CD-BACK-11](#)).

4.257 The sale of the site is currently ongoing, subject to planning, and it is anticipated that development be onsite within the next 2 years.

4.258 The site is considered deliverable. Nottingham City Council development control team received a comprehensive scheme for pre application advice in September 2018 for retail development comprising Lidl foodstore (A1), retail units and drive through, landscaping, car-parking and all associated works. The applicant has begun public consultation for the scheme.

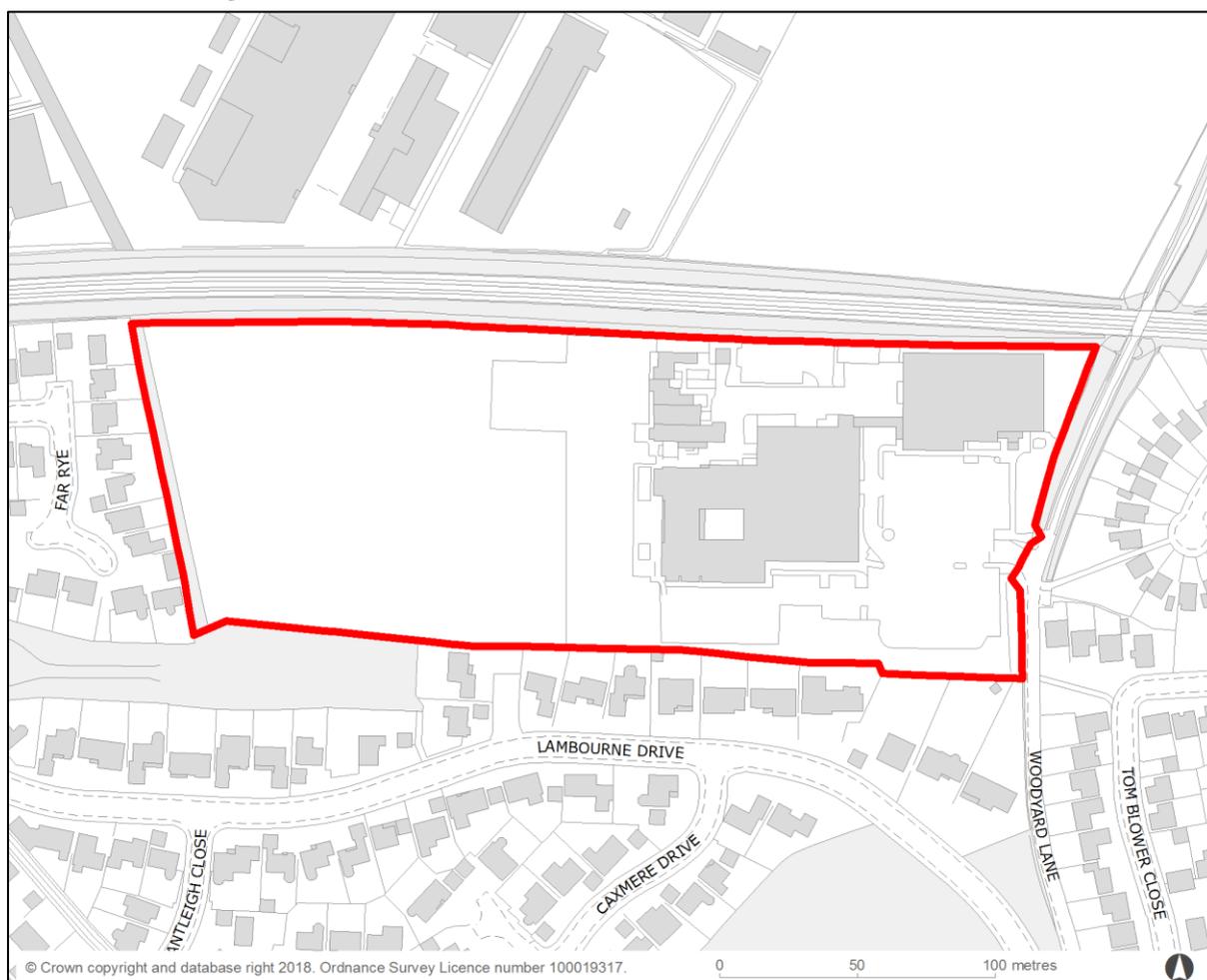
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.259 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.260 This site has been allocated to meet the Council's retail requirement with a potential scope for housing. The factors taken into account are referenced in the response to Question 1 above.

## PA35 Woodyard Lane - Siemens



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.261 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.262 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within an existing residential area.

**Transport**

Vehicular access potentially achievable off Hallowell Drive (unadopted), Lambourne Drive or Woodyard Lane. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

Deer Park and Wollaton Park Health Centres have outlined plans to increase capacity, while Cripps Health Centre's new building currently under construction.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.263 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.264 Development Principles specify the potential to provide open space which will help address deficiencies in the area, including opportunities to improve and retain areas of grassland.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.265 No, part of the land is brownfield providing opportunities to create publicly accessible open space addressing the shortages in the area and the remaining site is considered suitable for residential use.

4.266 The site is considered deliverable and benefits from outline planning permission, approved at July 2018 Planning Committee and granted subject to conditions in September 2018, for demolition of existing buildings and the erection of up to 110 dwellings and means of access.

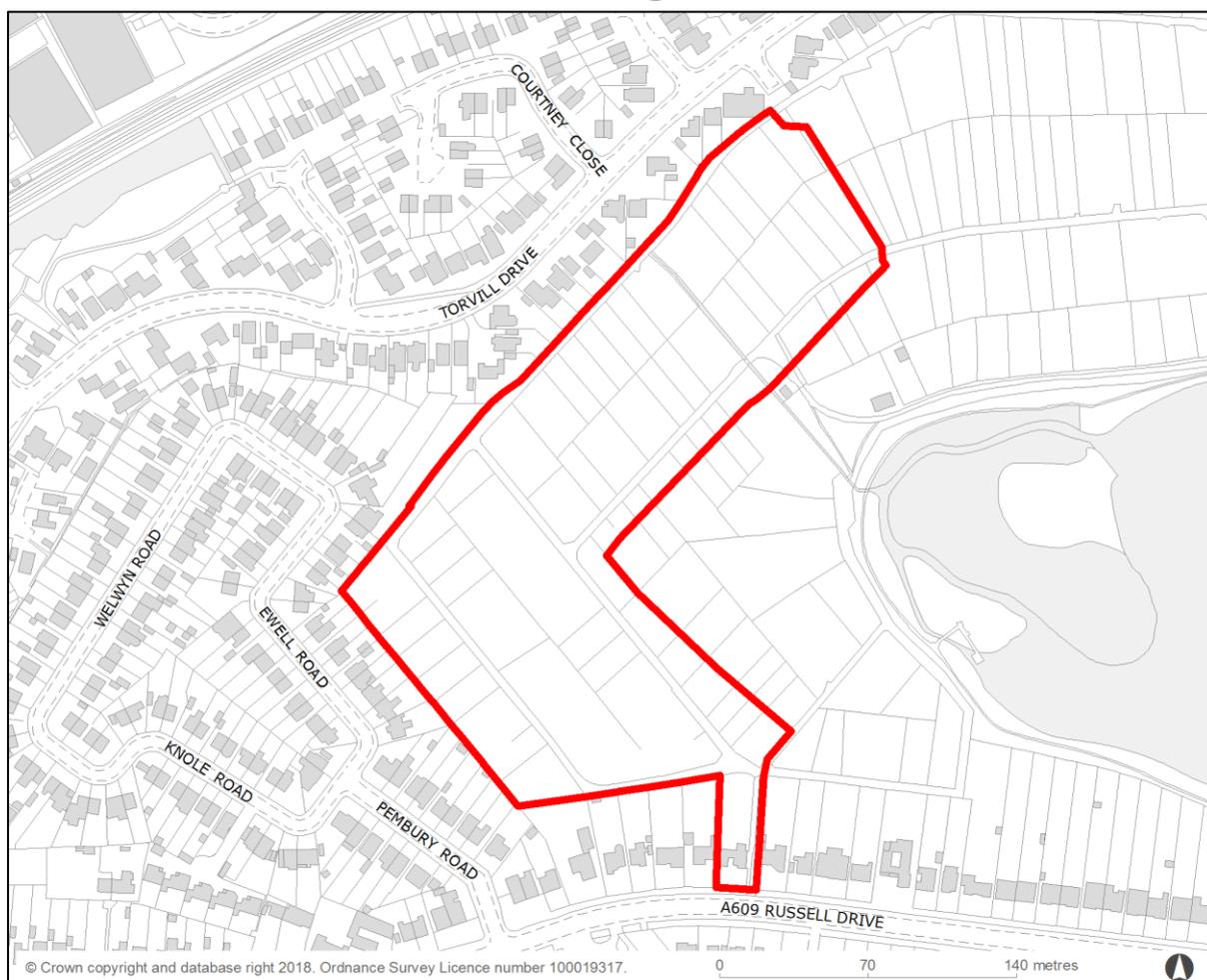
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.267 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 80 to 100 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.268 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA36 Russell Drive - Radford Bridge Allotments



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.269 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.270 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Site at low flood risk within an existing residential area.

**Transport**

Vehicular access potentially achievable off Russell Drive. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

Deer Park and Wollaton Park Health Centres have outlined plans to increase capacity, while Cripps Health Centre's new building currently under construction.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.271 No, the allocation of this site will secure, particularly in light of planning status of site, a comprehensive development will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.272 The Development Principles specify that development should be limited to a maximum of 110 dwellings allowing for the replacement and enhancement of existing allotments on site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.273 No, the site is considered deliverable and benefits from full planning permission for residential development, regeneration of allotments, incorporating new public open space, access, drainage infrastructure and ecological enhancement, which was granted permission upon appeal in March 2016. The site is currently being delivered.

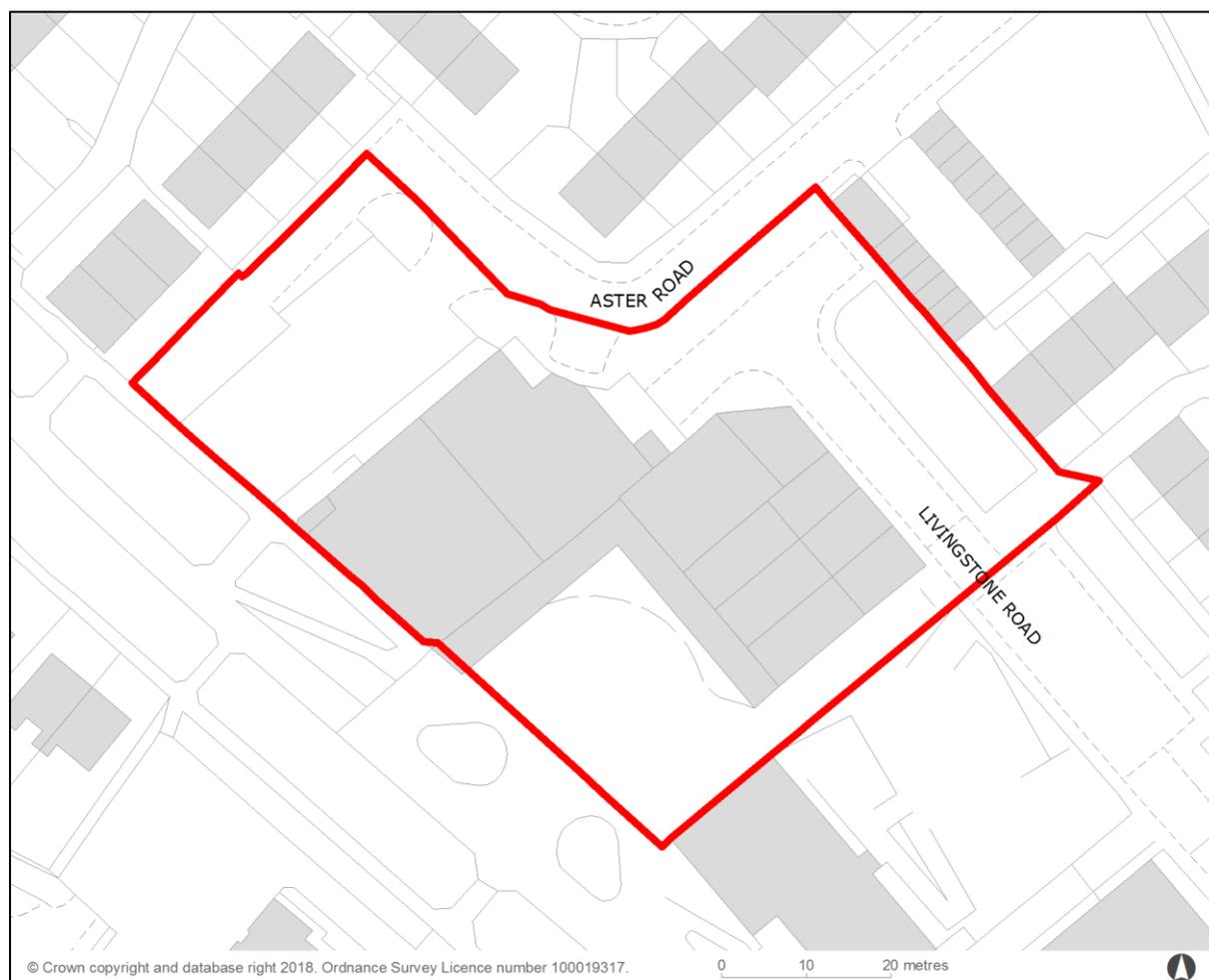
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.274 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A maximum of 110 dwellings has been anticipated for the site based on the extant planning permission. It is proposed the boundary of the site is modified upon adoption to reflect extant planning permission built form excluding the open space elements.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.275 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA37 Robin Hood Chase



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.276 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.277 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site at low flood risk within an existing residential area.

**Transport**

Vehicular access potentially achievable from Aster Road and/or Livingstone Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There has been feasibility study to assess the potential for development of the Windmill Practice building which demonstrates scope for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.278 No, the allocation of this site will secure a comprehensive development that will deliver housing, community facilities or centre and respond to the character of the site and surrounding area.

4.279 The Development Principles specify that proposals should ensure development is orientated so that it provides frontages and overlooking of main routes through and adjacent to the development.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.280 No, the site was originally part of wider regeneration proposals, of which phase 1 is now complete and excluded from the allocation.

4.281 The site is considered deliverable with the remaining site is suitable for allocation for residential development to include elderly and family housing provision and community use, towards the end of the plan period.

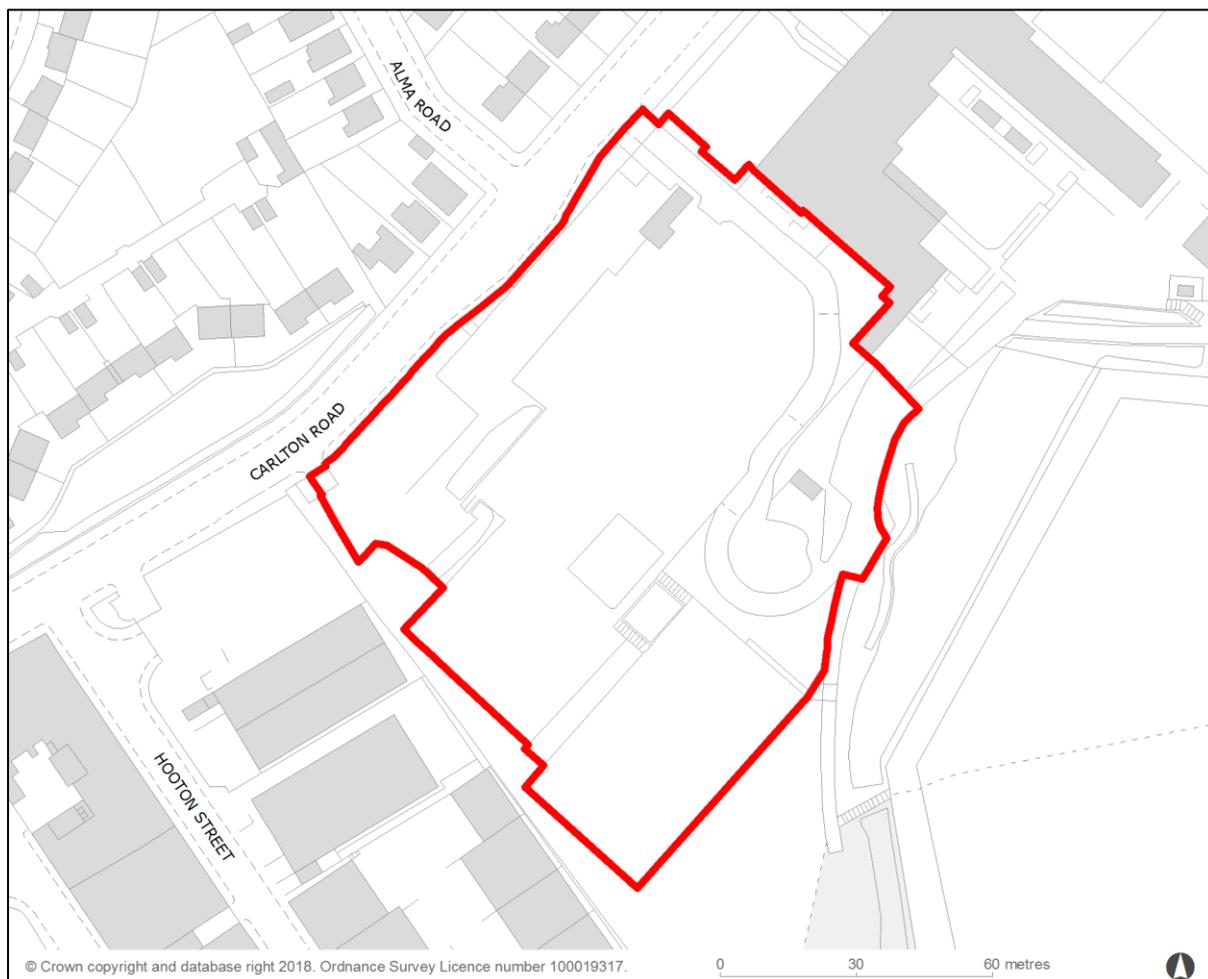
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.282 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 11 to 17 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.283 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA38 Carlton Road - Former Castle College



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.284 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.285 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Largely cleared brownfield site at low flood risk.

**Transport**

Vehicular access potentially achievable from Carlton Road. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

There has been feasibility study to assess the potential for development of the Windmill Practice building which demonstrates scope for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.286 No, the allocation of this site will secure a comprehensive development that will deliver housing, employment and or community and education provision and respond to the character of the site and surrounding area.

4.287 The Development Principles specify that the layout should provide a buffer to neighbouring employment uses and plans should explore the potential to connect to the district heating system.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.288 No, the main constraint to development is through known contamination at the rear of the site but this can be mitigated through careful layout planning.

4.289 The site is considered deliverable with the proposal for the mix of uses at this site is considered likely to result in positive impacts for the Social and Landscape/Townscape objectives, as well as for the Housing targets.

4.290 The sites promoters have made representations to the LAPP seeking a larger site allocation.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.291 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 0 to 38 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.292 This site has been allocated to meet the Council's housing, employment and community and education requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA39 Carlton Road - Former Co-op



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.293 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.294 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Largely cleared brownfield site at low flood risk.

**Transport**

Vehicular access potentially achievable via Seymour Street, St. Matthias Road or Stonebridge Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

There has been feasibility study to assess the potential for development of the Windmill Practice building which demonstrates scope for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.295 No, the allocation of this site will secure a re-use/comprehensive development that will deliver retail with some potential for housing and respond to the character of the site and surrounding area.

4.296 The Development Principles specify that the layout should provide a buffer to neighbouring residential properties and plans should explore the potential to connect to the district heating system.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.297 No, the main constraint to development is through known contamination from former uses but this is not thought to be a barrier to development specifically for a retail reuse or mixed use development. The site is currently being marketed.

4.298 The site is considered deliverable with the fall back proposal for the mix of uses at this site is considered likely to result in positive impacts for the Social and Landscape/Townscape objectives, as well as for the Employment targets with regeneration potential to support local community and CONI.

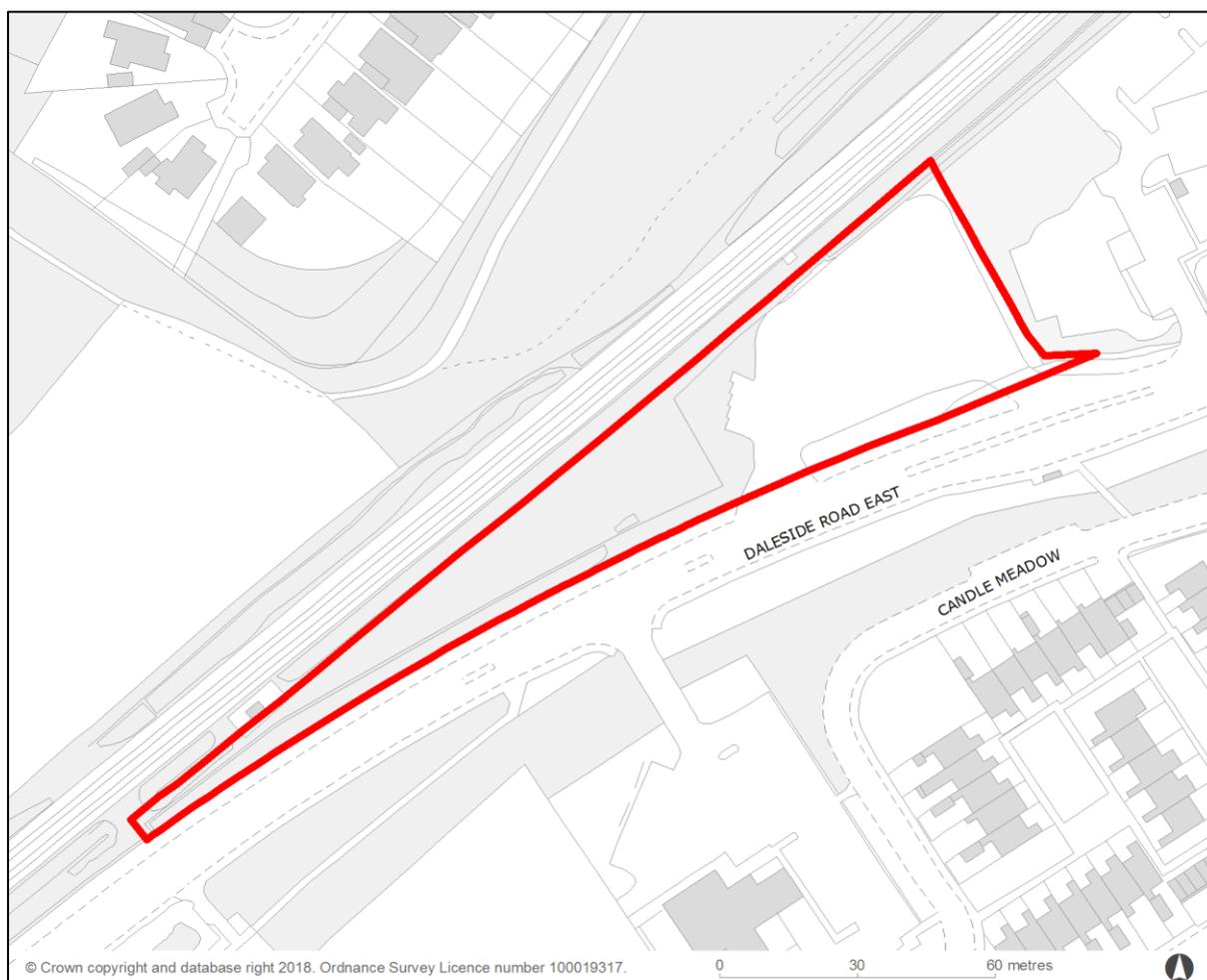
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.299 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 0 to 35 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment hectareage. In this case, residential use has been included, as an alternative use, should the reuse or redevelopment of the retail store not progress. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.300 This site has been allocated to meet the Council's retail and housing requirement on a disused brownfield site. The factors taken into account are referenced in the response to Question 1 above.

## PA40 Daleside Road - Former Colwick Service Station



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.301 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.302 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site within area of high flood risk.

**Transport**

Vehicular access potentially achievable via Daleside Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There has been feasibility study to assess the potential for development of the Windmill Practice building which demonstrates scope for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.303 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.304 The development principles specify that development will ensure the safe operation of the cycle route to the front of the site and any development must be accompanied by a site specific Flood Risk Assessment.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.305 No, the site benefits from full planning application for 16 new dwellings and associated works.

4.306 The site is deliverable as development on site is now fully built out.

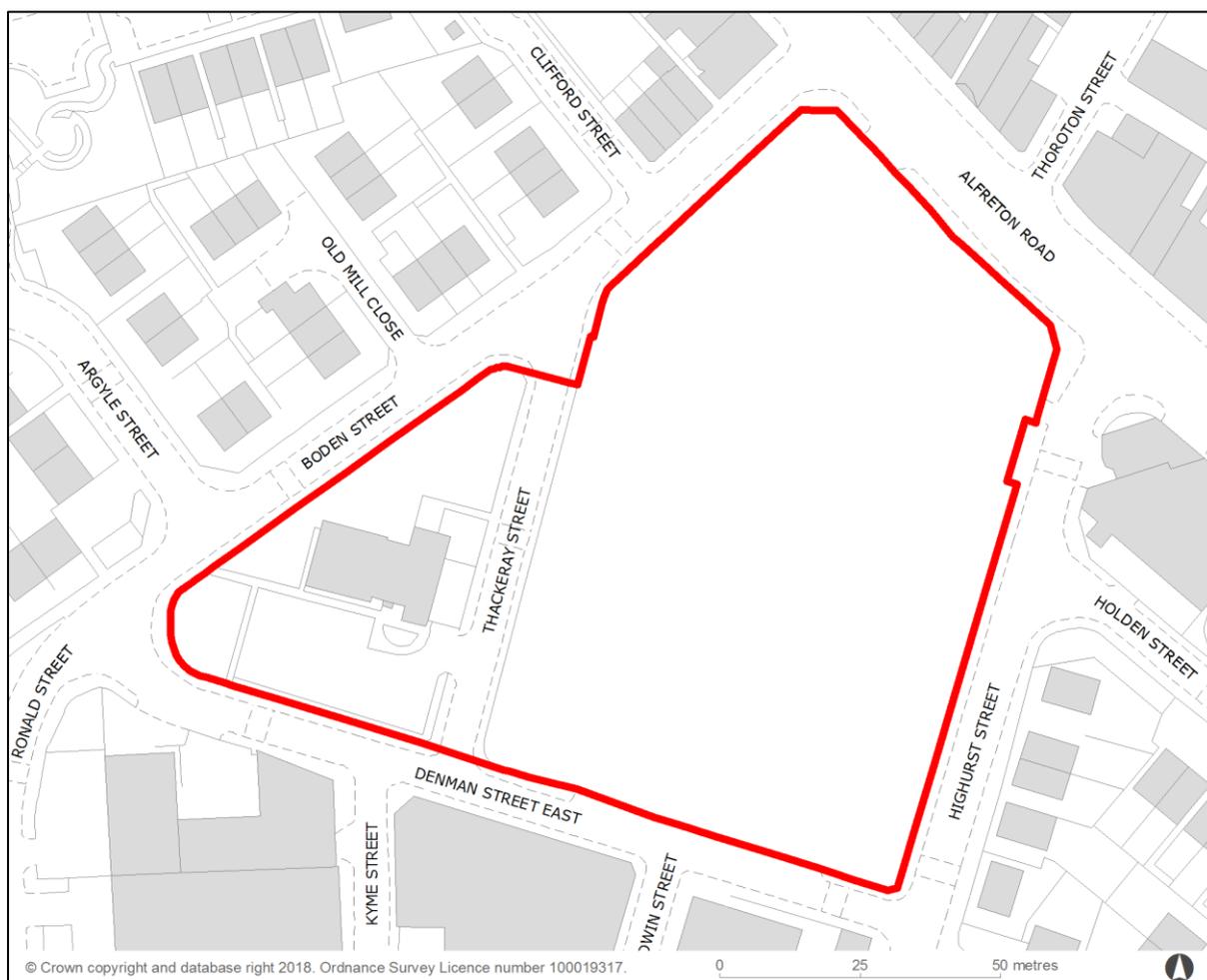
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.307 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 16 dwellings has been anticipated for the site based on the extant planning permission. It is proposed that this site is modified at adoption stage to be removed from site allocation due to completion (Ref. PPSC...).

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.308 This site has been allocated to meet the Council's housing requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA41 Alfreton Road - Forest Mill



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.309 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.310 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site within area of low flood risk.

**Transport**

Vehicular access potentially achievable via Highurst Street, Boden Street and Denman Street. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There has been feasibility review of Radford Health centre to look at internal reconfiguration to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.311 No, the allocation of this site will secure a comprehensive development that will deliver housing and commercial property and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.312 The development principles specify that development provide an active frontage to Alfreton Road and be careful to enhance the setting of the Gamble Street and Alfreton Road Conservation Area.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.313 No, the site is deliverable and benefits from a Hybrid planning application which includes a full application for erection of 8 storey building comprising 81 residential units and 7 commercial premises and an outline application for up to 229 residential units. The City Council development management team are in ongoing pre application discussions regarding the outline element.

4.314 The discharging of conditions is continuing on site to enable demolition of the remaining building on site prior to the submission of details required to discharge the remaining conditions.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.315 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 310 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.316 This site has been allocated to meet the Council's retail and housing requirement as part of a mixed use scheme. The factors taken into account are referenced in the response to Question 1 above.

## PA42 Ilkeston Road - Radford Mill



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.317 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.318 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of low flood risk.

**Transport**

Vehicular access potentially achievable via Norton Street and/or Garden Street. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There has been feasibility review of Radford Health centre to look at internal reconfiguration to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.319 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.320 The development principles specify that development should include the retention of the former Radford Mill.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.321 No, the site is deliverable and benefits from a full planning permission for demolition and part demolition of existing buildings. Conversion to residential and new build residential units.

4.322 Construction on site is currently ongoing with an anticipated completion date of autumn 2019.

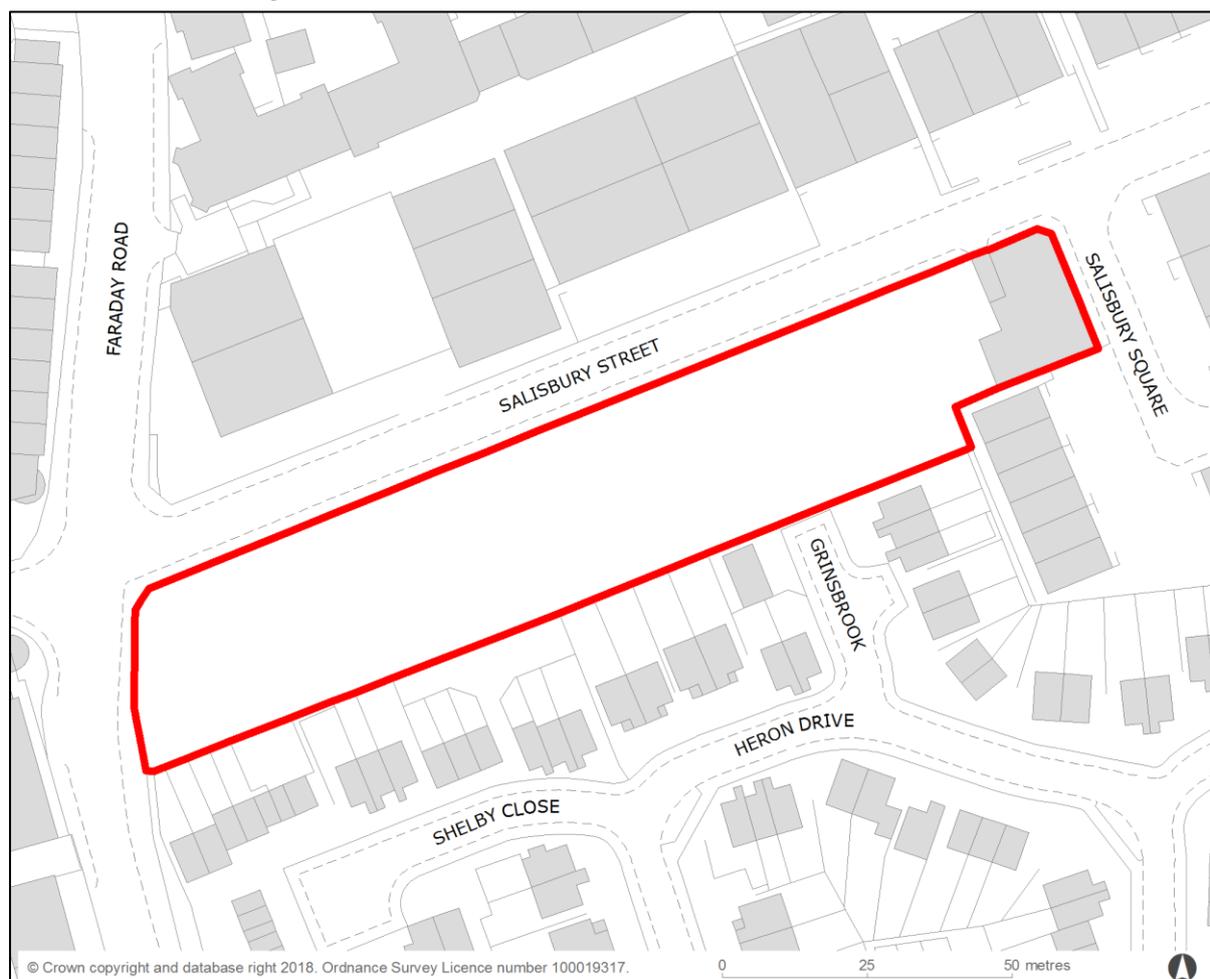
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.323 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 314 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.324 This site has been allocated to meet the Council's housing and student accommodation requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA43 Salisbury Street



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.325 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.326 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site with part of the site at risk from flooding.

**Transport**

Vehicular access potentially achievable via Faraday Road and/or Salisbury Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, contributions are likely to be sought.

Health

There has been feasibility review of Radford Health centre to look at internal reconfiguration to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.327 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.328 The development principles specify that development or raising of land levels within the floodplain (adjacent to Faraday Road) will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. Flood mitigation measures should include finished floor levels of 600mm above the 1 in 100 year plus climate change flood level and SuDs should ensure that greenfield runoff rates are achieved from a managed surface water drainage scheme.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.329 No, the site is deliverable and benefits from outline planning permission for residential development of 21 dwellings.

4.330 S106 agreement was successfully negotiated and completed in March 2018.

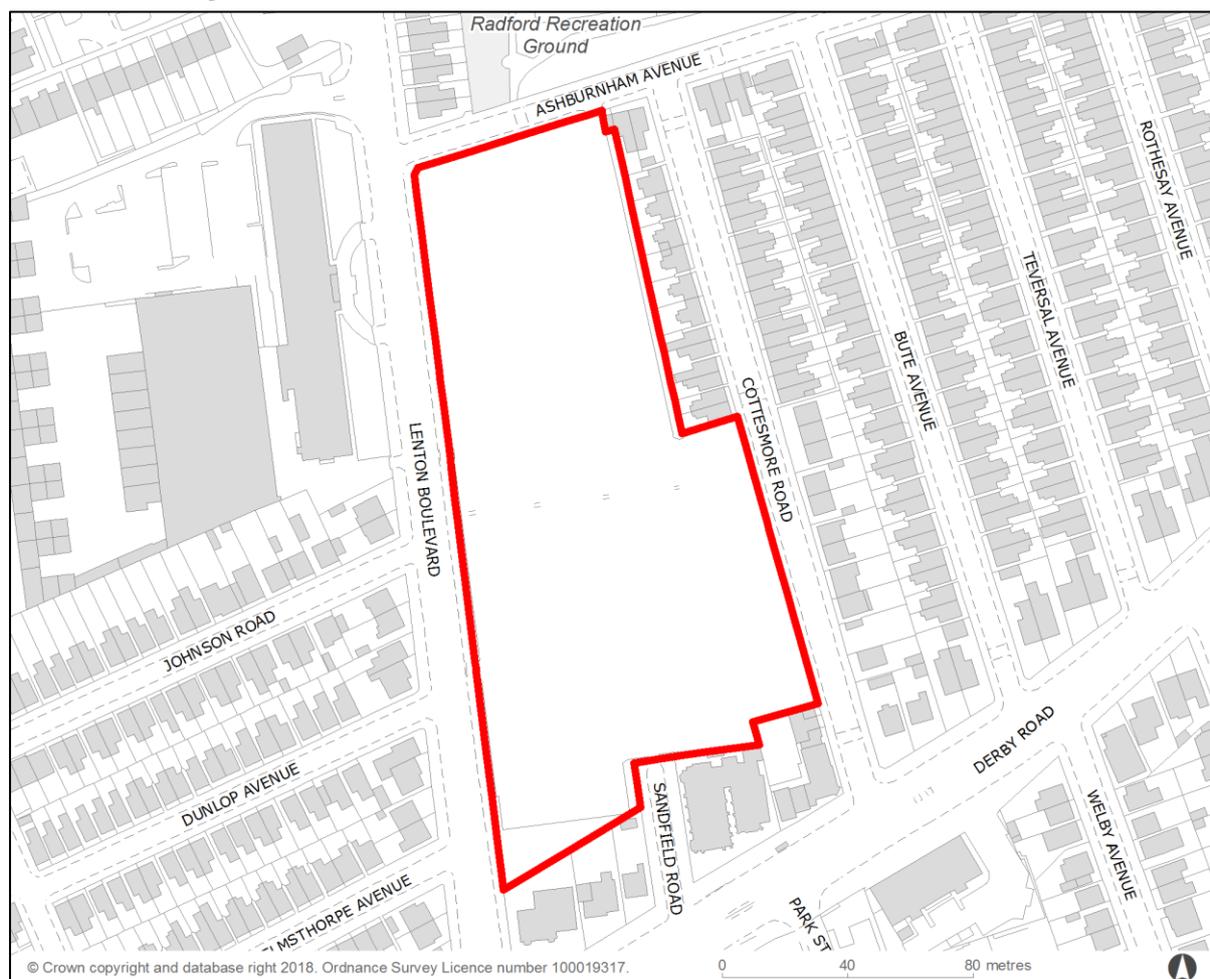
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.331 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 21 dwellings has been anticipated for the site based on the extant planning permission. It is proposed the site boundary is modified upon adoption to reflect the extant planning permission and built form.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.332 This site has been allocated to meet the Council's housing requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA44 Derby Road - Sandfield Centre



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.333 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.334 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site at low risk of flooding within a residential area.

**Transport**

Vehicular access potentially achievable via Lenton Boulevard or Sandfield Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area, though, as secondary schools are projected to be full, with s106 claim already made.

Health

There has been feasibility review of Radford Health centre to look at internal reconfiguration to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.335 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.336 The Development Principles specify that careful consideration be taken with the relationship between the existing residential properties and any new development.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.337 No, the site is deliverable and benefits from full planning permission for erection of 95no. residential dwellings (C3) and associated infrastructure, site access and landscaping.

4.338 The discharging of conditions with regards to above permission is ongoing and construction has begun onsite with the first housing completions anticipated late 2018.

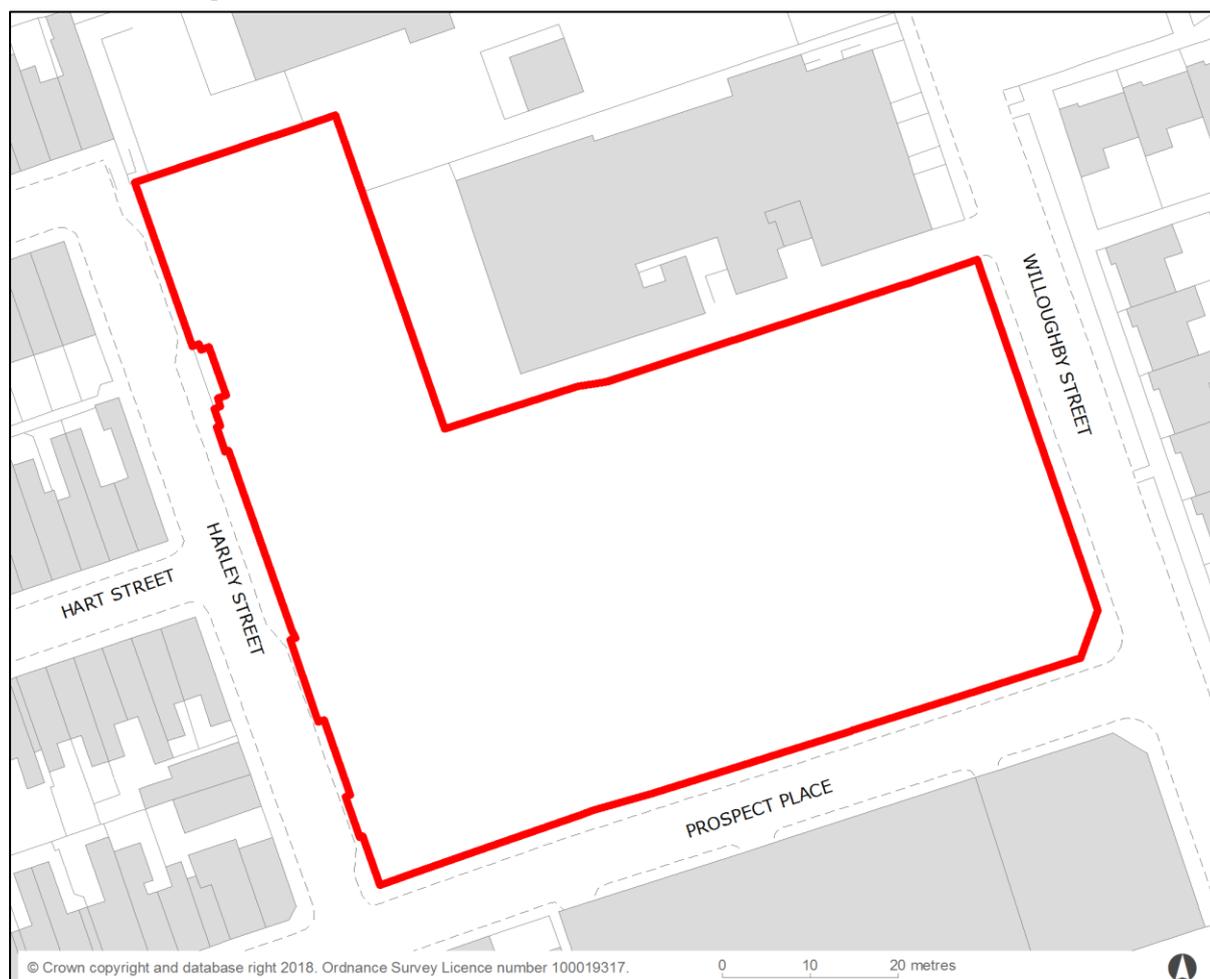
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.339 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 95 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.340 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA45 Prospect Place



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.341 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.342 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site at low risk of flooding.

**Transport**

Vehicular access potentially achievable via Harley Street, Prospect Place or Willoughby Sreet. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Derby Road Health Centre have developed plans to increase capacity by expanding their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.343 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.344 The Development Principles specify that there are opportunities to introduce new greenspace and landscaped areas to improve access to open space and improve biodiversity.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.345 No, the main constraint to the development is a lack of capacity within the local primary and secondary school catchment, however, this will be alleviated by S106 contributions.

4.346 The Local Plan Viability Assessment concluded that this site is viable ([LAPP-CD-BACK-11](#)).

4.347 The site is considered deliverable and active discussions are ongoing between landowner and developer. The site provides opportunity for development of a brownfield site with predicted positive outcomes for the Landscape/Townscape objectives, alongside a positive impact for the Housing objectives.

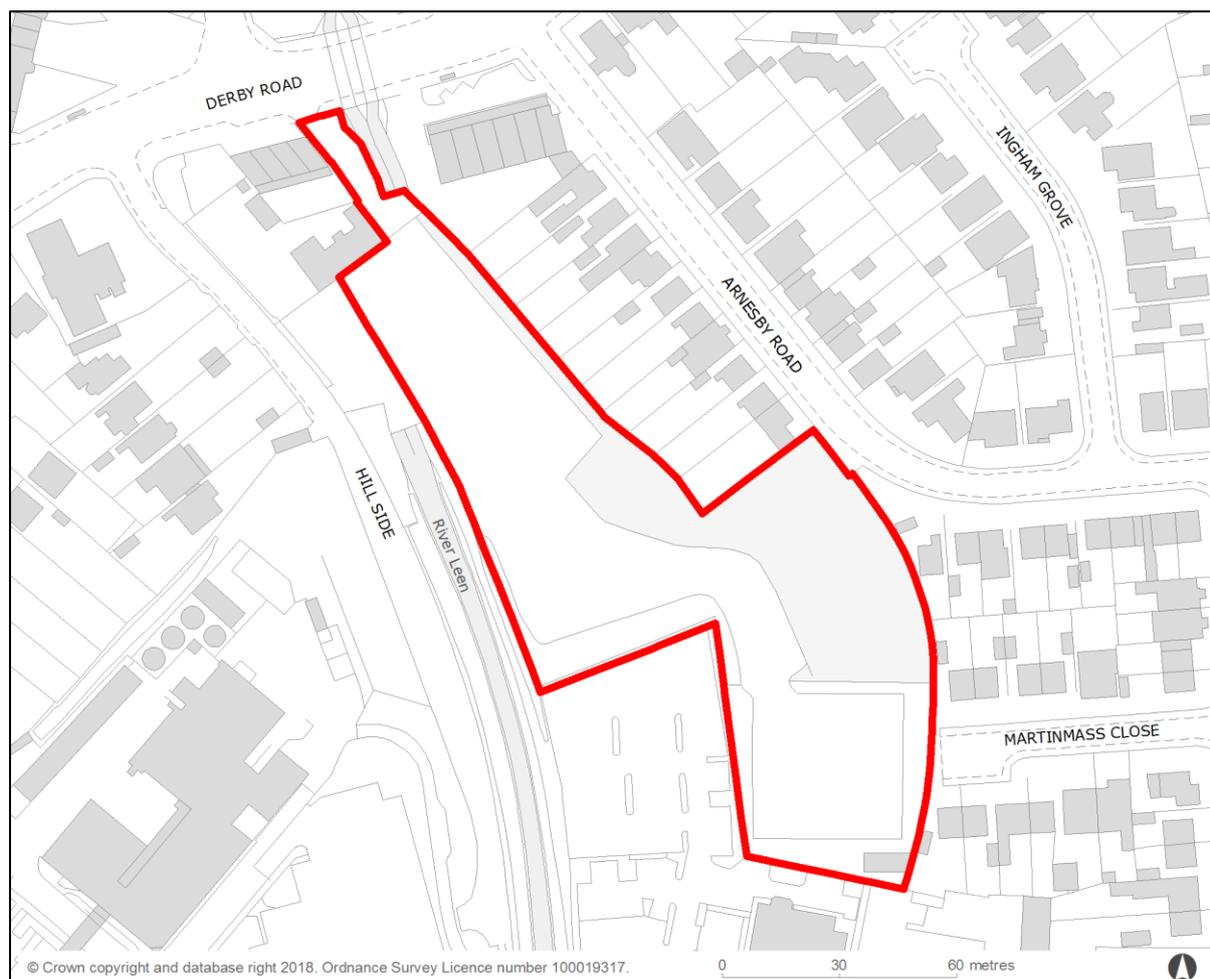
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.348 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 35 to 50 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. It is proposed to amend the site area for the site (Ref. PPSC...).

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.349 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA46 Derby Road - Former Hillside Club



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.350 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.351 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Cleared brownfield site within an area of flood risk.

**Transport**

Vehicular access potentially achievable via Derby Road (although narrow) possible access from Arnesby Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Derby Road Health Centre have developed plans to increase capacity by expanding their premises.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.352 No, the allocation of this site will secure a comprehensive development that will deliver housing and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.353 The development principles specify that development will include an 8 metre strip to be kept free of built development in order to safeguard EA access to the River Leen for essential maintenance and flood risk management work. This will provide an opportunity to create a green corridor and potential improved walking and cycling links.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.354 No, the main constraint to the development is a lack of capacity within the local primary and secondary school catchment, however, this will be alleviated by S106 contributions.

4.355 The Environment Agency has supported the allocation subject to mitigation and easement arrangements with the site having potential for opportunities to enhance biodiversity by opening up the River Leen culvert.

4.356 The site is considered deliverable. The site has previously benefitted from outline planning permission (now expired) for new residential development, including proposed access and as such it is considered the principal of residential use is established for the site.

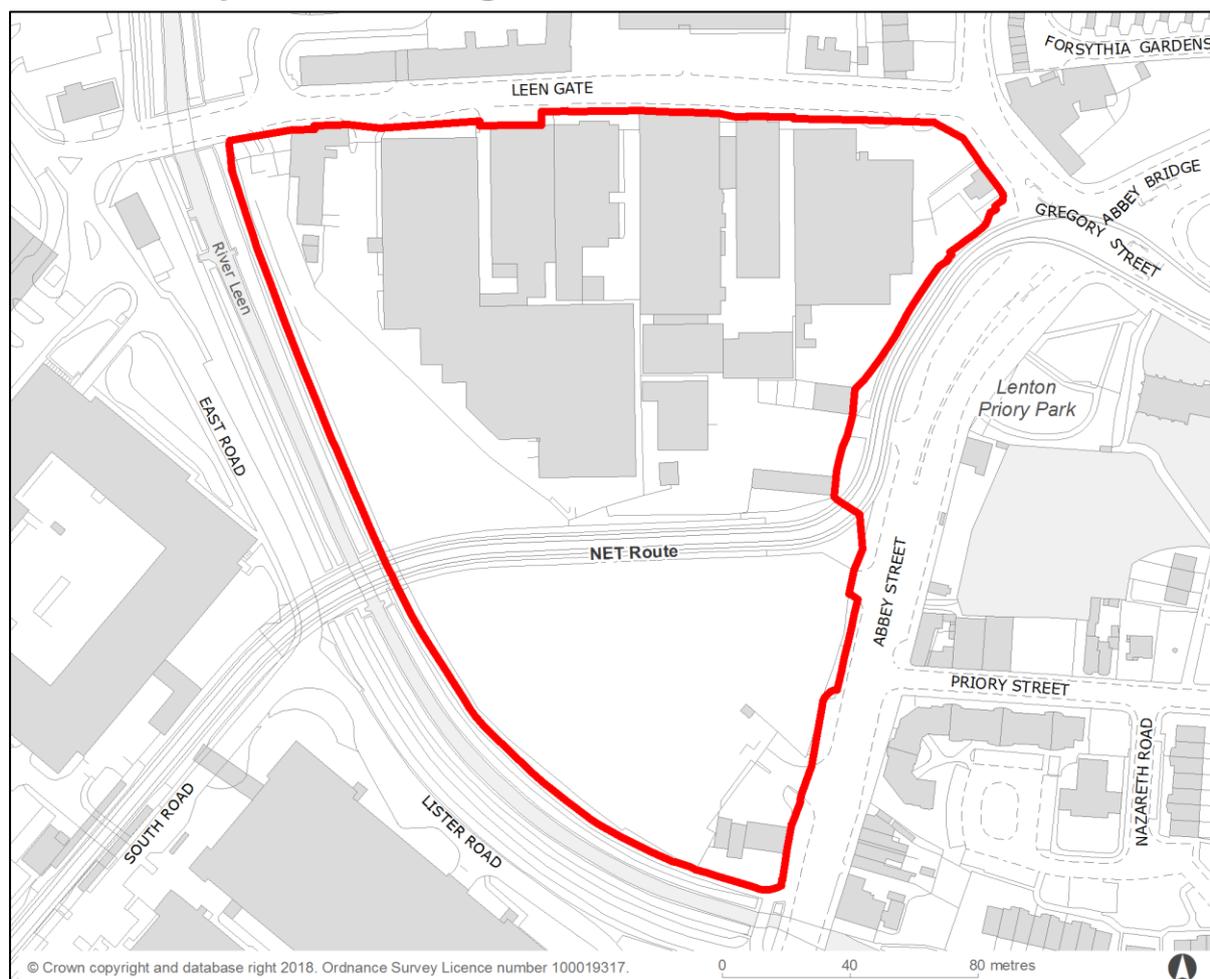
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.357 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 30 to 40 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.358 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA47 Abbey Street/Leengate



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.359 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.360 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Accessible brownfield site at low flood risk.

**Transport**

Vehicular access potentially achievable via Leen Gate and Abbey Street. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

- 4.361 No, the allocation of this site will secure a comprehensive development that will deliver employment (including hospital/health related B1) and facilities which support the QMC with auxiliary residential (C3) and hotel (C1) and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.
- 4.362 The development principles specify that development will include an 8 metre strip to be kept free of built development in order to safeguard EA access to the River Leen for essential maintenance and flood risk management work. The setting of Lenton Priory and several Listed Buildings within close proximity will be preserved and enhanced.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

- 4.363 No, the site is an Enterprise Zone in recognition of its potential to contribute to provision of health and science facilities connected to the QMC. There is potential for ancillary residential development on site and supporting uses such as hotel.
- 4.364 The site is considered deliverable. The site has previously benefited from an outline application for MediPark (3.7Ha) comprising office B1a, research and development B1b and education D1 uses, ancillary facilities and associated parking and landscaping.

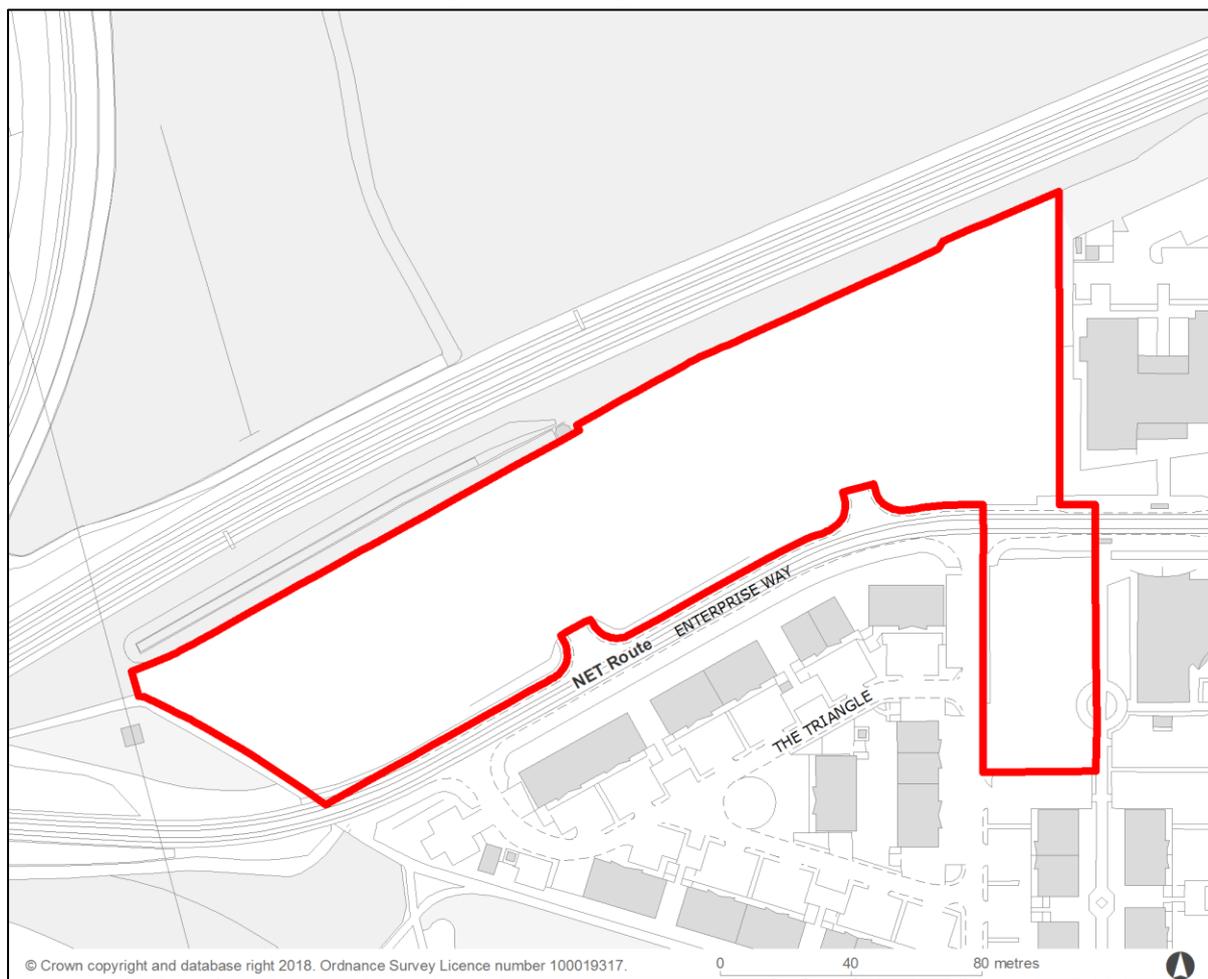
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

- 4.365 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate floorspace 'range' of development has been applied based on the employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

- 4.366 This site has been allocated to meet the Council's employment requirement and more specifically its status within an Enterprise Zone and potential to contribute to operations at the QMC. The factors taken into account are referenced in the response to Question 1 above.

## PA49 NG2 West - Enterprise Way



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.367 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.368 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within area of medium and high flood risk.

**Transport**

Vehicular access potentially achievable via Enterprise Way. There is likely to be sufficient traffic capacity within the local network.

Contamination

Known contamination issues. Former Royal Ordnance factory.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.369 No, the allocation of this site will secure a comprehensive development that will deliver employment uses and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.370 The development principles specify that development should be commensurate with existing development adjacent. Green corridor along the adjacent railway line should be retained and any on-site landscaping should include semi-natural habitats to link to and complement the adjacent Queens Meadow.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.371 No, the site is considered deliverable forming part of the NG2 prestige employment site.

4.372 The site benefits from an outline application for development of offices B1a, restaurant/café A3, or hotel C1 or Car Showroom (Sui Generis), including landscaping, service yards, car parking and vehicular/pedestrian access.

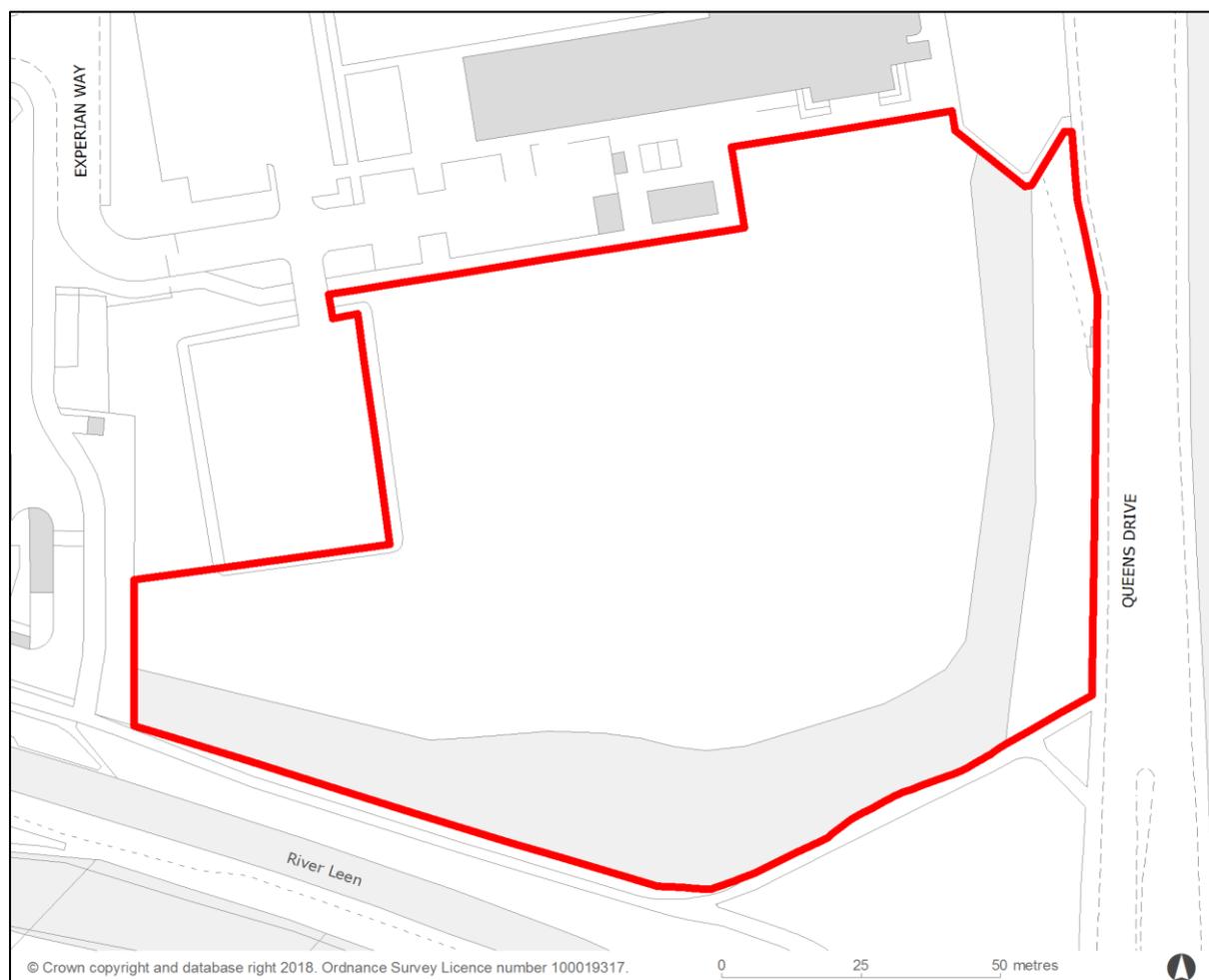
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.373 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate floorspace 'range' of development has been applied based on the employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.374 This site has been allocated to meet the Council's employment requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA50 NG2 South - Queens Drive



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.375 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.376 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within area of medium and high flood risk

**Transport**

Vehicular access potentially achievable via Experian Way. There is likely to be sufficient traffic capacity within the local network.

Contamination

Known contamination issues. Former Royal Ordnance factory.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.377 No, the allocation of this site will secure a comprehensive development that will deliver employment uses and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.378 The development principles specify that development should be commensurate with existing development adjacent and also consideration to the sites prominent position fronting onto Queens Drive.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.379 No, the site is considered deliverable and forms part of the NG2 prestige employment site.

4.380 The site benefits from a longstanding outline planning application for development of site to include business park, leisure centre and retail unit, together with, highway, car parking and landscape infrastructure.

4.381 The Council is anticipating receipt of a new request for pre-application advice to come forward imminently.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.382 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.383 This site has been allocated to meet the Council's employment requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA52 University Boulevard - Nottingham Science and Technology Park



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.384 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.385 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within area of medium flood risk

**Transport**

Vehicular access potentially achievable via University Boulevard. There is likely to be sufficient traffic capacity within the local network.

Contamination

Known contamination issues from former industrial uses.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.386 No, the allocation of this site will secure a comprehensive development that will deliver office/research and development uses and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.387 The development principles specify that development should have regards to proximity to the registered historic park and gardens of Highfields Park.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.388 No, the site forms part of prestigious Nottingham Science and Technology Park, whilst also being designated as within an Enterprise Zone.

4.389 The site is deliverable and benefits from full planning application, currently under consideration, for three storey building providing undercroft parking, cafe, conference and meeting space at ground floor, with office space above.

4.390 The above application applies to phase 1 of proposed forthcoming development onsite and covers approximately 25% of the site area. The application is expected to go before the November 2018 Planning Committee for approval.

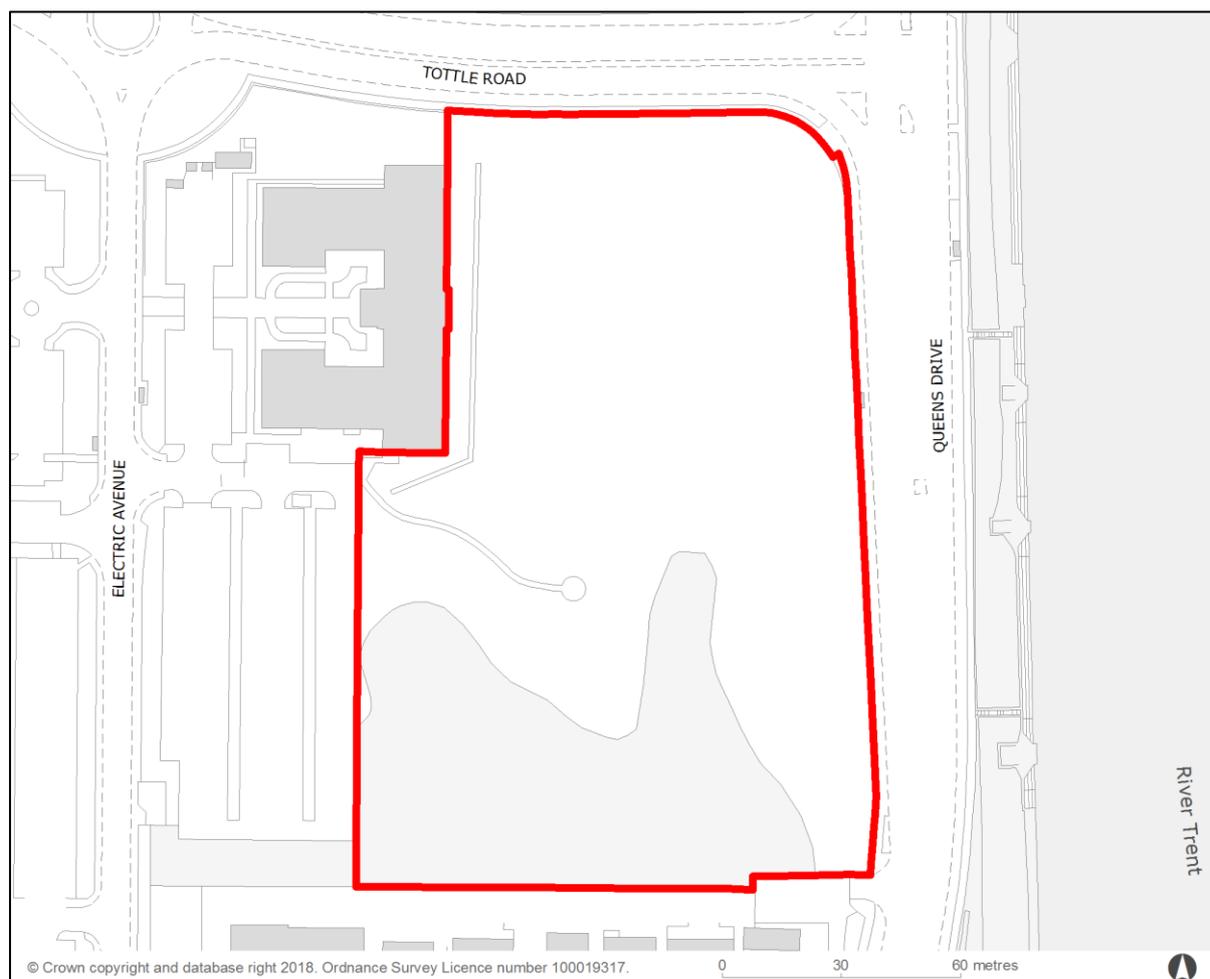
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.391 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate floorspace 'range' of development has been applied based on the office/research and development hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.392 This site has been allocated to meet the Council's office/research and development requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA53 Electric Avenue



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.393 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.394 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Tottle Road. There is likely to be sufficient traffic capacity within the local network.

Contamination

Known contamination issues from former colliery use.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.395 No, the allocation of this site will secure a comprehensive development that will deliver office/research and development and/or light industrial uses and respond to the character of the site and surrounding area, and secure the regeneration of a brownfield site.

4.396 The development principles specify that development should provide an element of green space and integrated into the layout. Consideration of the heritage assets on the east bank of the River Trent should also be taken into account.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.397 No, the site falls within an area adjacent to other major office building developments and provides projected opportunities for positive impacts for the Employment objectives.

4.398 The site is considered deliverable having recently been sold to new owners. The Environment Agency has supported the allocation subject to mitigation and easement arrangements with the sites proximity to the Tottle Brook which runs in close proximity.

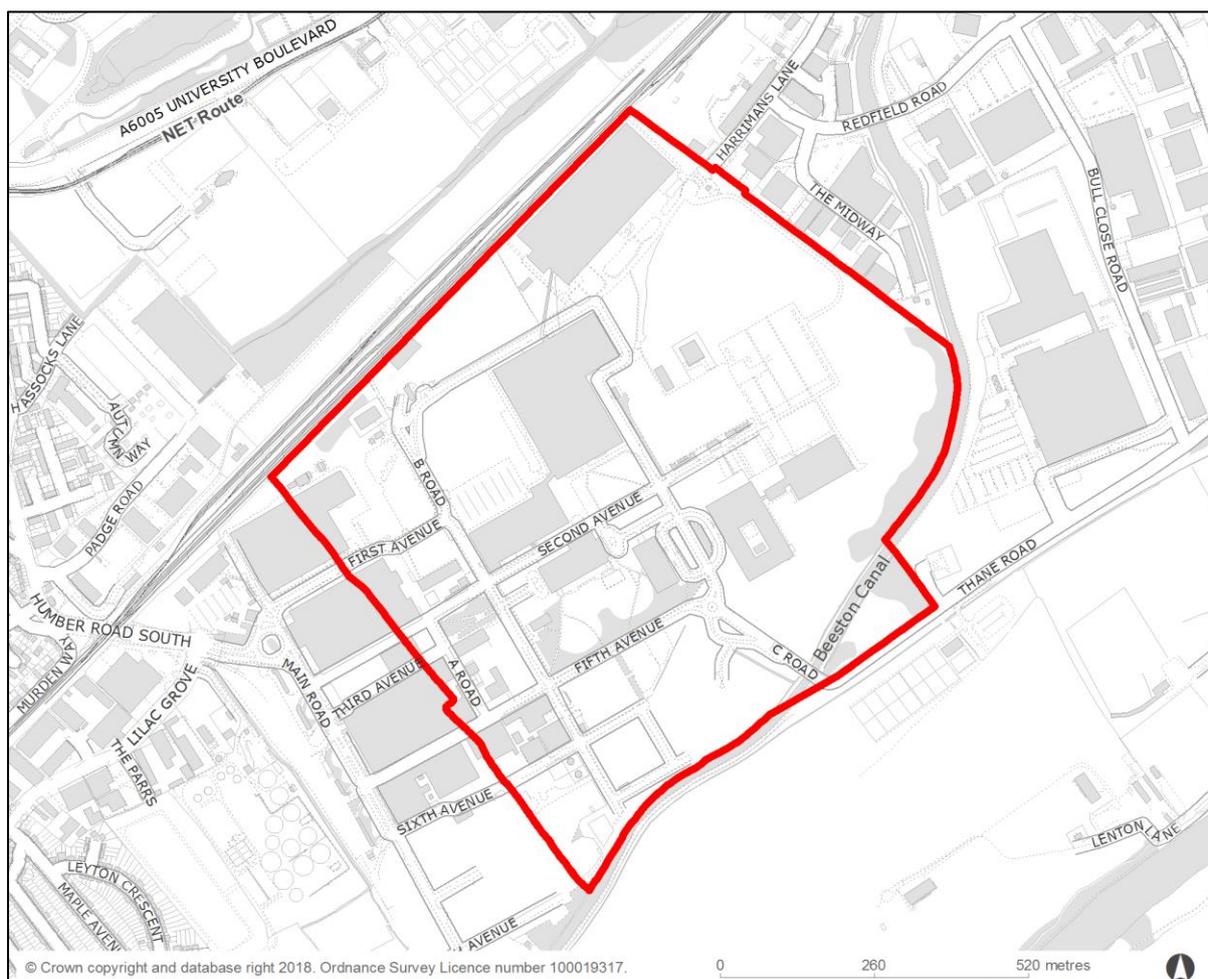
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.399 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of office/research and development hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.400 This site has been allocated to meet the Council's office/research and development requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA54 Boots



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.401 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.402 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within area of medium and high flood risk

**Transport**

Vehicular access potentially achievable via Humber Road and Thane Road. There is likely to be sufficient traffic capacity within the local network.

Contamination

Known contamination issues due to previous uses.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.403 No, the allocation of this site will assist delivery of significant employment and housing alongside wider regeneration benefits and helping to secure the future of high grade heritage assets, and secure the regeneration of a brownfield site.

4.404 The development principles specify that development should complement existing attractive buildings, campus style layout and have no adverse impacts on the historic environment. There is a potential to address open space deficiencies in the area.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.405 No, the site is considered deliverable and is a major strategic brownfield site with enterprise zone status.

4.406 The site benefits from a large scale outline planning application, approved subject to completion s106, for mixed-use development of comprising: up to 82,000sqm of employment floor space; office units (B1a); research and development (B1b); industrial process (B1c); general industrial (B2); storage and distribution (B8); residential institutions (C2); non-residential institutions (D1); up to 2,500sqm retail & food/drink (A1, A2, A3, A4 and A5); up to 675 residential units (C3); and associated works including demolition of existing structures; earthworks; remediation; access; car parking; pedestrian and cycle routes; open space; utilities; sustainable drainage systems. Some of this application is cross boundary into Broxtowe Borough. Development of this application is anticipated to commence in 2019.

4.407 The site also benefits from a full planning permission for site and public infrastructure works including highways (primary vehicle link route, Alliance Boots vehicle access), new canal bridge, associated demolition works, earthworks, remediation, utilities and drainage infrastructure. This application is currently being implemented.

4.408 There is also a recent further extant permission for cycle/pedestrian route from University Boulevard, including a bridge over the Midland Mainline railway, to Thane Road. Associated works and means of enclosure.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.409 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions exist, this figure has been used for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.410 This site has been allocated to meet the Council's employment and residential development requirement more specifically its status within an Enterprise Zone and potential to contribute to this major strategic brownfield site. The factors taken into account are referenced in the response to Question 1 above.

## PA55 Ruddington Lane - Rear of 107-127



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.411 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.412 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Former garden land site within an area of high flood risk.

**Transport**

Vehicular access potentially achievable via Ruddington Lane. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

Rivergreen Medical Centre have outlined plans to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.413 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area.

4.414 The Development Principles specify that proposals should explore the opportunities to improve pedestrian access to the tram stop to the east of the site. Planning applications should be accompanied by a site specific Flood Risk Assessment.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.415 No, the site is considered deliverable and benefits from a full planning permission for demolition of number 111 Ruddington Lane; the creation of an access from Ruddington Lane and the development of 21 dwellings, comprising apartments, 1, 2, 3 and 4 bed houses together with groundworks, landscaping and other associated works.

4.416 Discharging of conditions is ongoing prior to commencement of development.

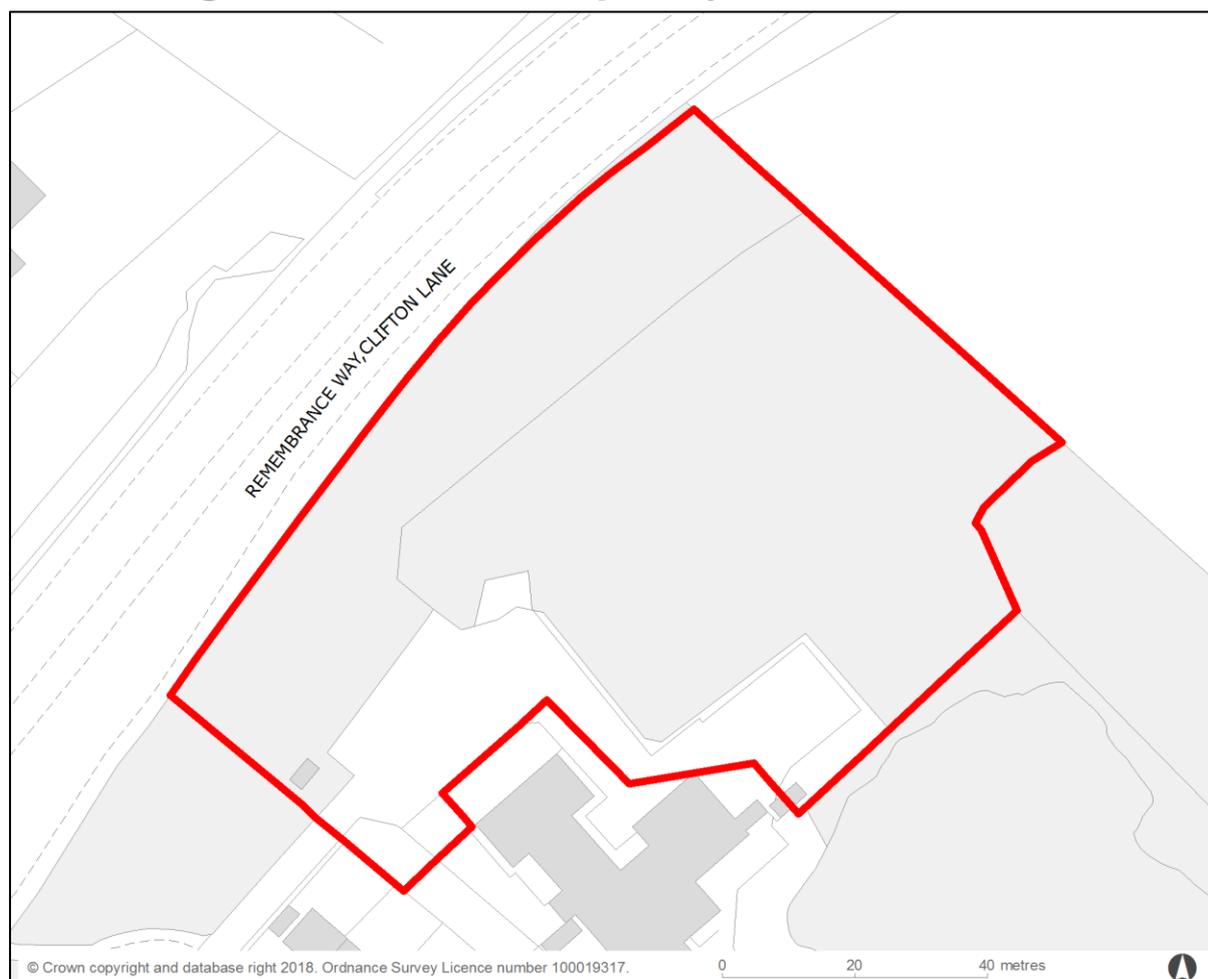
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.417 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 21 dwellings has been anticipated for the site based on the extant planning permission. It is proposed the site boundary is amended on adoption to reflect the extant planning permission built form.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.418 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA56 Sturgeon Avenue - The Spinney



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.419 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.420 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within an area of high flood risk

**Transport**

Vehicular access potentially achievable via Sturgeon Avenue. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

Rivergreen Medical Centre have outlined plans to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.421 No, the allocation of this site will secure a comprehensive development that will deliver residential (specialist elderly housing and/or family housing) and respond to the character of the site and surrounding area.

4.422 The Development Principles specify that proposals should relate well to the existing residential home to the south east of the site which is to be retained.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.423 No, the main constraint to development is from the flood risk on site. However, only a portion of the site relates to high flood risk and previous development proposals have successfully focused development outside this area.

4.424 The site is considered deliverable as representations from the site owner indicate a willingness to develop the site. The site previously benefitted from a full planning application (now lapsed) for Erection of 3 storey building to accommodate 77 self-contained apartments for elderly persons following demolition of existing Spinney residential care home.

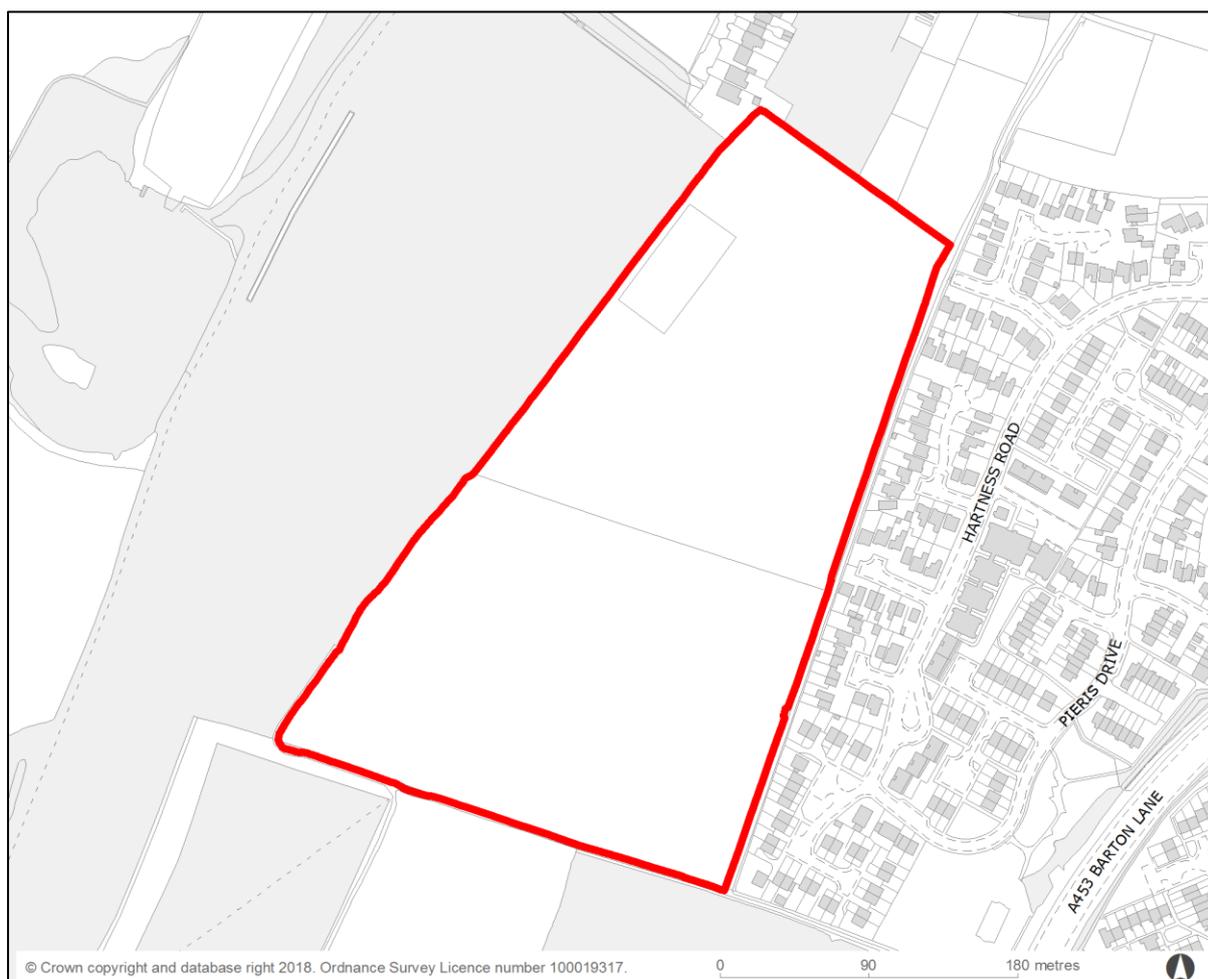
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.425 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 40 to 60 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable, also taking into account the specialist nature of housing included in the Development Principle. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.426 This site has been allocated to meet the Council's housing requirement and more specifically the need for specialist elderly and/or family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA57 Clifton West



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.427 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.428 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within an area of low flood risk adjacent to a residential area.

**Transport**

Vehicular access potentially achievable via Hartness Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

Rivergreen Medical Centre have outlined plans to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.429 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area and secure the open space needed for the area.

4.430 The Development Principles specify that sensitive design is required, having regard to the presence of the adjacent Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment).

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.431 No, delivery onsite has previously been stalled due to awaiting the dualling of the nearby A453, which is now complete.

4.432 Outline planning application for residential development with all matters reserved except access is currently being considered. The application is expected to go before the November or December 2018 Planning Committee for approval.

4.433 The site is considered deliverable. The site is owned by Nottingham City Council and Nottingham Trent University who are proactively seeking to deliver the site.

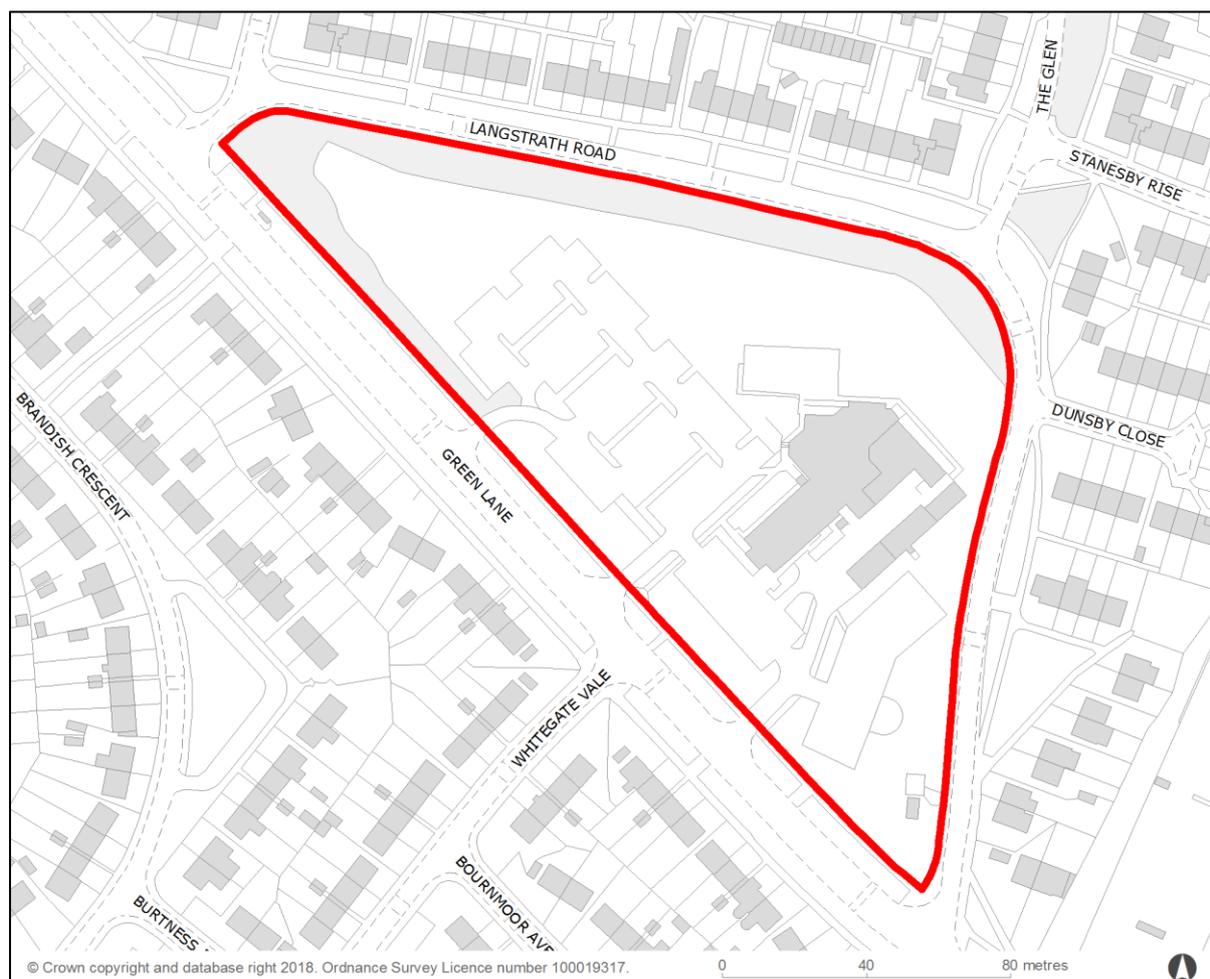
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.434 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 255 to 275 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.435 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA58 Green Lane - Fairham House



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.436 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.437 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Previously used land, at low flood risk (which also includes open land with trees), close to residential area and Clifton District Centre.

**Transport**

Vehicular access potentially achievable via Green Lane. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

Health

Rivergreen Medical Centre have outlined plans to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.438 No, the allocation of this site will secure a comprehensive development that will deliver retail to support the role of the existing District Centre and residential provision.

4.439 The Development Principles specify that retail will only be acceptable where they demonstrably support the role of Clifton District Centre. There are also opportunities to address the open space deficiencies in the area.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.440 No, The site is deliverable and benefits from a full planning permission for 24 apartments with associated car park and other works (outline); a food store, 4 non-food retail units and a cafe/restaurant with associated car park, alteration to the site access and other works (full), following demolition of Fairham House.

4.441 The retail parcel of the development is now complete and open to trade. Reserved matters applications regarding the residential element of the site was granted in October 2018.

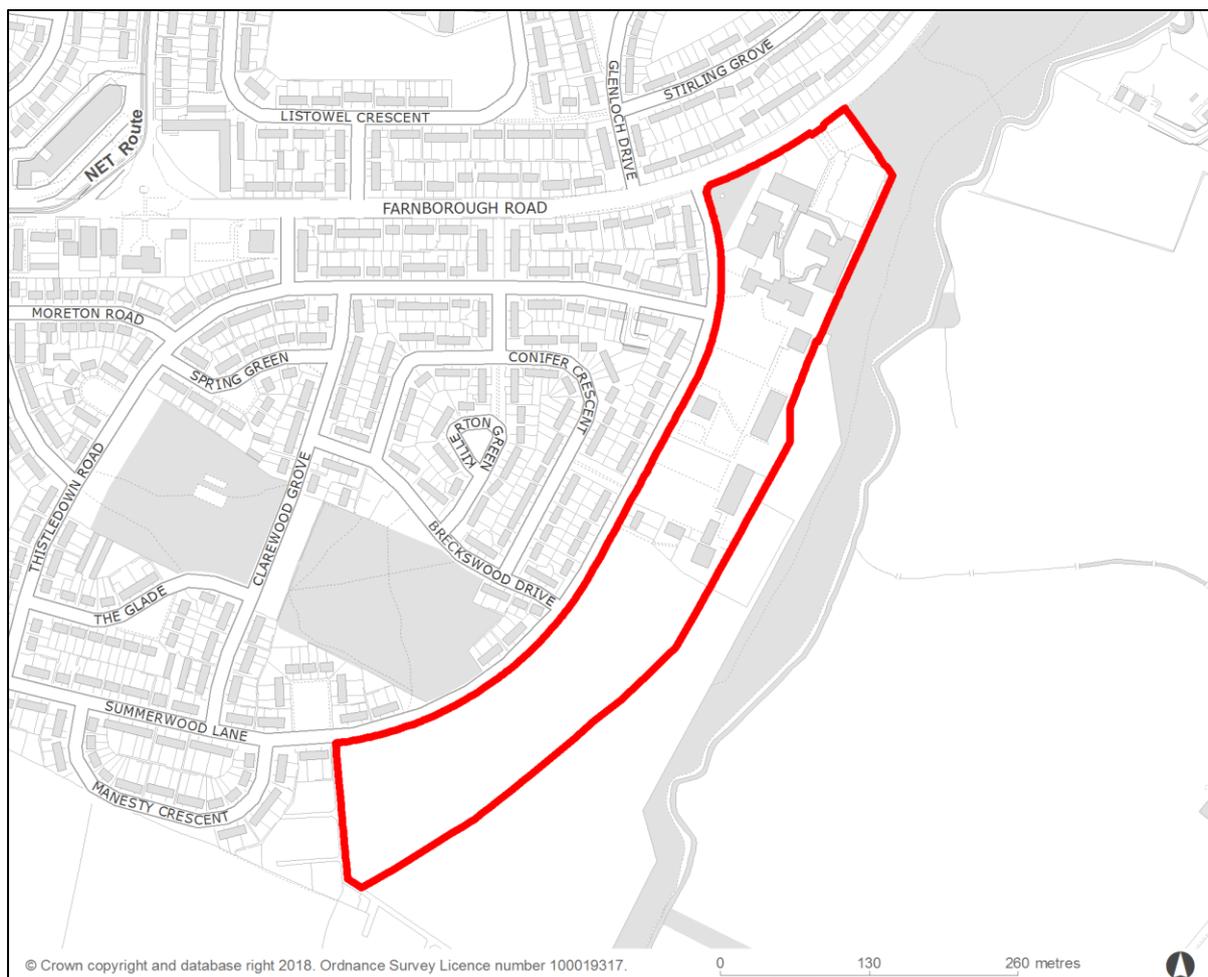
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.442 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 24 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.443 This site has been allocated to meet the Council's retail and residential requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA59 Farnborough Road - Former Fairham Comprehensive School



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.444 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.445 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

### Flood Risk

Within an area of low flood risk adjacent to a residential area.

### Transport

Vehicular access potentially achievable via Summerwood Lane and/or Farnborough Road. There is likely to be sufficient traffic capacity within the local network.

#### Education/Community Facilities

There is some tolerance for primary schools in the area though as secondary schools are projected to be full, contributions are likely to be sought.

#### Health

Rivergreen Medical Centre have outlined plans to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.446 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.447 The Development Principles specify that sensitive design is required, having regard to the presence of the adjacent Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). There are opportunities to the south and east of the site for provision of improved publicly accessible green space and biodiversity with careful consideration to the character of the existing landscape.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.448 No, the main constraint to development is that the site requires release from the existing Green Belt.

4.449 The site is considered deliverable. The approach to Green Belt review was endorsed by the Inspector at the ACS examination and that Policy 3 of the ACS allows for this.

4.450 Through the Green Belt review process the proposed change to the Green Belt boundary to allow the allocation of PA59 has been fully evidenced and justified (LAPP-CD-BACK-12). It has been shown that the site no longer performs well against the 5 purposes of the Green Belt. See also to council's response to Matter 3.

4.451 The allocation of PA59 will make best use of a brownfield site and underutilised land in the ownership of the City Council which is capable of early delivery of housing, including the delivery of the identified need for family housing and in line with the 2012 NPPF.

4.452 The site is capable of creating new defensible boundaries as well as enhancement to open space/nature conservation as part of the comprehensive development of the site.

4.453 Furthermore, a large parcel of land to the immediate south of the allocation within the neighbouring area of Rushcliffe has been removed from the Green Belt to allow for future development, which will complement the development of this site.

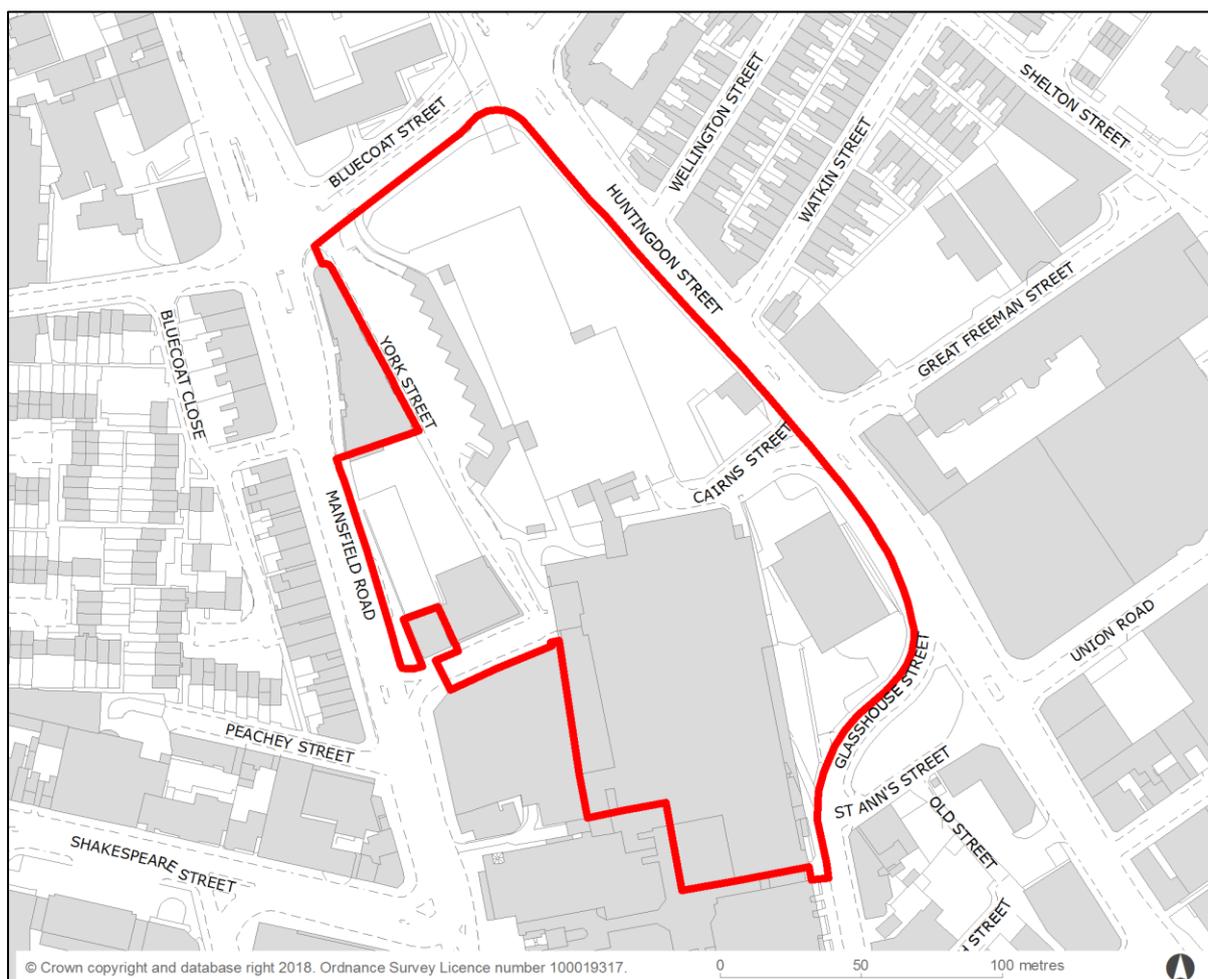
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.454 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 183 to 210 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.455 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing. The factors taken into account are referenced in the response to Question 1 above.

## PA60 into Victoria Centre



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.456 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.457 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within an area of low flood risk.

**Transport**

Vehicular access potentially achievable via Cairns Street. There is likely to be sufficient traffic capacity within the local network.

**Contamination**

Possible contamination issues on former railway land.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.458 No, the allocation of this site will secure a comprehensive development that will deliver retail, bus station and car park improvements and respond to the character of the site and surrounding area.

4.459 The Development Principles outline the importance of the site as a prominent retail destination within the city centre. Development should incorporate high quality design and public realm. Sensitivity to the heritage assets in close proximity including the Listed public house on Milton Street and the Arboretum Conservation Area to the west of the site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.460 No, the site is considered deliverable being a 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 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.

4.461 York House has been demolished on site to facilitate development which will become a priority following the completion of proposals at the Broadmarsh Centre.

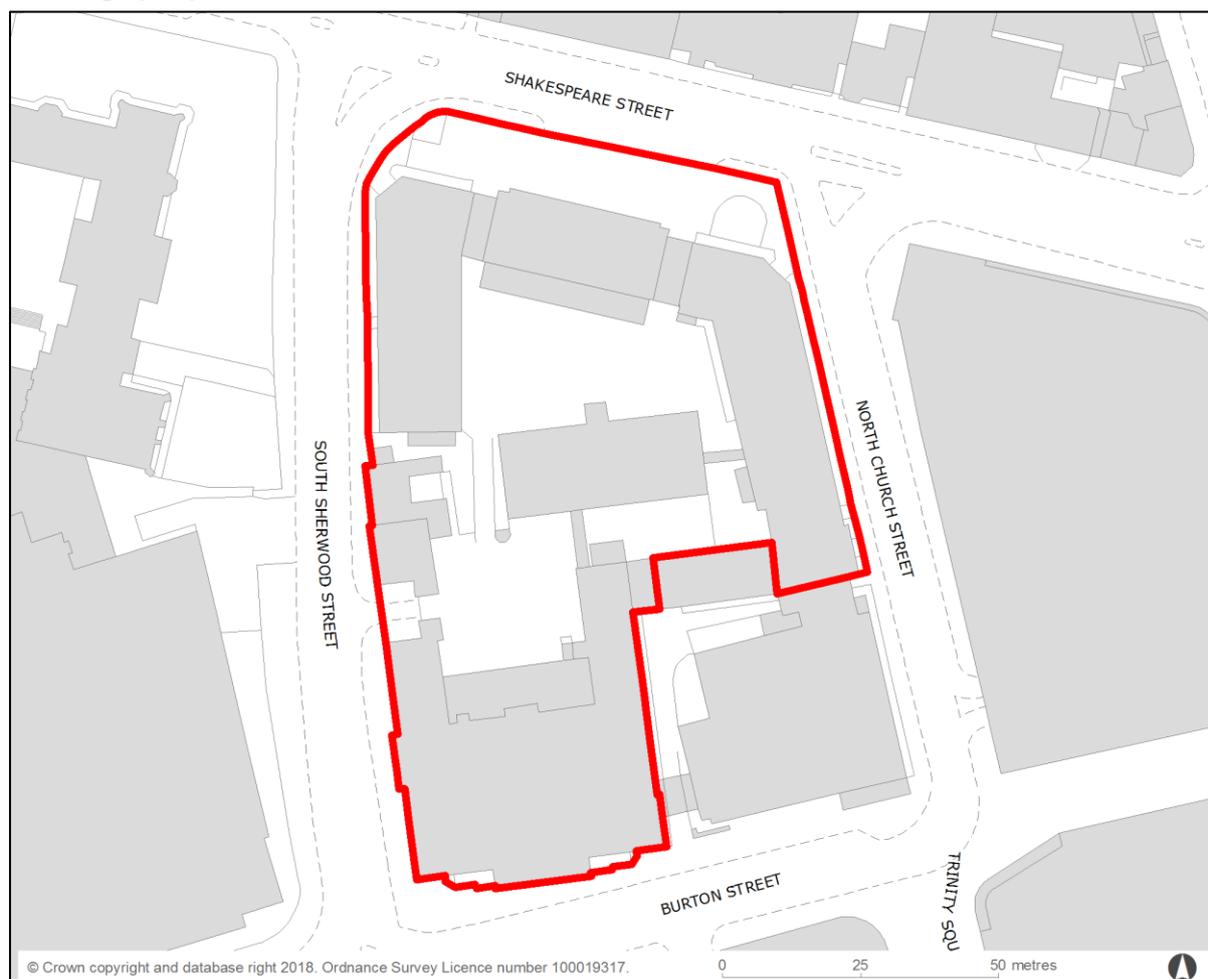
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.462 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions exist, this figure has been used for the number of developable hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.463 This site has been allocated to meet the Council's retail requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA61 Royal Quarter - Burton Street, Guildhall, Police Station and Fire Station



### **Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.464 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.465 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

#### Flood Risk

Highly accessible brownfield site in City Centre, low flood risk.

#### Transport

Vehicular access potentially achievable via Shakespeare Street and/or North Sherwood Street, Burton Street and South Sherwood Street. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.466 No, the allocation of this site will secure a comprehensive development that will deliver a mixed use scheme and respond the character of the site and surrounding area.

4.467 The Development Principles specify the importance of the prominence of the site and a requirement for high quality design, public realm and environmental improvements. Development should preserve the Grade II listed Guildhall and be sensitive to the surrounding Listed Buildings. There is also potential for connection to the District Heating System.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.468 No, the main constraint to development is through compatibility of the Guildhall Listed Building, However redevelopment of 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.

4.469 The site is considered deliverable. It is a Nottingham City Council owned site with an agreement in place with a developer for a mixed use scheme including hotel and student housing. Pre-lets are currently being secured and contracts have been exchanged with the hotel operator.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.470 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgment on site capacity. Where planning permissions exist, this figure has been used for the number of developable hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.471 This site has been allocated to meet the Council's Hotel (C1), Student Accommodation (sui generis) and ancillary use retail (A1) uses. The factors taken into account are referenced in the response to Question 1 above.

## PA62 Creative Quarter - Brook Street East



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.472 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.473 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Highly accessible cleared brownfield site in City Centre, at low flood risk.

**Transport**

Vehicular access potentially achievable via Bath Street or Brook Street. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.474 No, the allocation of this site will secure a comprehensive development that will deliver housing, respond to the character of the site and surrounding area.

4.475 The Development Principles specify any development will preserve and enhance the special character of the Sneinton Market Conservation Area and Listed buildings nearby. There is also potential for connection to the District Heating System.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.476 No, the site is deliverable and benefits from outline planning permission (subject to S106) for the development of up to 43 custom build houses, apartments and duplexes with shared facilities and external courtyards, including details of access, layout and scale.

4.477 Development is being put forward by council partners Blueprint and s106 agreements are close to being finalised.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.478 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 30 to 42 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.479 This site has been allocated to meet the Council's housing requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA64 Creative Quarter - Sneinton Market



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.480 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.481 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Highly accessible cleared brownfield site in City Centre, at low flood risk.

**Transport**

Vehicular access potentially achievable via Bath Street and/or Southwell Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.482 No, the allocation of this site will secure a comprehensive development that will deliver redevelopment of this important part of the Sneinton Market Conservation Area, providing a mix of uses including residential (C3) and office/workshop/research and development (B1).

4.483 The Development Principles specify that development will focus on the buildings fronting onto Lower Parliament Street and Bath Street, complementing the regeneration improvements already completed on the rest of the site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.484 No, the site is considered deliverable, with parts of the site already refurbished/completed.

4.485 The latest granted planning permission is for refurbishment and partial demolition of existing buildings to the north east of the site, with erection of new three storey building with accommodation within roofspace creating 44 new apartments (including 36 student apartments) with A1 and A3 uses at ground level.

4.486 The City Council development control team anticipate imminent planning application for the remaining portion of the site.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.487 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 100 to 120 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the area to the area of land considered developable, taking account of the Conservation Area location. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.488 This site has been allocated to meet the Council's housing, office and ancillary retail requirement. The factors taken into account are referenced in the response to Question 1 above.

## PA65 Creative Quarter - Bus Depot



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.489 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.490 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Large brownfield site within City Centre at low flood risk.

**Transport**

Vehicular access potentially achievable via Pennyfoot Street and possibly Manvers Street. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.491 No, the allocation of this site will secure a comprehensive development that will deliver regenerative development which supports the role and function of the City Centre and improved east west connections.

4.492 The Development Principles specify that proposals should be sensitive to the Sneinton Market Conservation Area to the northern edge of the site and retention and integration of the frontages between Manvers Street and Stanhope Street is encouraged.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.493 No, the site is considered deliverable although later in the plan period. The most significant constraint is the requirement to relocate existing businesses (Bus Depot services).

4.494 The site is part owned by Nottingham City Council and part owned by the operators. Discussions have been ongoing proposing the development of a convention centre and associated uses on site with active work by all parties regarding the relocation of the bus depot.

4.495 The site is earmarked as priority development following the completion of the Broadmarsh developments.

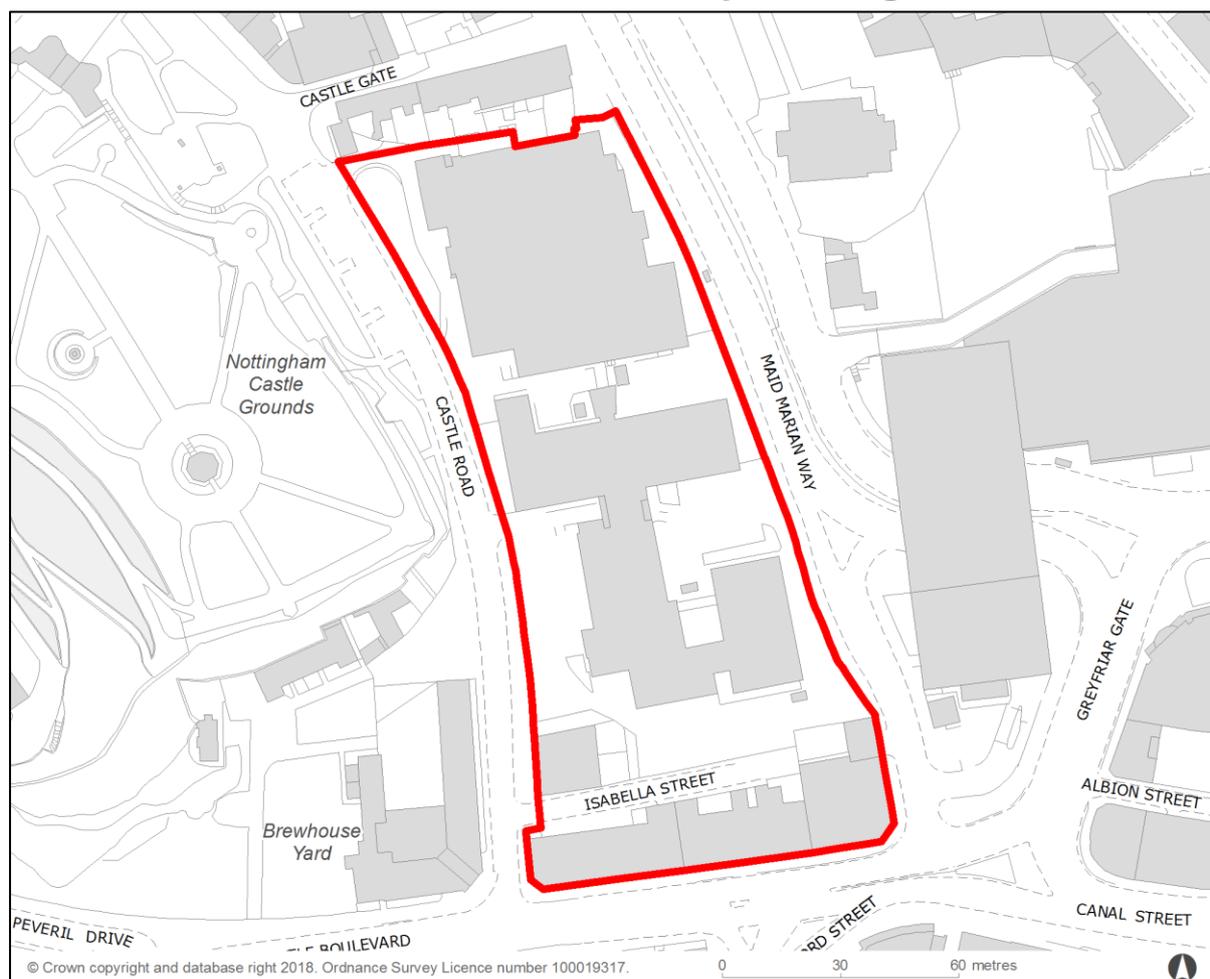
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.496 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 100 to 170 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.497 This site has been allocated to meet the Council's housing, employment and conference/convention centre requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA66 Castle Quarter, Maid Marian Way - College Site



### **Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.498 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.499 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

#### Flood Risk

Large brownfield site within City Centre at low flood risk.

#### Transport

Vehicular access potentially achievable via Castle Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

There is a current review of Radford Health centre to look at internal reconfiguration to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.500 No, the allocation of this site will secure a comprehensive development that will deliver a mixed use scheme comprising tourism (D2), office, residential and small scale retail, providing potential for transformational development, removal of unsympathetic buildings and replacement with uses and new build compatible for cultural and heritage significance of location.

4.501 The Development Principles specify that development should be sensitive to, and maximise opportunities provided by the historic environment and incorporate high quality open space.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.502 No, the site is considered deliverable and a land exchange will bring the site within the City Council's control. The current occupier will be moving to new premises at the Broadmarsh East site and once complete (2020) development of this site is anticipated to come forward. The most significant constraint is the presence of significant heritage assets in the vicinity.

4.503 Nottingham City Council is currently preparing Masterplans for the site.

4.504 A previous outline planning application for the site was not determined in light of finding replacement premises for the existing college occupier.

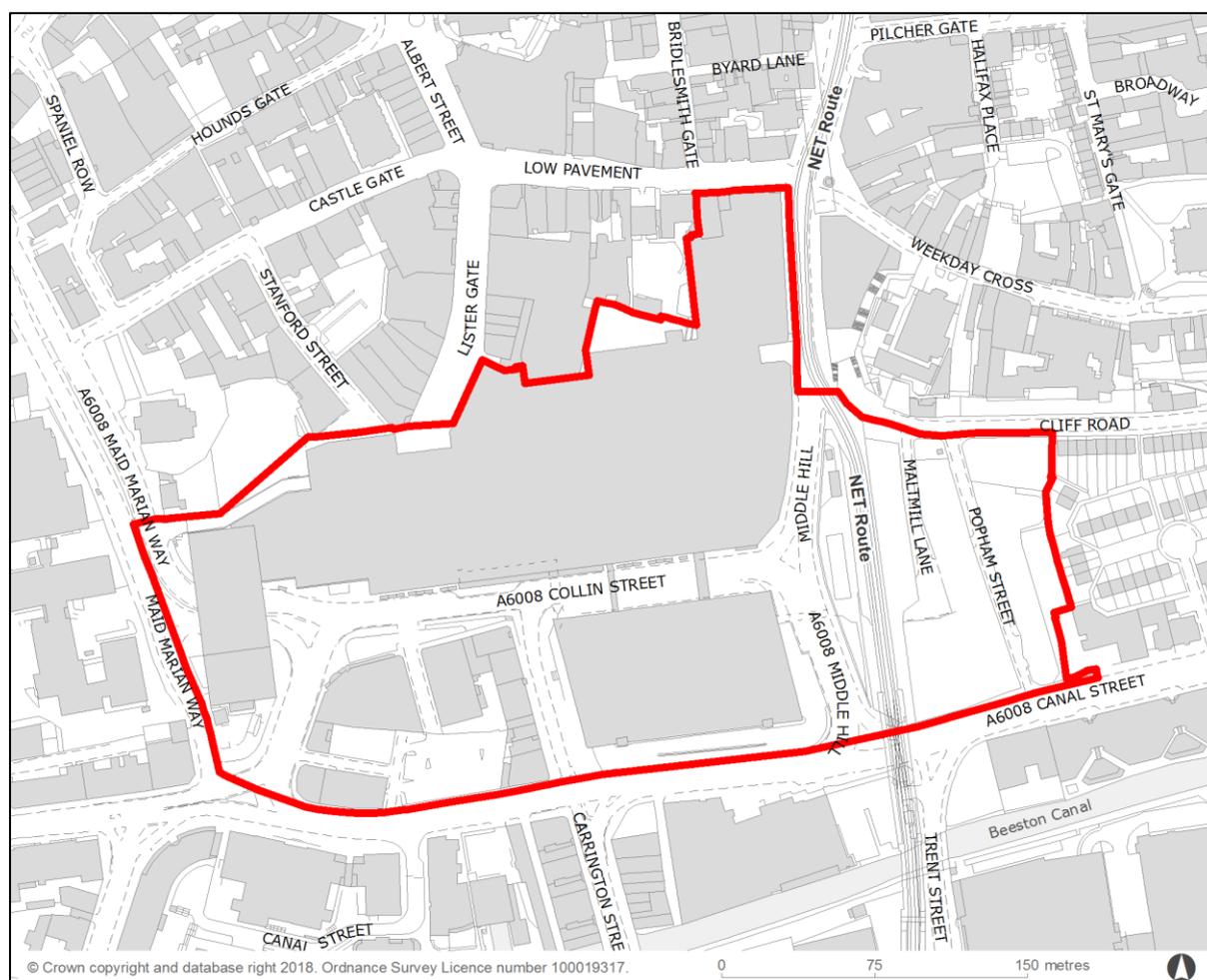
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.505 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 50 to 100 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.506 This site has been allocated to meet the Council's housing, office, tourism and small scale retail requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA67 intu Broadmarsh Centre and surrounding area



### Q1. **Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.507 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.508 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

#### Flood Risk

Large brownfield site within City Centre at low flood risk.

#### Transport

Vehicular access potentially achievable via Maid Marian Way and Middle Hill. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.509 No, the allocation of this site will secure comprehensive development that will deliver major regeneration and enhancement of the city centre and improved north south routes and is a key priority in delivering the Southern Gateway transformation and aspirations for the Canal Quarter.

4.510 The Development Principles specify that any developments must take careful regard to preserving and enhancing heritage assets in proximity along with careful consideration of the views to the Castle and Lace Market Cliff and the Canal Conservation Area. Improvements should also be made to access to the Cave visitor attraction.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.511 No, the site is considered deliverable. The site currently benefits from numerous planning applications for development.

4.512 Under current consideration is a new revised application for provision of a new bus station and car park structure with a public library (Use Class D1), commercial space (Use Classes A1, A2, A3, A4 & A5), ancillary public facilities including a travel centre and a link footbridge.

4.513 A full planning permission is also in place for part demolition, alteration and extension of intu Broadmarsh shopping centre, including change of use and erection of new buildings to provide for uses within A1-A5 and D2. Demolition of western pedestrian bridge and refurbishment of eastern bridge across Collin Street. Alterations to existing entrances on Collin Street, Lister Gate and Drury Walk. Creation of new entrance on Middle Hill and other ancillary works and operations.

4.514 The Broadmarsh East site is also under construction with planning permission to complete development of Educational Hub (College) and associated works for Nottingham College, facilitating their move away from the PA66 College Site.

4.515 The Broadmarsh West part of the site has potential to deliver residential development as part of mixed use development.

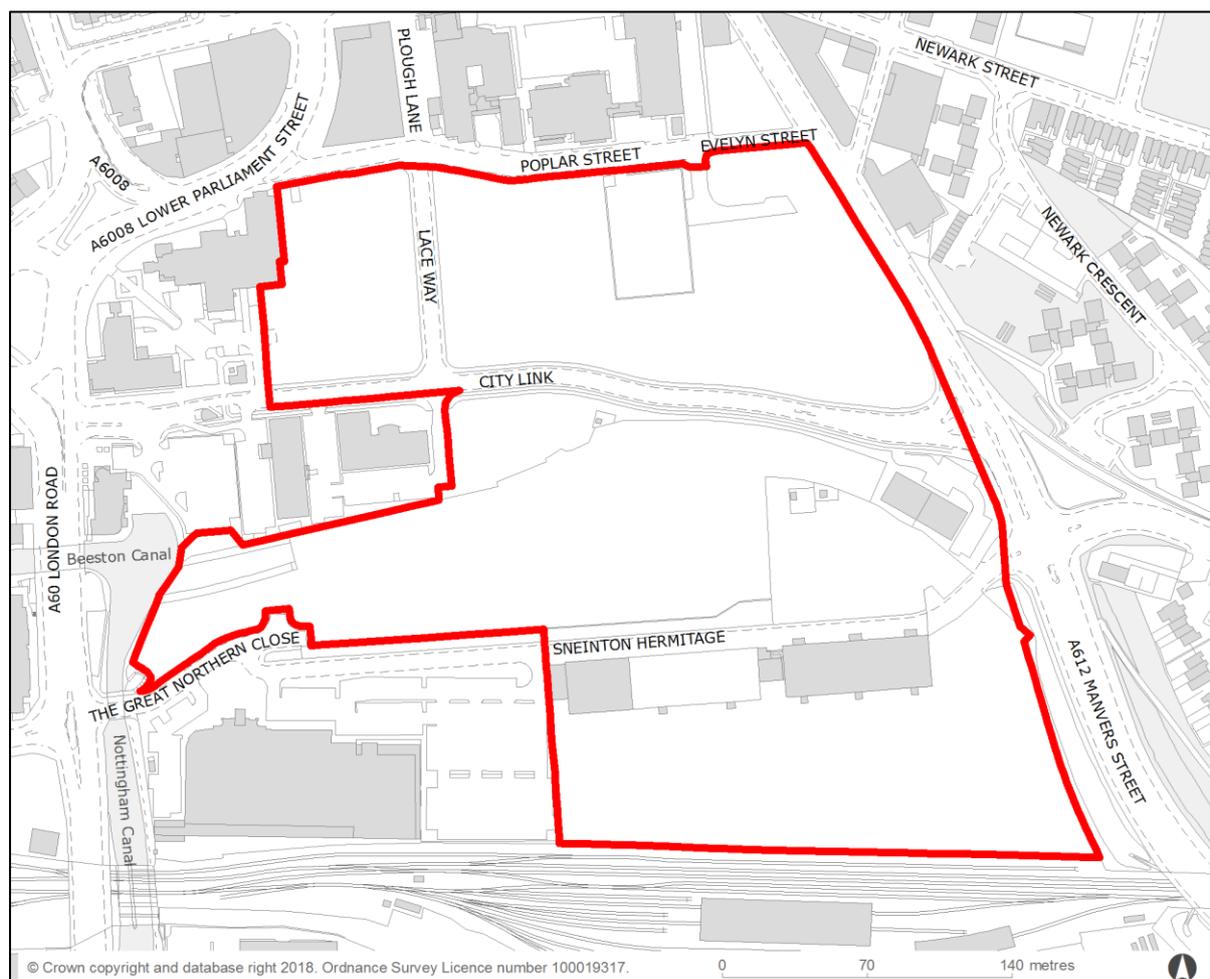
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.516 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 50 to 100 has been anticipated for the south west part of this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions exist, this figure has been used for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.517 This site has been allocated to meet the Council's retail, leisure, office, transport, tourism and hotel requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA68 Canal Quarter - Island Site



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.518 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.519 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Extensive brownfield site with part of the site within area of flood risk.

**Transport**

Vehicular access potentially achievable via Manvers Street and/or London Road.. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.520 No, the allocation of this site will secure comprehensive development and 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. An SPD has been prepared for the site ([LAPP-EMP-11](#)).

4.521 The Development Principles specify that residential uses should be located away from rail lines and the busy Manvers Street junction. Proposals should also have regard to the heritage assets both on site and nearby.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.522 No the site is considered deliverable and is a regeneration priority for the City Council and important in delivering Canal and Creative Quarter objectives.

4.523 The site is subject to proactive regeneration activity by Nottingham City Council and public intervention to bring site forward with an anticipated phased delivery of the next 10 years.

4.524 An outline planning application is currently under consideration for All matters reserved. Proposal for 17,274sqm of creative space (A1, A3/A4, A5, B1/B2, and D1), 58,885 sqm of office space (B1), 14,413sqm of D1, 91,888sqm / 907 residential (C3) units, 4,153 sqm community / retail (A1, A3, A4 and A5), 8,118 sqm of hotel space (194 beds), 27,030 sqm (666 units) of student accommodation, and 1,796 car parking spaces. The City Council are targeting bringing the scheme before Planning Committee for approval in early 2019.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

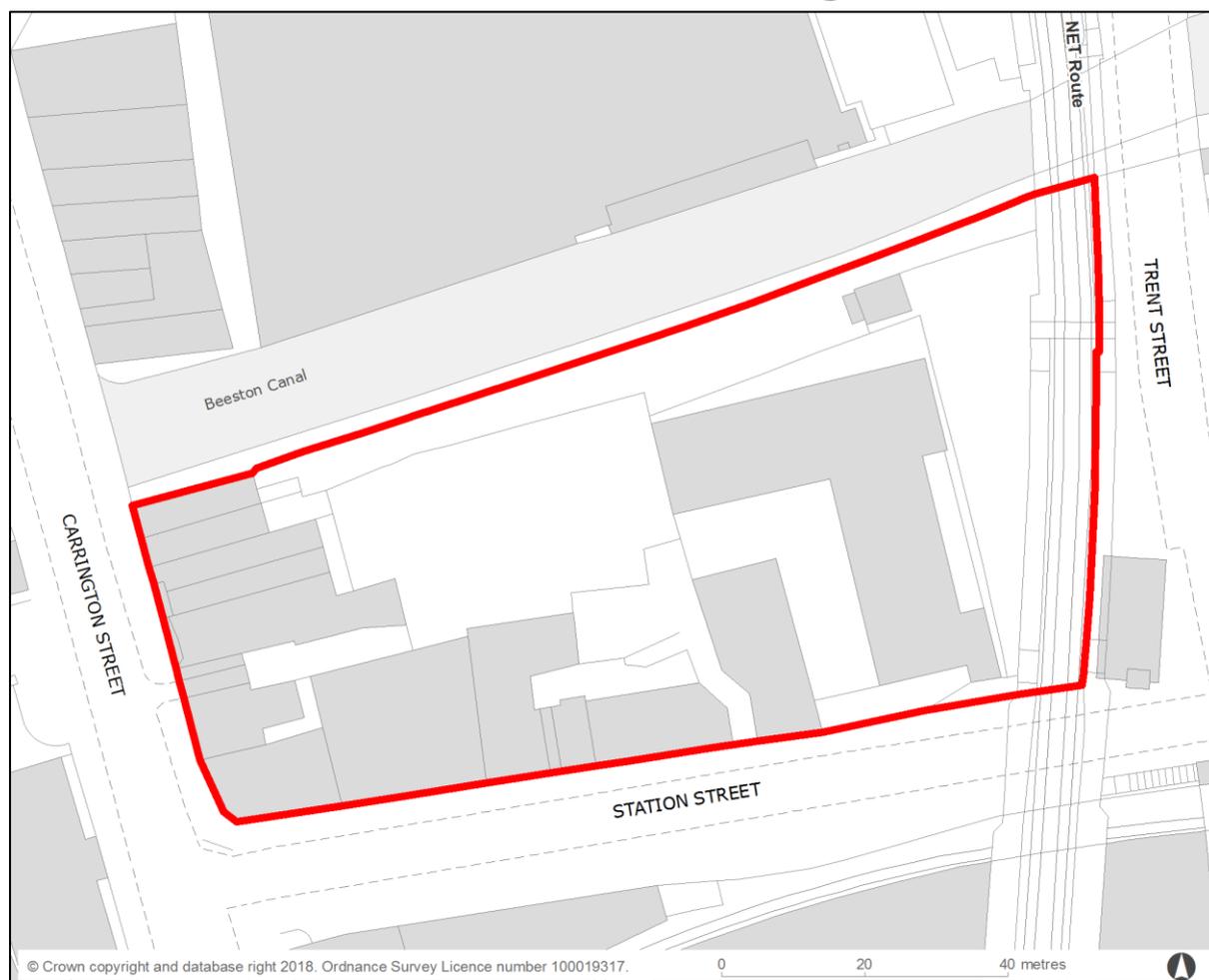
4.525 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 500 to 650 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions exist, this figure has been used for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.526 This site has been allocated to meet the Council's offices/high-tech, light industry/research and development, warehouse, residential, retail, leisure and

conference and education requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA69 Canal Quarter - Station Street/Carrington Street



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.527 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.528 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of low flood risk.

**Transport**

Vehicular access potentially achievable via Station Street. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.529 No, the allocation of this site will secure comprehensive development with potential for refurbishment and redevelopment to support aspirations of Canal Quarter and enhance setting of heritage assets.

4.530 The Development Principles specify that development should retain existing buildings along Carrington Street and buildings 3 to 9 and 21 Station Street which are of particular townscape value. Development must make a positive contribution to the character of the Conservation Areas.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.531 No, the site is considered deliverable. Development has begun with the demolition of the eastern building, the former Job Centre.

4.532 Full planning application for development on the former Job Centre site where accepted at July 2018 Planning Committee for erection of part 6, part 8 and part 9 (plus lower ground floor) storey student accommodation (319 units) ancillary coffee shop, refurbishment and use of former railway arches as space for street traders (Class A1, A3 and A5 uses), landscaping and improvements to the public realm.

4.533 A further application was granted planning permission at committee in September 2018 for demolition of existing buildings. Proposed five-storey office building with associated undercroft parking, external works, and roof plant area.

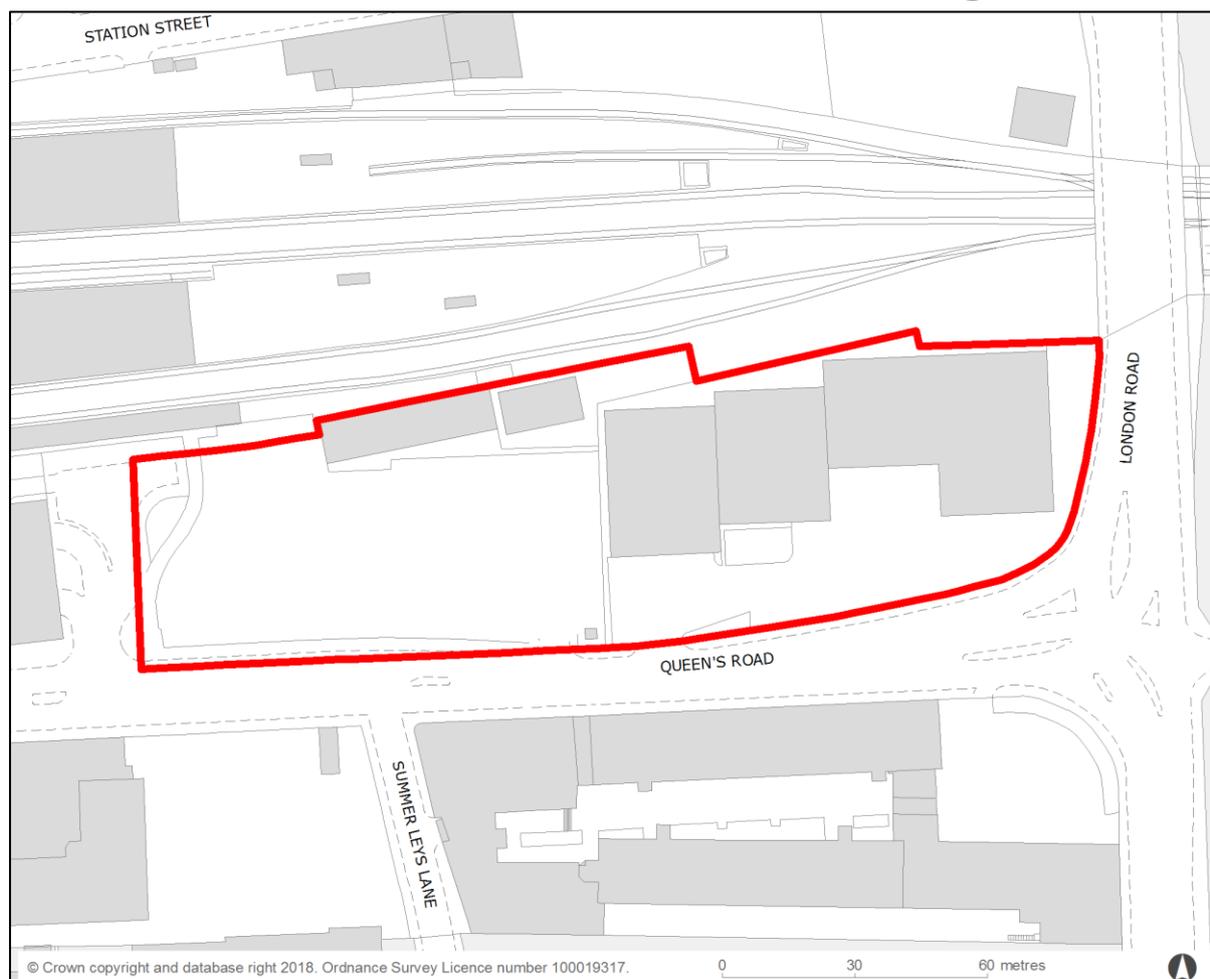
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.534 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 45 to 55 has been anticipated for this site. This capacity was determined by applying the average density of development in the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectare. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.535 This site has been allocated to meet the Council's offices, residential, student accommodation, hotel, leisure, non-residential institution, ancillary retail, financial & professional services and food & drink requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA70 Canal Quarter - Queens Road, East of Nottingham Station



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.536 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.537 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of low flood risk.

**Transport**

Vehicular access potentially achievable via Queens Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.538 No, the allocation of this site will secure comprehensive development suitable for mixed uses including office and residential development.

4.539 The Development Principles specify that development should preserve or enhance the significance and setting of Nottingham Station, the Station Conservation Area and other heritage assets.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.540 No, the site is considered a deliverable brownfield site located on a prominent corner in the City Centre with regeneration potential. Active discussions are ongoing with Network Rail who own the western part of the site.

4.541 Nottingham City Council development control team received a comprehensive scheme for pre application advice in July 2018 for a PRS scheme. Representations on the LAPP have been made by the owners of the eastern part of the site, which is on the market with a significant number of planning inquiries received.

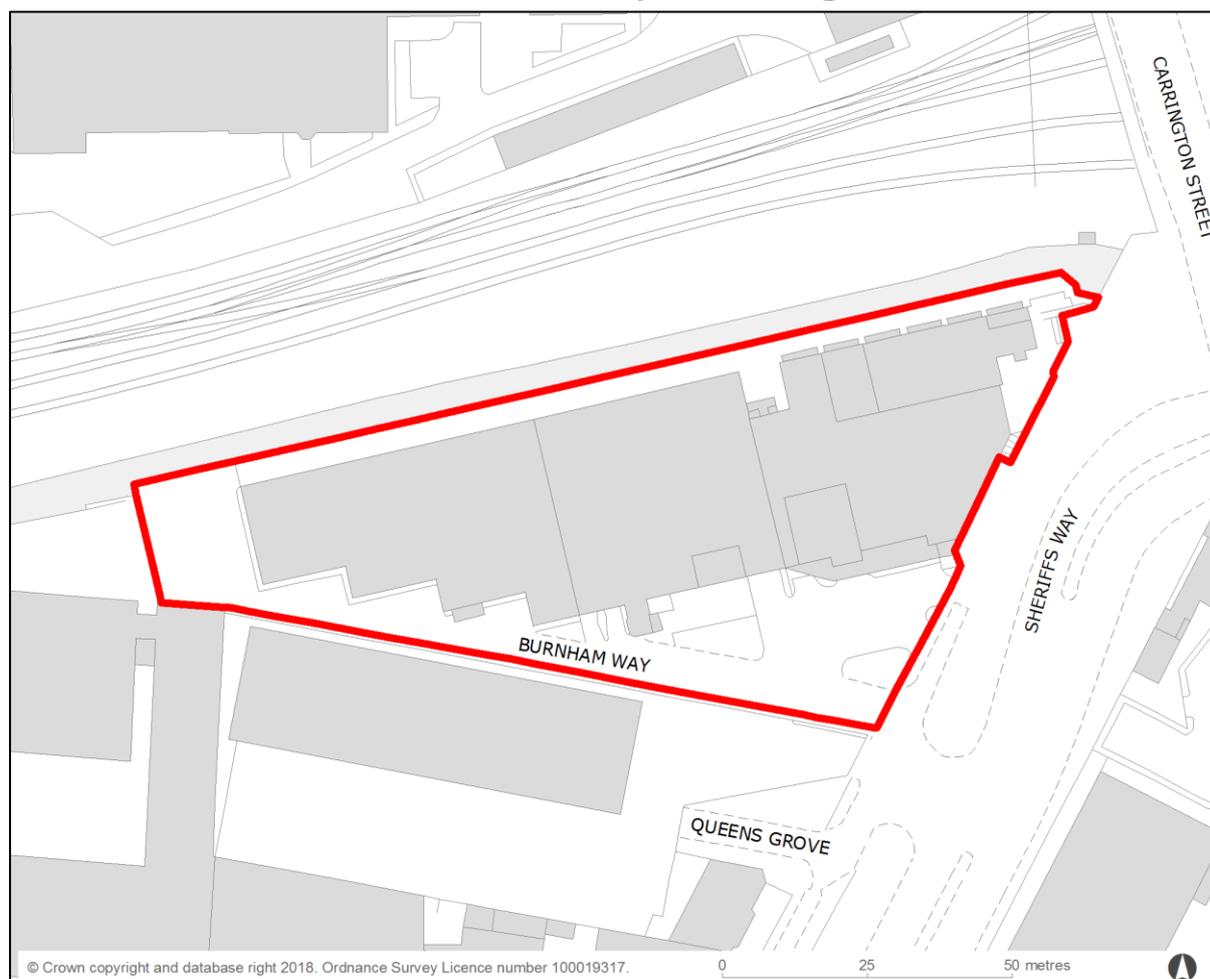
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.542 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 150 to 200 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectare. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.543 This site has been allocated to meet the Council's office, residential, hotel, leisure, non-residential institution and ancillary retail requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA71 Canal Quarter - Sheriffs Way, Sovereign House



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.544 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.545 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of high flood risk

**Transport**

Vehicular access potentially achievable via Queens Bridge Road/Sheriffs Way. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.546 No, the allocation of this site will secure comprehensive development and will deliver; mixed use scheme offices, hotel, shops, financial and professional, leisure, parking. A priority brownfield site for regeneration in the Canal Quarter and is expected to deliver significant employment benefits as part of a new business quarter centred on the Station Hub.

4.547 The Development Principles specify that as the site is within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. There should be no development on top of the Tinkers Leen culvert which runs to the northern boundary of the site and opportunities to should be explored to open up the watercourse to provide a green corridor.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.548 No, the site is considered deliverable.

4.549 Demolition of the site is now complete following outline planning permission for Demolition of existing buildings and erection of mixed use development comprising up to 27,000sq.m offices B1a; up to 10,000sq.m hotel C1; up to 2000sq.m shops A1; financial and professional services A2; restaurants and cafes A3; drinking establishments A4; hot food takeaway A5; up to 1,000sq.m non-residential institution D1; and up to 3,500sq.m assembly and leisure D2, with ancillary car parking and associated infrastructure. A new Hybrid planning application for the site is imminent.

4.550 Developers are currently seeking pre-let agreements for commencement of construction.

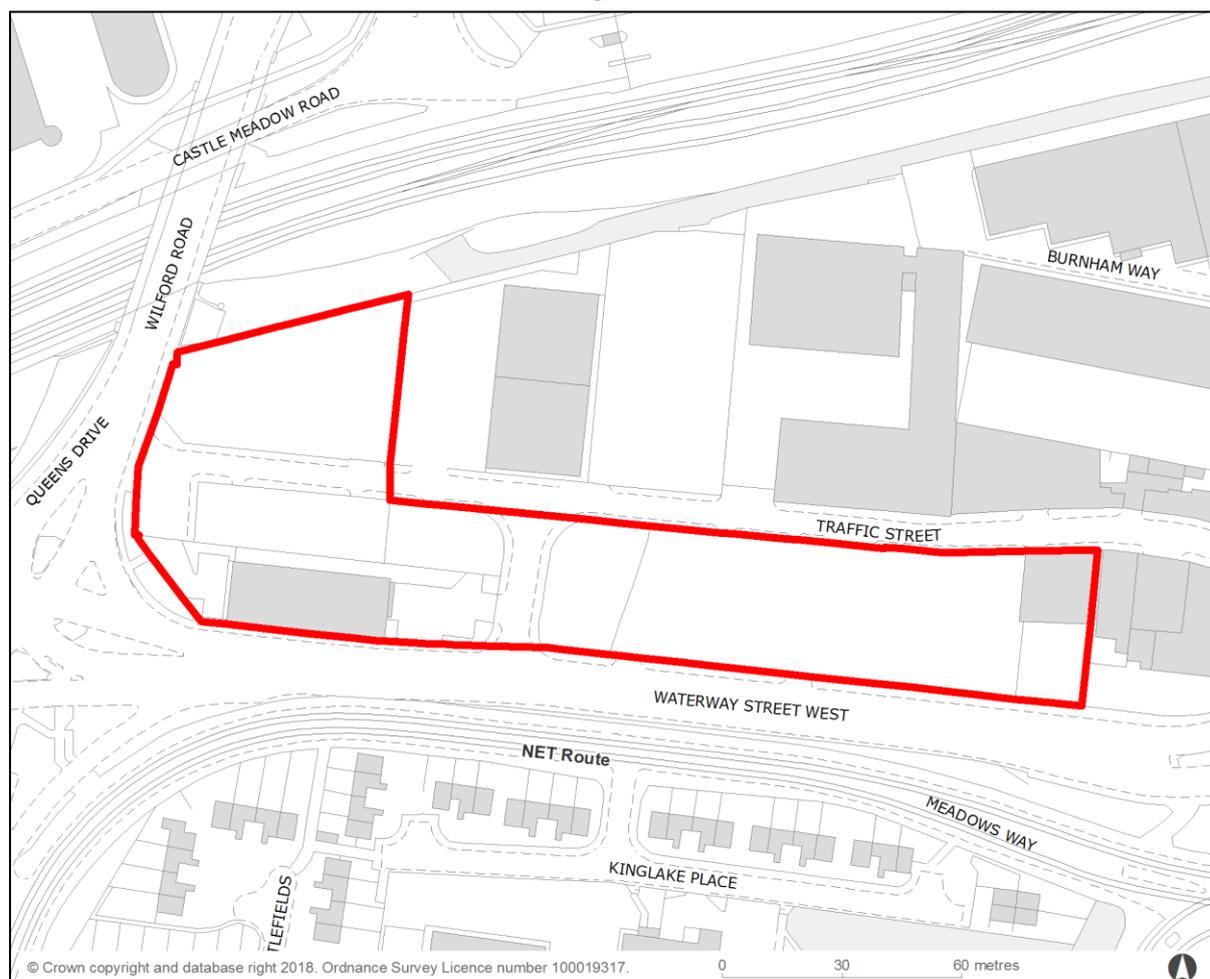
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.551 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. Where planning permissions exist, this figure has been used for the number of employment hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.552 This site has been allocated to meet the Council's offices requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA72 Canal Quarter - Waterway Street



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.553 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.554 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of high flood risk

**Transport**

Vehicular access potentially achievable via Waterway Street West. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.555 No, the allocation of this site will secure comprehensive development and will provide the opportunity 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.

4.556 The Development Principles specify that as the site is within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. There should be no development on top of the Tinkers Leen culvert which runs to the northern boundary of the site and opportunities to should be explored to open up the watercourse to provide a green corridor.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.557 No, the site is considered deliverable.

4.558 The September 2018 planning committee resolved to grant planning permission for Demolition of existing building and erection of a part 5, part 6, part 10 and part 12 storey building comprising 118 student apartments along with associated access, communal space, landscaping and cycle parking. Application relates to southwest corner of the site.

4.559 Discussions are ongoing regarding the development of other areas of the site.

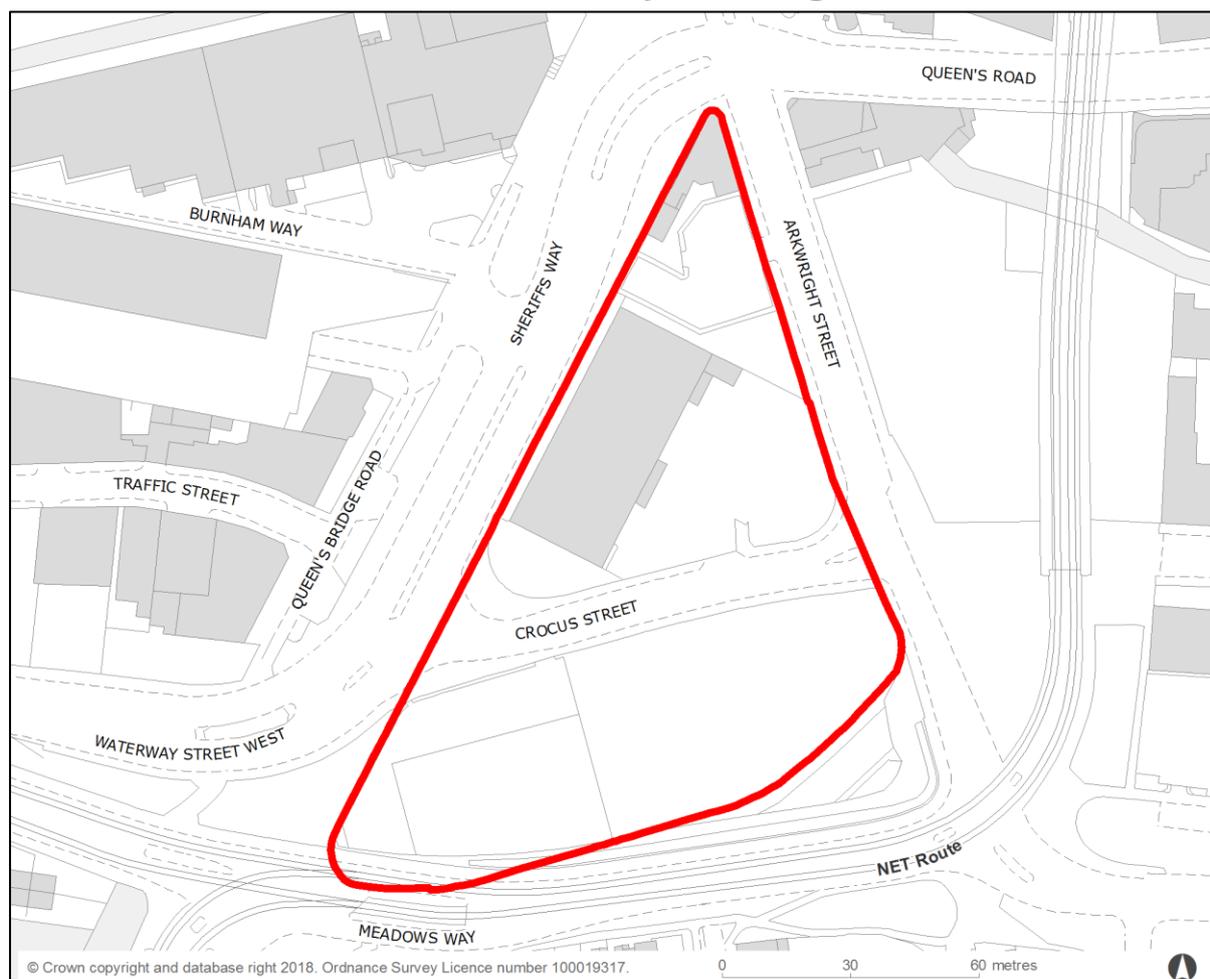
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.560 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 75 to 125 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.561 This site has been allocated to meet the Council's office and student accommodation requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA73 Canal Quarter - Sheriffs Way/Arkwright Street



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.562 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.563 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of high flood risk

**Transport**

Vehicular access potentially achievable via Waterway Street West. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.564 No, the allocation of this site will secure comprehensive development and represents a 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.

4.565 The Development Principles specify that development proposals should consider opportunities for retention of the former Queens Hotel as part of comprehensive development proposals.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.566 No, the site is considered deliverable.

4.567 The southern part of the site benefits from a full planning application for mixed residential development of student accommodation (420 beds) and apartments (177 units), and associated works. Application covers land south of Crocus Street.

4.568 The site is subject to pro-active regeneration activity by Nottingham City Council.

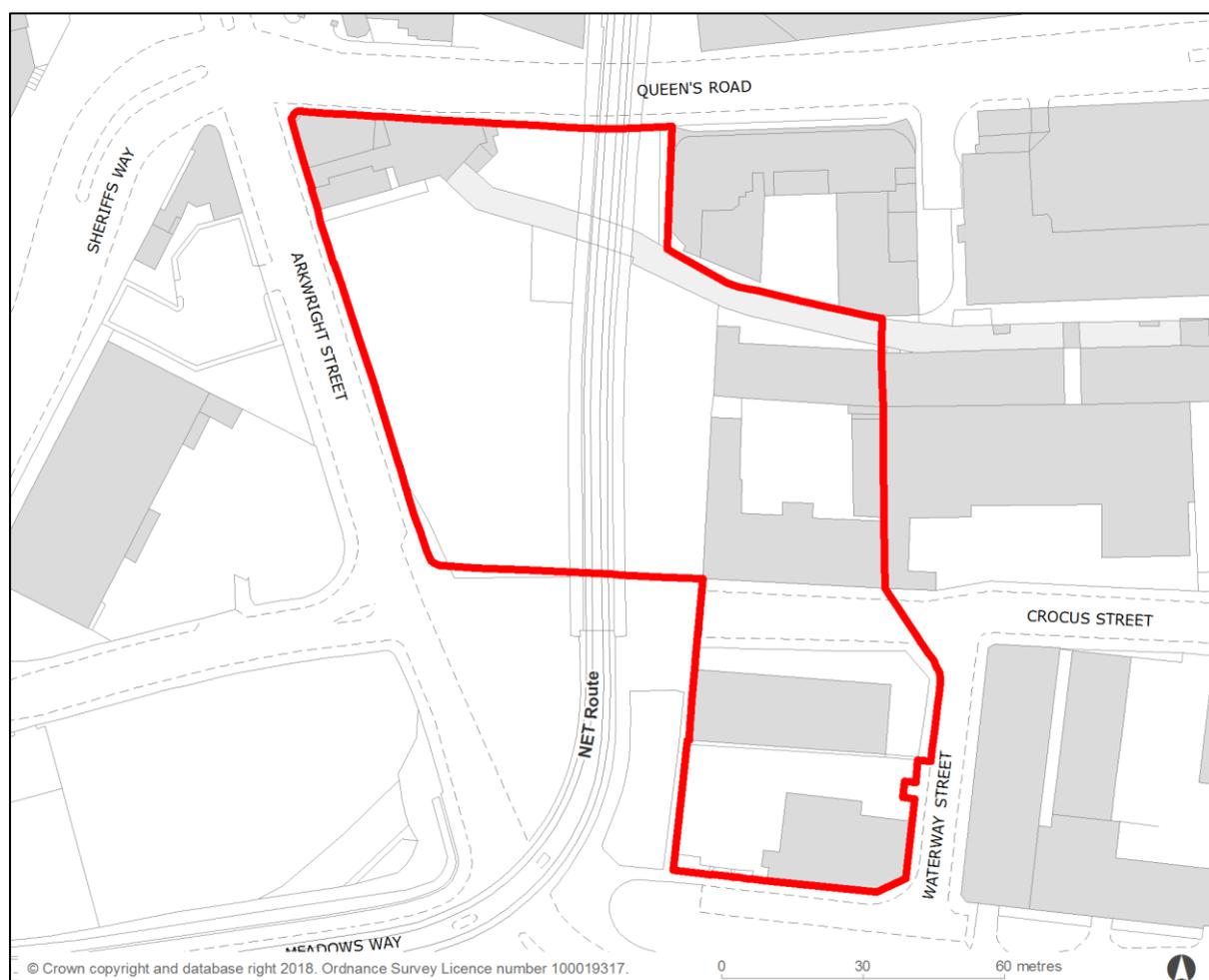
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.569 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 100 to 150 has been anticipated for this site. This capacity was determined by applying the average density of similar development in the surrounding area to the area of land considered developable. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. It is proposed the site boundary of the site is modified to reflect the extant planning permission built form on the southern section of the site (Ref. PPSC...).

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.570 This site has been allocated to meet the Council's office and student accommodation requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA74 Canal Quarter - Arkwright Street East



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.571 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.572 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

Flood Risk  
Brownfield site within area of high flood risk

Transport  
Vehicular access potentially achievable via Queens Road and/or Crocus Street.  
There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.573 No, the allocation of this site will secure comprehensive development and on a brownfield and partly cleared sites and 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.

4.574 The Development Principles specify that as the site is within an area of high flood risk, any planning application should be accompanied by a site specific flood risk assessment. There should be no development on top of the Tinkers Leen culvert which runs to the northern boundary of the site and opportunities to should be explored to open up the watercourse to provide a green corridor.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.575 No, the site is considered deliverable.

4.576 Nottingham City Council owns the part of the site between Arkwright Street and the tram line and it is to be developed for office accommodation. The council is currently seeking pre-lets for office development on site.

4.577 The remainder of the site is suitable for residential development. It is understood that the site is currently being sold which should facilitate the development.

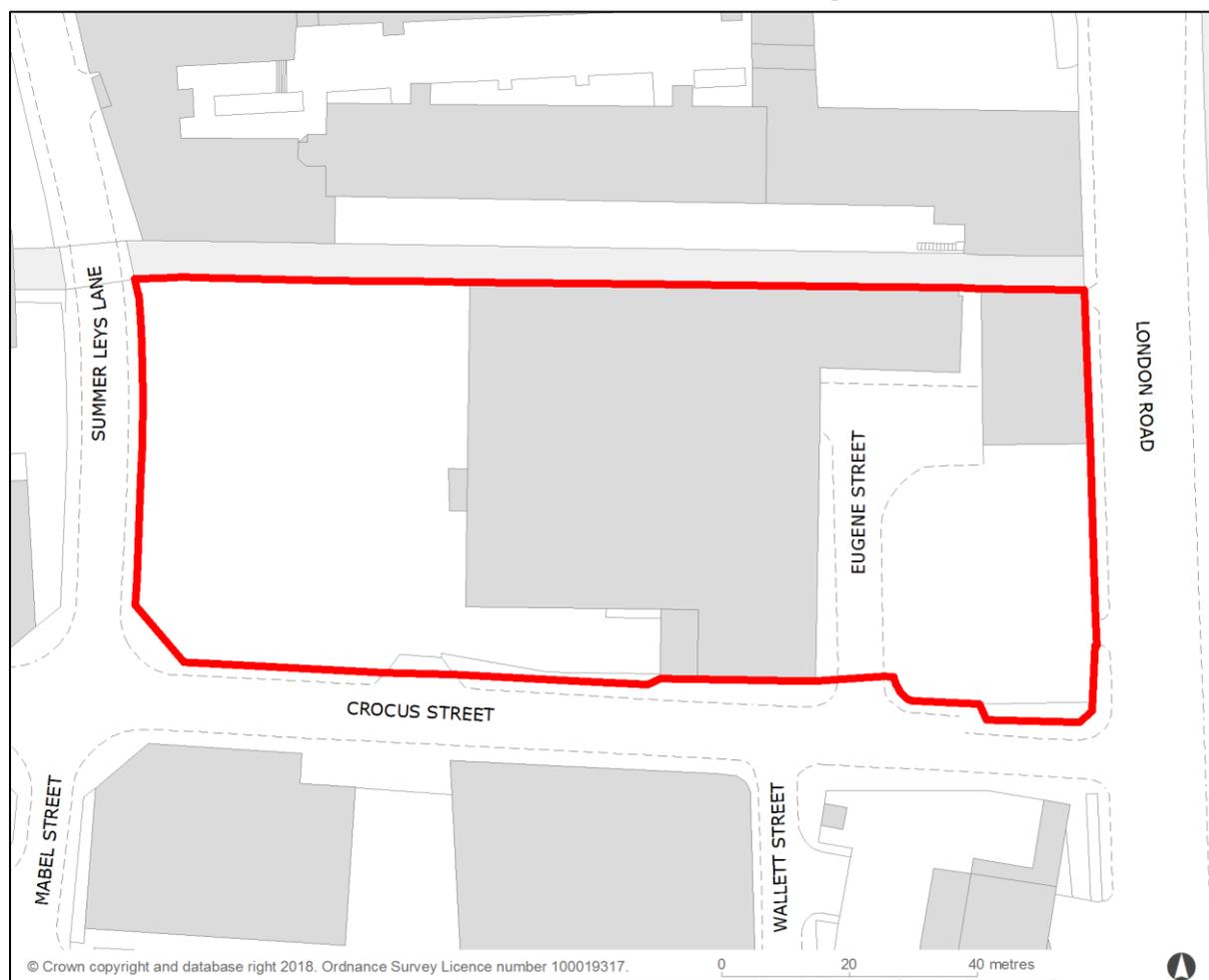
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.578 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.579 This site has been allocated to meet the Council's offices requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA75 Canal Quarter - Crocus Street, Southpoint



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.580 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.581 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Crocus Street. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.582 No, the allocation of this site will secure comprehensive development and on an accessible brownfield site.

4.583 The Development Principles specify that development should preserve / enhance the character and significance of the Station Conservation Area. Part of the site is in an area of medium flood risk and therefore a site specific Flood Risk Assessment should accompany any applications.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.584 No, the site is considered deliverable.

4.585 Development onsite is under construction for erection of 350 residential units including 12 live/work units, basement car parking (230 spaces) and ancillary works following demolition.

4.586 Regarding the remaining portion of the site adjacent to London Road, the City Council has recently received a planning application for a 150 unit PRS residential development.

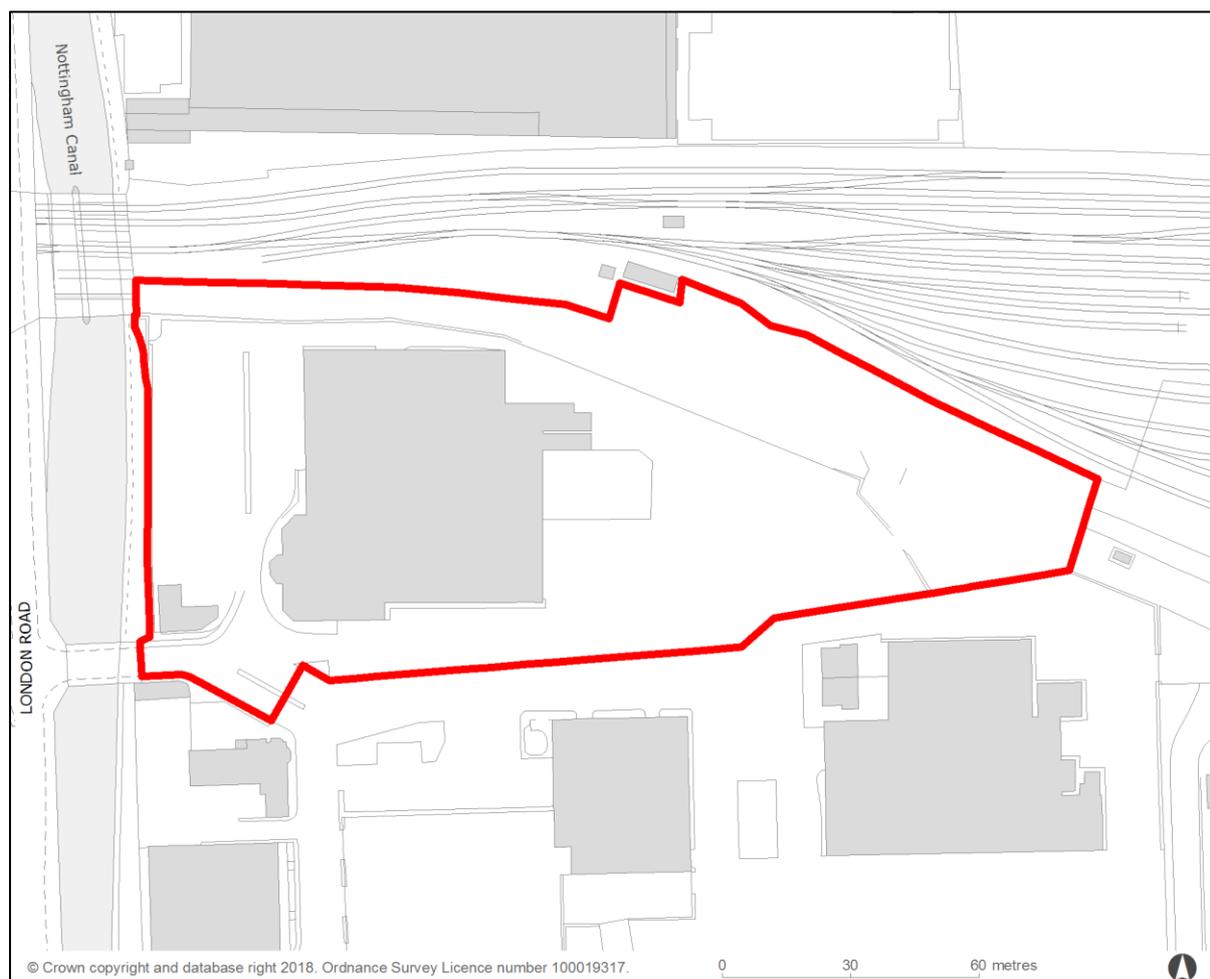
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.587 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. A figure of 350 dwellings has been anticipated for the site based on the extant planning permission. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.588 This site has been allocated to meet the Council's residential requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA76 Waterside - London Road, Former Hartwells



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.589 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.590 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via London Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.591 No, the allocation of this site will secure comprehensive development and on an accessible brownfield site. The site has potential for a mix of uses compatible with neighbouring occupiers to deliver the regeneration objectives of the waterside.

4.592 The Development Principles specify that development proposals may provide a buffer to help manage the transition from the industrial character of the Energy from Waste plant area to the more active commercial character of the City Centre. Flood Risk Assessment is required as the site abuts an area of flood risk.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.593 No, the site is considered deliverable and has been subject to discussion regarding its future development with the site promoters.

4.594 The site benefits from a current planning application for the retention of use of premises for D1 Education and Training Centre for a temporary period of 5 Years.

4.595 Any further development is expected to be late in the plan period.

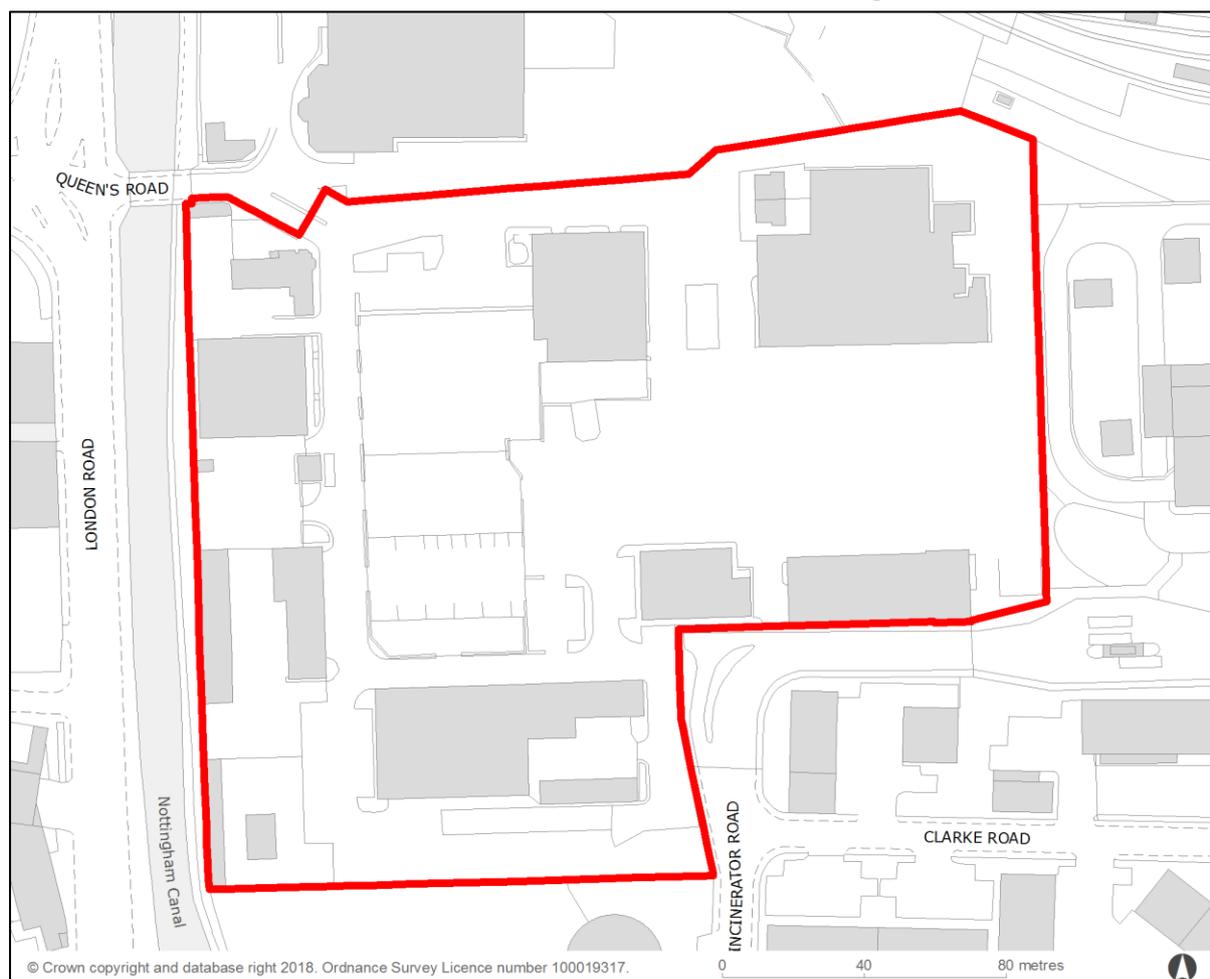
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.596 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectare. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.597 This site has been allocated to meet the Council's office, light industry/research and development, non-residential institution, sports facility or assembly & leisure requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA77 Waterside - London Road, Eastcroft Depot



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.598 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.599 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via London Road /Incinerator Road. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.600 No, the allocation of this site will secure comprehensive development and on an accessible brownfield site, close to the City Centre. The site has potential for a mix of uses compatible with neighbouring occupiers to deliver the regeneration objectives of the waterside.

4.601 The Development Principles specify that development proposals may provide a buffer to help manage the transition from the industrial character of the Energy from Waste plant area to the more active commercial character of the City Centre. Flood Risk Assessment is required as the site abuts an area of flood risk.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.602 No, the site is considered deliverable but later within the plan period.

4.603 The site is a Nottingham City Council owned site with development expected to be sought once decisions have been made regarding the rationalisation of the existing uses.

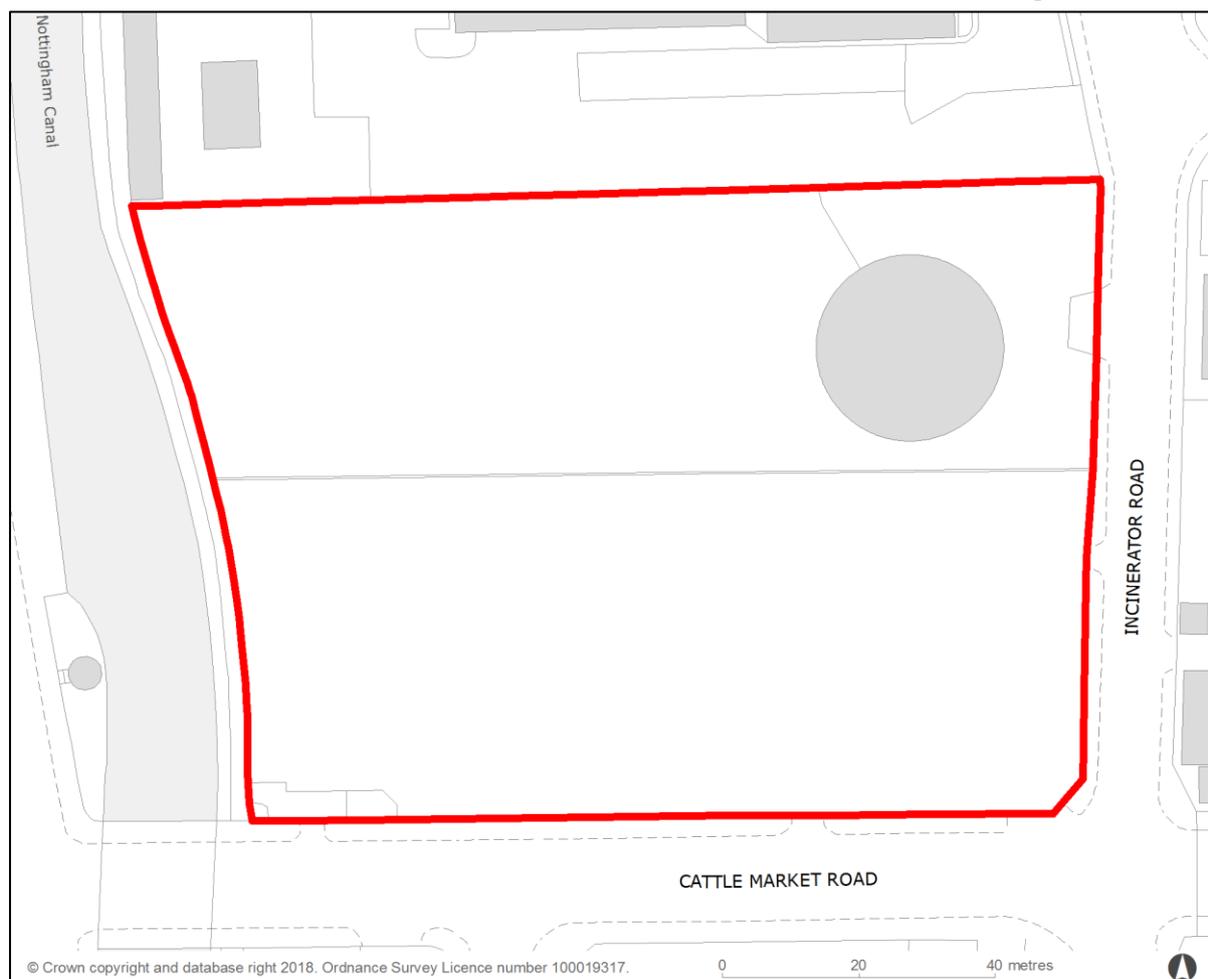
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.604 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectare. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.605 This site has been allocated to meet the Council's offices/high tech, light industry/research & development, warehouse (B1), (B8), transport/depot uses, non-residential institution (D1), sports facility, assembly & leisure (D2) requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA78 Waterside - London Road, South of Eastcroft Depot



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.606 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.607 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Cattle Market Road /Incinerator Road. There is likely to be sufficient traffic capacity within the local network.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.608 No, the allocation of this site will secure comprehensive development and on an accessible brownfield site, close to the City Centre. The site has potential for a mix of uses compatible with neighbouring occupiers to deliver the regeneration objectives of the waterside.

4.609 The Development Principles specify that development proposals may provide a buffer to help manage the transition from the industrial character of the Energy from Waste plant area. Flood Risk Assessment is required as the site abuts an area of flood risk. The Tinkers Leen culvert, which runs through the north east corner of the site, provides another opportunity to be opened up as part of a green corridor.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.610 No, the site is considered deliverable.

4.611 A recent planning application for change of use of the land in the south of the site to vehicle rental use (sui generis) to include erection of 100 sq. m. office building and 77 sq. m. ancillary washbay was granted permission at appeal conditionally.

4.612 This is not considered to be a barrier to future development onsite later in the plan period and the remainder of the site is linked to PA77 – London Road, Eastcroft Depot.

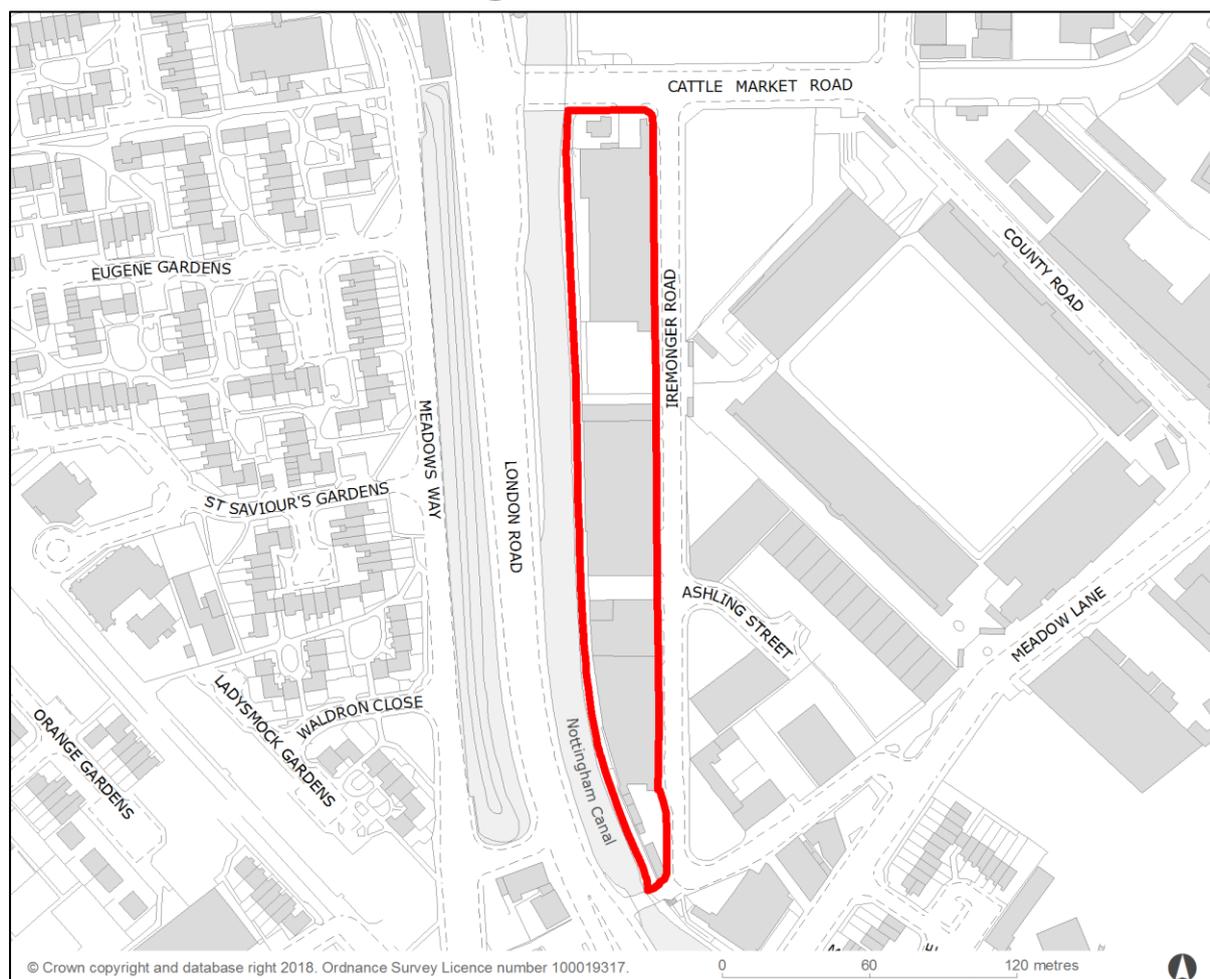
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.613 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.614 This site has been allocated to meet the Council's offices/high tech, light industry/research & development, warehouse (B1), non- residential institution (D1), sports facility, assembly & leisure (D2) requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA79 Waterside - Iremonger Road



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.615 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.616 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Ironmonger Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.617 No, the allocation of this site will secure comprehensive development and on an accessible brownfield site, close to residential areas of the Meadows and Turney's Quay. The site has potential for a residential or student accommodation to achieve the regeneration objectives of the waterside.

4.618 The Development Principles specify that Flood Risk Assessment is required as the site abuts an area of flood risk and plans must consider the interaction with the Nottingham Canal.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.619 No, the site is considered deliverable.

4.620 The site falls within the Waterside area and is in close proximity to the site included in the Waterside SPD, currently in preparation. As such the site is subject to proactive regeneration activity by Nottingham City Council. Early pre application discussions have been conducted for Private Rental sector housing.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.621 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 100 to 150 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.622 This site has been allocated to meet the Council's housing and student accommodation requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA80 Waterside - Cattle Market



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.623 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.624 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Cattle Market Road (realigned) and/or Meadow Lane. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.625 No, the allocation of this site seeks to secure comprehensive development and on an accessible brownfield site to achieve the regeneration objectives of the waterside.

4.626 The Development Principles specify that Flood Risk Assessment is required as the site abuts an area of flood risk.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.627 No, the site is considered deliverable and is in the ownership of the City Council. The main constraint to development on site is the series of leases that are in place over the site. However, these are all coincided to end in 2022.

4.628 The site falls within an area in close proximity to the plans of the Waterside SPD, currently in preparation. As such the site is subject to proactive regeneration activity by Nottingham City Council.

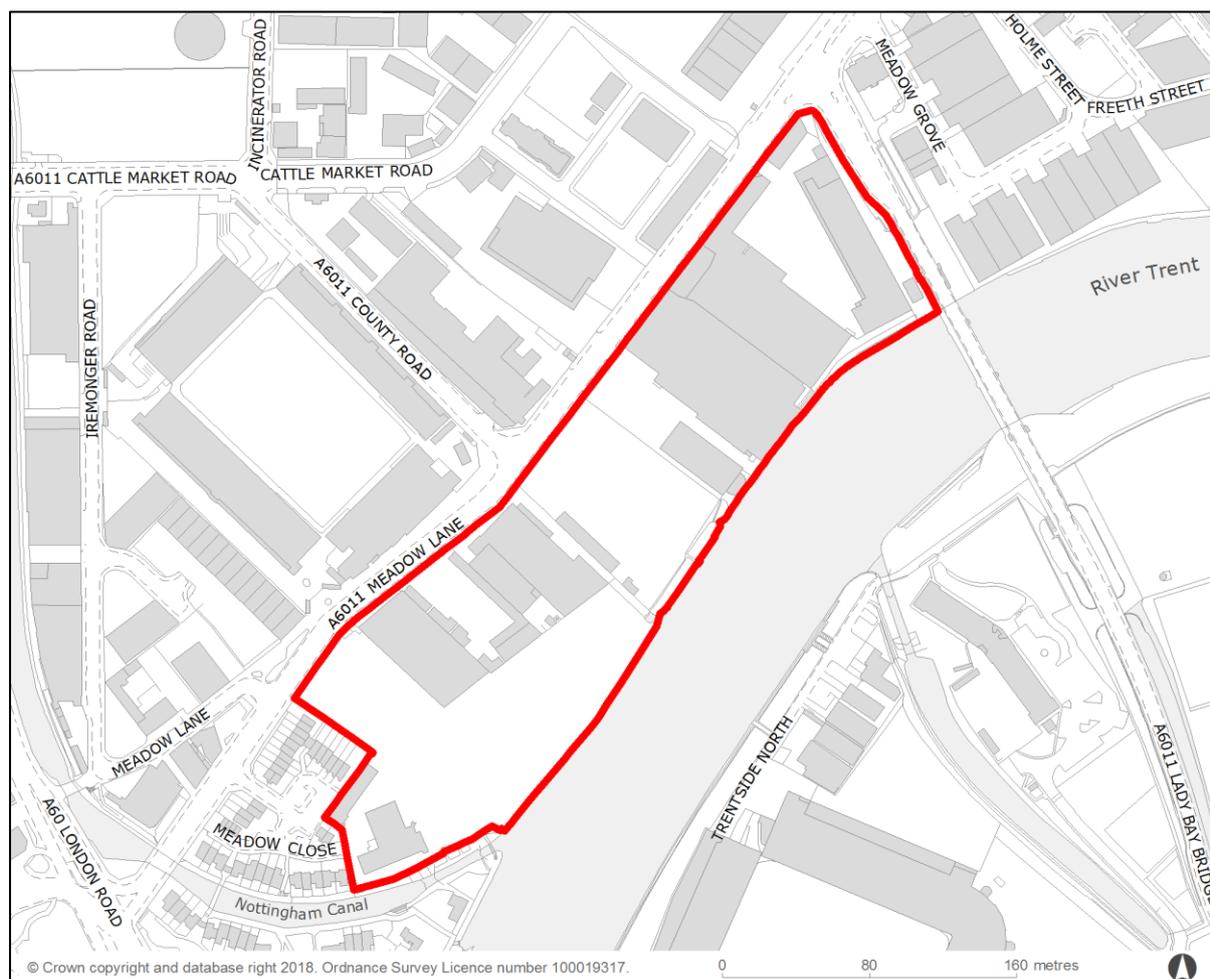
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.629 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 50 to 80 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.630 This site has been allocated to meet the Council's offices/light industry/research & development, residential, hotel and assembly & leisure requirements. The factors taken into account are referenced in the response to Question 1 above.

## PA81 Waterside - Meadow Lane



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.631 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.632 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Meadow Lane. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.633 No, the allocation of this site will secure a comprehensive development that will deliver housing and mixed uses, respond to the character of the site and surrounding area, and secure the open space needed for the area.

4.634 The Development Principles specify that Flood Risk Assessment is required as the site abuts an area of flood risk. Development should also utilise the opportunities afforded by the Tinkers Leen culvert that runs on site, with the potential to open up the watercourse to provide a green corridor with associated amenity and wildlife benefits.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.635 No the site is considered deliverable.

4.636 The site falls within the area covered by the Waterside SPD, currently in preparation. As such the site is subject to proactive regeneration activity by Nottingham City Council.

4.637 The site benefits from full planning application for part of the site for demolition of existing structures and the redevelopment of the site to form 95 dwellings, 385sq.m of retail and cafe floorspace (Class A1/Class A3), new vehicular access and parking, new waterfront pedestrian and cycle path, and public open space. Discharge of conditions has begun on this application which forms phase 1 of proposed development within the allocation.

4.638 A full planning application for phase 2 of the scheme is currently under consideration for a further residential development comprising 49 apartments, 18 townhouses, and retail space.

4.639 The remainder of the site is subject to leases which are due to expire shortly.

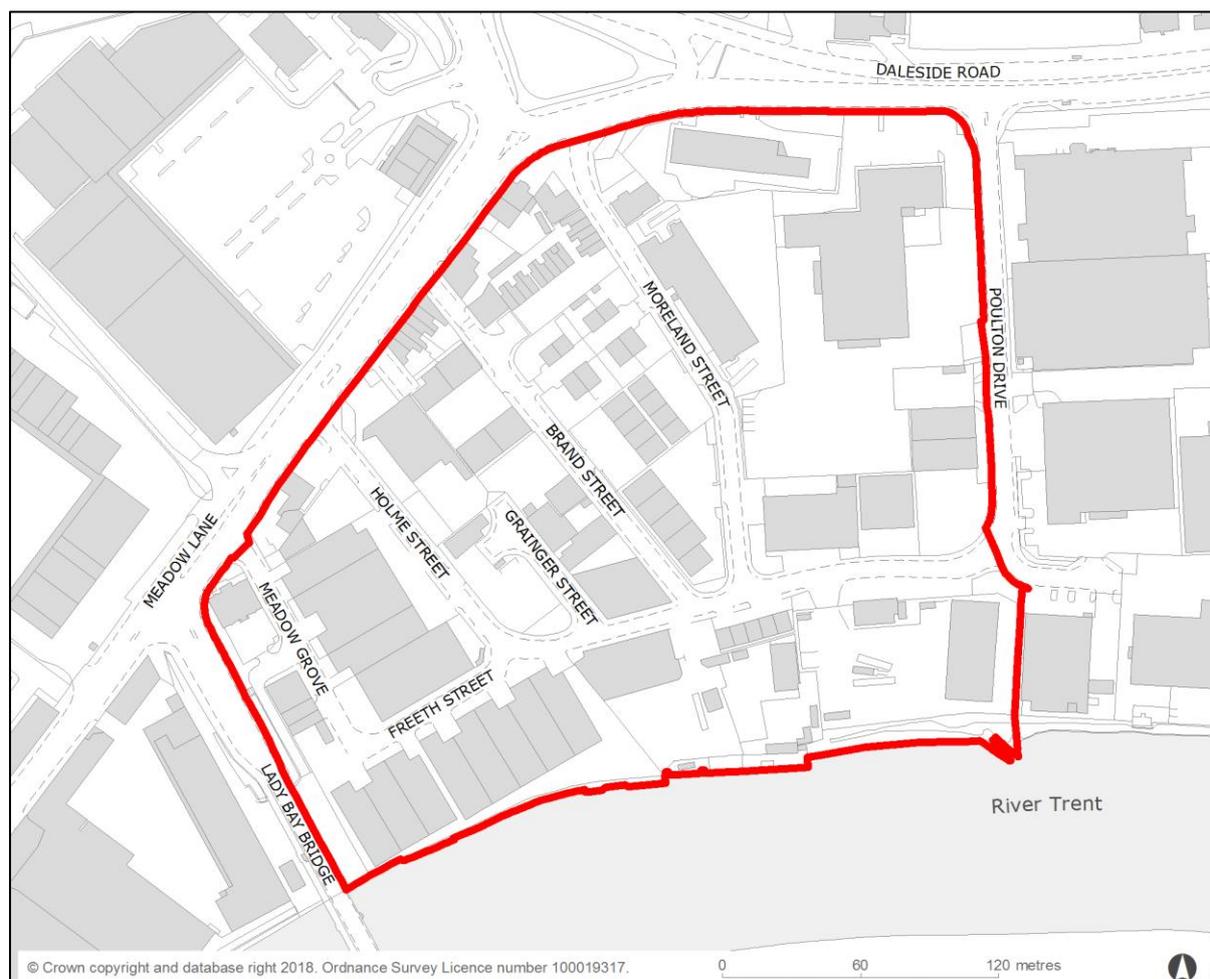
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.640 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 280 to 320 has been anticipated for this site. This capacity through a market appraisal exercise undertaken as part of the Waterside SPD preparation. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.641 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area, and other uses including offices/high technology, light industry/research & development, hotel, non-residential institutions, assembly and leisure. The factors taken into account are referenced in the response to Question 1 above.

## PA82 Waterside - Freeth Street



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.642 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.643 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk.

**Transport**

Vehicular access potentially achievable via Poulton Drive. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Bridgeway Health Centre are currently developing their premises to increase capacity.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.644 No, the allocation of this site will secure a comprehensive development that will deliver housing and mixed uses, respond to the character of the site and surrounding area, and secure the open space needed for the area. This brownfield site is an important part of the Waterside - a priority for regeneration with a long frontage to the River Trent.

4.645 The Development Principles specify the need for proposals to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Flood Risk Assessment is required as the site abuts an area of flood risk.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.646 No, the site is considered deliverable. The main constraint to development being through the existing businesses on site. This will be mitigated through careful phasing of development throughout the development of the Waterside area, and facilitating relocations, where appropriate, as set out in Policy RE8 of the LAPP and its justification text ([LAPP-CD-REG-01](#)).

4.647 The site falls within the plans of the Waterside Regeneration Zone (SPD currently in preparation). As such the site is subject to proactive regeneration activity by Nottingham City Council. The City Council has significant land ownership interests throughout this site.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.648 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 150 to 250 has been anticipated for this site. This capacity was determined through a market appraisal exercise undertaken as part of the Waterside SPD preparation. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.649 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area, also other uses including office, small scale convenience, restaurant/café and non-residential institution. The factors taken into account are referenced in the response to Question 1 above.

## PA83 Waterside - Daleside Road, Trent Lane Basin



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.650 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.651 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Brownfield site within area of medium flood risk

**Transport**

Vehicular access potentially achievable via Trent Lane and/or Poulton Drive. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.652 No, the allocation of this site will secure a comprehensive development that will deliver housing and mixed uses, respond to the character of the site and surrounding area, and secure the open space needed for the area. This brownfield site is an important part of the Waterside. A priority regeneration site with potential to make a significant contribution to regeneration objectives and deliver new public realm and Riverside walking and cycling links.

4.653 The Development Principles specify the need for proposals to have regard to the need to relocate existing businesses where necessary and to minimise disruption through sensitive development phasing and shall include adequate mitigation, where this is required, to avoid adverse impacts on new occupiers and existing businesses. Flood Risk Assessment is required as the site abuts an area of flood risk.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.654 No, the site is considered deliverable. The main constraint to development being through the existing businesses on site. This will be mitigated through careful phasing of development throughout the Waterside area as set out in Policy RE8 of the LAPP ([LAPP-CD-REG-01](#)).

4.655 The site falls within the plans of the Waterside area (SPD currently in preparation). As such the site is subject to proactive regeneration activity by Nottingham City Council.

4.656 Phase 1 of development at the Trent Basin site is now complete which is part of a hybrid planning application for full planning application for the erection of 41 dwellings comprising 35 houses and 6 apartments including landscaping, public open space and associated works (Phase 1); and Outline details for the erection of up to 119 dwellings (excluding Phase 1) including means of access (with matters of scale, landscaping, layout and appearance being reserved for later determination).

4.657 Phase 2 is now under construction with phase 3 application for approval of reserved matters also under consideration. Phase 4 discussions are ongoing.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

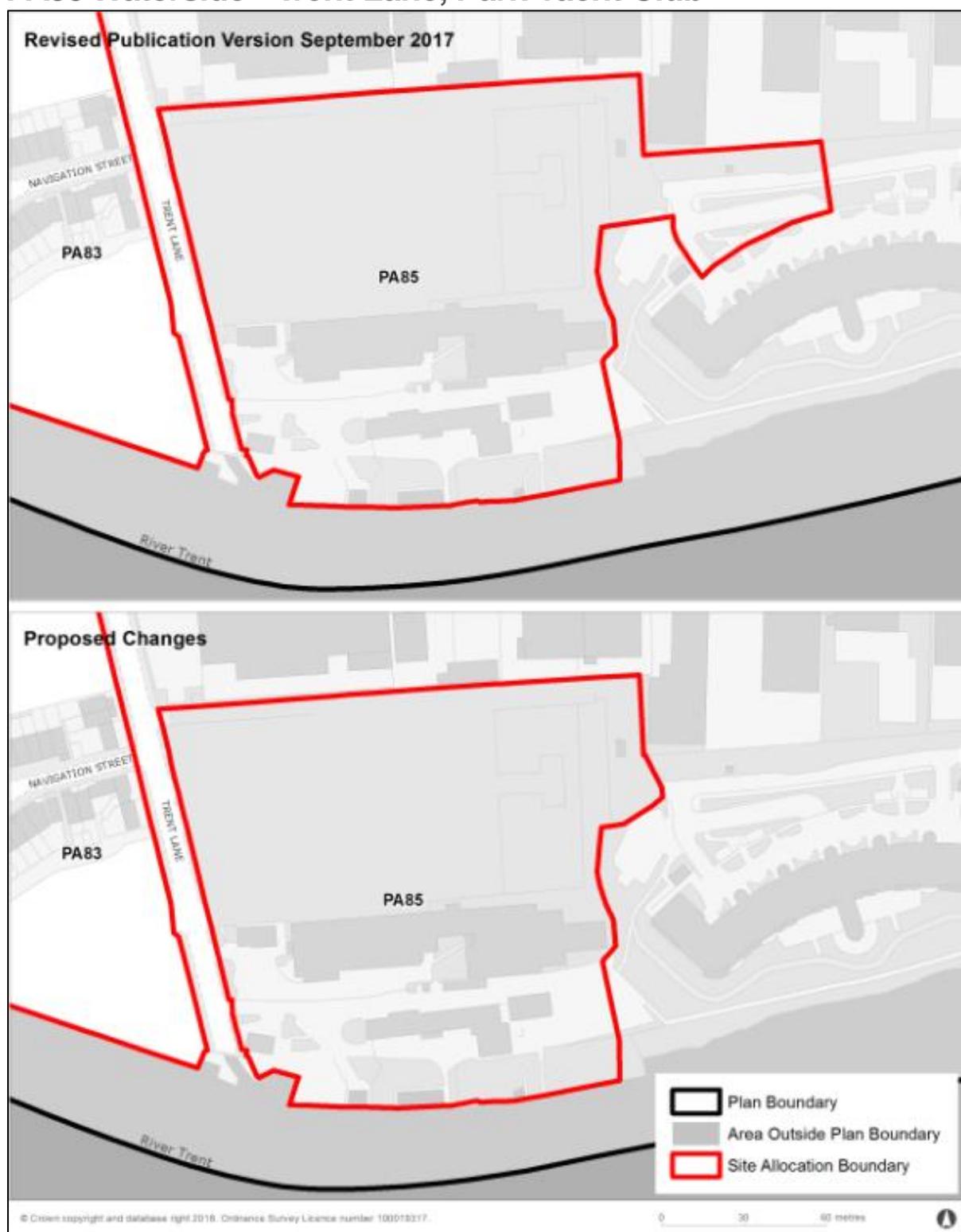
4.658 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 256 to 296 has been anticipated for this site. This capacity was determined through a market

appraisal exercise undertaken as part of the Waterside SPD preparation. Where planning permissions do not exist, a judgement on an appropriate 'range' of development has been applied for the number of employment/retail hectareage. There are no modifications proposed for this site.

**Q5. *How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?***

4.659 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area, also other uses including education, small scale convenience and restaurant/café. The factors taken into account are referenced in the response to Question 1 above.

## PA85 Waterside - Trent Lane, Park Yacht Club



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.660 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed

allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

- 4.661 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

Flood Risk

Brownfield site within area of medium flood risk

Transport

Vehicular access potentially achievable via Meadow Lane and/or Daleside Road. There is likely to be sufficient traffic capacity within the local network.

Education/Community Facilities

Primary and secondary schools within the area are projected to be full for the foreseeable future. Therefore, developments are likely to trigger s106 claims.

Health

Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

- 4.662 No, the allocation of this site will secure a comprehensive development that will deliver housing and mixed uses, respond to the character of the site and surrounding area, and secure the open space needed for the area. This brownfield site is an important part of the Waterside. A priority regeneration site with potential to make a significant contribution to regeneration objectives and deliver new public realm and Riverside walking and cycling links.

- 4.663 The Development Principles specify that the site is within an area of medium flood risk therefore Flood Risk Assessment is required.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

- 4.664 No, the site is considered deliverable.

- 4.665 The site falls within the plans of the Waterside area (SPD currently in preparation). As such the site is subject to proactive regeneration activity by Nottingham City Council.

- 4.666 The site benefits from full planning permission for demolition of existing buildings and erection of three apartment blocks (81 apartments) and associated works. This application is with regard to the southern riverside section of the site (c. 25%).

- 4.667 Discharge of conditions is ongoing.

- 4.668 The northern portion of the site also benefits from a full planning permission for Erection of 73 dwellings, comprising 50 houses and one apartment block containing 23 apartments. New access road, landscaping, parking and boundary treatments.

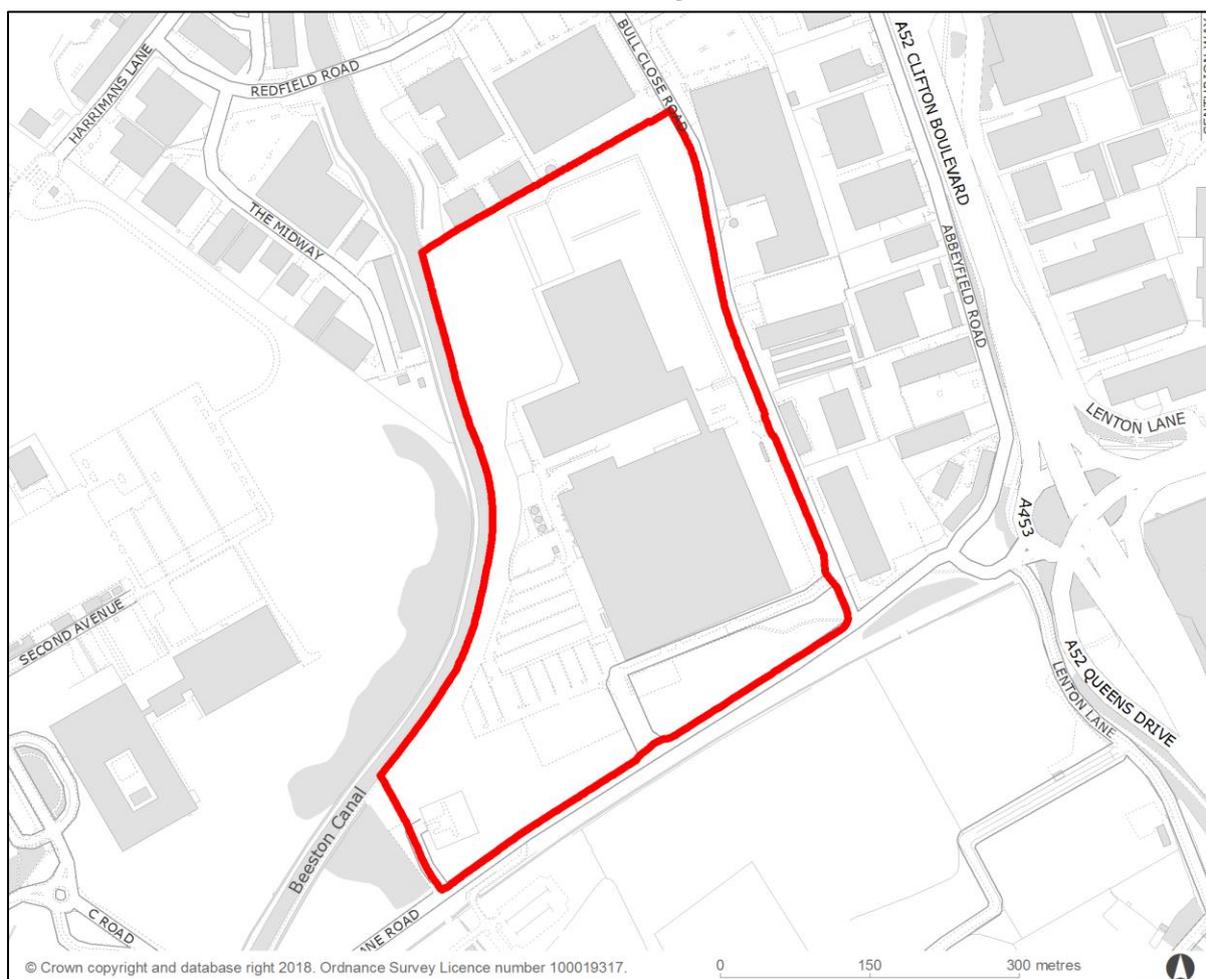
**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.669 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. An indicative range of 150 to 170 has been anticipated for this site. This capacity was determined by applying the average density of the surrounding area to the area of land considered developable. Modification SC123 is proposed to reflect land ownership and developable area.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.670 This site has been allocated to meet the Council's housing requirement and more specifically the need for family housing and open space need in this area. The factors taken into account are referenced in the response to Question 1 above.

## PA86 Thane Road - Horizon Factory



**Q1. Are the site allocations appropriate and justified in the light of potential constraints, infrastructure requirements and adverse impacts?**

4.671 Yes, Paras 6.12l to 6.12n of the Submission LAPP ([LAPP-CD-REG-01](#)) set out the Council's generic approach to site selection. The Site Assessment background paper ([LAPP-CD-BACK-06](#)) also provide more detailed information to support the proposed allocations. General infrastructure requirements are considered in the Infrastructure Delivery Plan ([LAPP-CD-REG-16](#)).

4.672 Any potential adverse impacts and necessary mitigation are set out in the development principles which are intended to give an indication of key issues relating to each site. Other standard requirements will be secured through the Development Management process.

**Flood Risk**

Within area of medium and high flood risk

**Transport**

Vehicular access potentially achievable via Thane Road and/or Bull Close Road. There is likely to be sufficient traffic capacity within the local network.

Contamination

Known contamination issues due to previous uses.

**Q2. Are there any significant factors that indicate that any sites/parts of any sites should not have been allocated?**

4.673 No, the allocation of this site will assist delivery of significant employment provision alongside wider regeneration benefits and helping to secure the future of high grade heritage assets, and secure the regeneration of a brownfield site.

4.674 The Development Principles specify that the site is within an area of high flood risk therefore Flood Risk Assessment is required. Thane Road to the south of the site is subject to Highway Planning Line TR2:12, and Transport safeguarding TR2.2 and as such a full transport assessment is required for the site.

**Q3. Is there any risk that site conditions and constraints might prevent development or adversely affect viability and delivery? Are the sites viable and deliverable?**

4.675 No, the site is considered deliverable and is a major strategic brownfield site adjacent to the Boots campus site which has enterprise zone status.

4.676 The site benefits from full planning permission for prior approval for demolition of the onsite buildings.

4.677 Outline planning application was received in July 2018, and is pending consideration, for the development of up to 46,556 sqm of B1, B2 and B8 industrial space, up to 12,115 sqm for a potential car showroom (use class Sui Generis) and with all matters reserved, except consideration of access.

**Q4. How were the site areas and capacities in terms of the various types of development determined? Are the assumptions regarding capacity and delivery justified and based on available evidence? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.678 Para 6.12o of the Submission Plan ([LAPP-CD-REG-01](#)) details the Council's approach to making a judgement on site capacity. In this case, as the use was recently employment, no net gain has been assumed, and the site is not included in the LAPP employment provision figures ([LAPP-CD-REG-01](#)). There are no modifications proposed for this site.

**Q5. How were the proposed uses and development principles for the allocated sites identified? What factors were taken into account? Are the proposed uses and development principles for the allocated sites effective and justified? Would the modifications proposed by the Council address any shortcoming in these respects?**

4.679 This site has been allocated to meet the Council's employment requirement. The factors taken into account are referenced in the response to Question 1 above.