

Paper Prepared by Nottingham City Council
Site Delivery Schedule

October 2018

Nottingham City
land and planning policies
Development Plan Document
Local Plan Part 2



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To identify quickly those sites that have either extant planning permission(s) or current planning applications, a summary table is provided at the end of this document. This summary also includes the construction status of planning permissions and the determination status of planning applications.

It should be noted that the Site Delivery Schedule is a living document. Information is correct at the time of publication but it is liable to change during the Examination period, primarily that information relating to a site allocation's planning status.

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1 PA1 Bestwood Road – Former Bestwood Day Centre

Site details		
Ownership – previously City Council, sold to developer Jan 2018.		
Planning Status		
Current Full Permission: 17/00241/PFUL3. 48 dwellings and associated infrastructure. Residential C3, predominantly family housing. Discharging conditions (18/00236/PDS4 and 18/00312/PVAR3). Development under construction.		
Issues/Constraints		
Small area at flood risk.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Historical industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	This site is located immediately adjacent to the River Leen. Prior written EA consent is required for any works within 8 metres from the top of bank. 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 site does not benefit from any formal flood defences. Therefore, any development or raising of land levels within the floodplain will need to be compensated for by the lowering of an equivalent area and volume of land that is currently outside, but adjacent to, the floodplain. The River Leen and Day Brook Strategic Flood Risk Assessment (SFRA) found that the River Leen catchment has been subject to extensive urbanisation and responds rapidly to rainfall. As such, the SFRA recommends that surface water runoff generated by new development is restricted to greenfield rates and utilises Sustainable Drainage Systems (SuDS). (Source: Site Assessment Background Paper (SABP)). Part of the site is within areas of medium and high flood risk. (Source: LAPP)	As part of this site is within an area at risk of flooding, it will be necessary for Nottingham City Council to undertake the flood risk Sequential Test. (Source: SABP).
Transport:	Access to the site is currently taken from Bestwood Road. The site does not benefit from particularly strong public transport links. The Moorbridge NET tram stop is close in distance, but separated by the rail line and not reasonably accessible by foot. The site is also fairly well removed (in pedestrian link terms) from the nearest services and facilities. General vehicle access potentially	More detailed assessment required to identify if junction enhancements required. (Source: SABP).

	achievable via Bestwood Road. Access onto Bestwood Road facilitated by signalised junction at Moorbridge/ Bestwood Road. However possible traffic constraints related to congestion at Hucknall Lane/Moor Bridge junction. Nearest city centre bound bus service on Moor Bridge (Trent Barton 3 - every 10mins). Site connects with Hucknall Road commuter cycle route and NCN6. (Source: SABP)															
Air Quality:	N/A. Not in an AQMA (Source: SABP)															
Education/Community Facilities:	Schools planning area: 0009 Bulwell.															
Green Infrastructure Open Space:	Potential 8m easement requirements adjacent to the River Leen provide an opportunity for the creation of a green infrastructure corridor. The site provides opportunities to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by. (Source: LAPP)															
Health:	Area 1. Catchment of Primary Care providers: Parkside Medical Practice, Leenview Surgery, Riverlyn Medical Centre, Springfield Medical Centre, Rise Park Surgery, St Albans Medical Centre. Summary message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Rise Park have developed outline plans to expand. Facilitate dialogue between stakeholders and tenants of Bulwell Riverside to ensure optimal use of facility														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								24	24							

2 PA2 Blenheim Lane

Site details																
Ownership -																
Planning Status																
Current Full Permission: 16/01055/PVAR3. Amendments to this permission 13/03051/PMFUL3 Energy from waste facility (160,000 tonnes of waste per annum capacity), manufacturing, research and development facility and associated offices granted in 2013. Development under technical commencement, all pre commencement conditions have been discharged.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Possible contamination issues. Adjacent to a former landfill site and associated ground gas (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		Site >1ha – site specific FRA required (Source: SABP). N/A (Underlain by a principal aquifer). (Source: LAPP).														
Transport:		Transport Assessment undertaken as part of the current planning permission. Two new vehicle accesses proposed on Firth Way (one exclusively for HGVs). No direct city centre bound buses directly serving the site. Nearest bus services located on Sellars Wood Drive. (Source: SABP)										Ideally the local public transport network, which caters for the employment uses at Blenheim, could be extended to make similar provision for the site if developed. (Source: SABP) Public transport links/ enhancements may be required as part of any development. (Source: LAPP).				
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		N/A														
Green Infrastructure Open Space:		Opportunities to protect and enhance Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by. Soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats. (Source: LAPP).														
Health:		N/A										N/A				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

3 PA3 Eastglade, Top Valley – Former Eastglade School Site

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Plans being worked up for 64 dwellings to be developed by NCH. NCC former school site. Residential C3, predominantly family housing, with proportion of site retained as open space. Subject to planning, aiming to be on-site by c. June 2019, Planning Application anticipated imminently. Topographical constraints may delay delivery.		
Issues/Constraints		
Topography		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Site surrounded by residential properties and is not close to a main road. Access point is via existing residential estate (Birkdale Way). Likely to be sufficient capacity within local network. No buses directly serving the site. Nearest city centre bound service (NCT88 - every 15mins) is on the Ridgeway/Old farm Road. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 300 could trigger a S106 claim. Primary catchment is Southglade, if planning area is nominated it is 0010 BesTop. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Oakwood, if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Residential development should include publicly accessible on site open space. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area,	

	creation of additional accessible open space elsewhere. (Source: LAPP)																
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.							Hucknall Road have developed plans to increase capacity by internal configuration of their premises.									
Utilities:	No issues identified																
Waste, Recycling & Energy Management:	No issues identified																
Steps to accelerate delivery																	
N/A																	
Delivery assumptions																	
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
								22	22	20							

4 PA4 Linby Street/Filey Street

Site details		
Ownership – Privately owned site.		
Planning Status		
Current planning permission 16/01552/PFUL3, which covers southwest portion of the site, has been implemented. 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. Permission Implemented.		
On-going discussions with landowners of northern (remaining) portion of the site. Constraints include flood risk and contamination. Site owners interested in getting the site redeveloped but third party facilitation will be required. Earliest anticipated date for delivery is toward the end of the Plan period.		
Employment B1 and B8, Residential C3, predominantly family housing and Retail A1.		
Issues/Constraints		
Residential use is dependent on the delivery of a wider flood risk mitigation scheme.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Former industrial uses (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site located immediately adjacent to River Leen. Prior written EA consent required for works within 8m from the top of bank. EA may require 8m easement. No formal flood defences, so development/ raising of levels within the floodplain will need to be compensated for by lowering of an equivalent area and volume of land outside, but adjacent to, the floodplain. SFRA recommends surface water runoff from new development is restricted to greenfield rates and utilises SuDS (Source: SABP). Within an area of high flood risk (Underlain by a secondary aquifer). (Source: LAPP)	Sequential Test needed. (Source: SABP).
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. Traffic capacity issues unlikely. Regular city centre bound bus services on Main Street. Links to NCN6 cycle route. Close to Bulwell train station and Bulwell Forest tram stop. (Source: SABP).	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Bulwell St Mary's, if planning area is nominated it is 0009 Bulwell. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a	Only small number of houses (5) outlined in application – therefore no Education S106 claim is being made. If this number increases (to more than 10) then Education to be

	Secondary S106 claim. Secondary catchment is Bulwell Academy if planning area is nominated it is 0061 North West / Central.	notified so a further assessment can be made.														
Green Infrastructure Open Space:	A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Opportunities for improved walking and cycling connections through the site and along the River Leen. (Source: LAPP)															
Health:	Area 1. Catchment of Primary Care providers: Parkside Medical Practice, Leenview Surgery, Riverlyn Medical Centre, Springfield Medical Centre, Rise Park Surgery, St Albans Medical Centre. Summary message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Rise Park have developed outline plans to expand. Facilitate dialogue between stakeholders and tenants of Bulwell Riverside to ensure optimal use of facility														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
Discussions with landowner																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
												13				

5 PA5 Ridgeway – Former Padstow School Detached Playing Field

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Part of a programme of regeneration across a number of sites, all in close proximity, to be developed by NCH. Residential C3, predominantly family housing, with a proportion of site retained as open space.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Careful consideration to access arrangements required, as the site is surrounded on three sides by existing development. General vehicle access potentially achievable off the Ridgeway. Likely sufficient traffic capacity within local network. NCT88 city centre bound service (every 15 mins) operates adjacent to the site. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 300 could trigger a S106 claim. Primary catchment is Southglade, if planning area is nominated it is 0010 BesTop. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Oakwood, if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Residential development should include publicly accessible on site open space. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere. (Source: LAPP)	
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre,	Hucknall Road have developed plans to increase capacity by

	Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.	internal configuration of their premises.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									35	30						

6 PA6 Beckhampton Road – Former Padstow School Detached Playing Field

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Part of a programme of regeneration across a number of sites, all in close proximity, to be developed by NCH. NCC owned former playing field identified for housing delivery. Residential C3, predominantly family housing, with proportion of site retained as open space.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Ground gas detected on nearby sites (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	General vehicle access potentially achievable from Parkview Road, Beckhampton Road or Eastglade Road. Likely sufficient capacity within local network. NCT 15, 16 and 88 (every 15mins) and 89 (every 8mins) both adjacent to site, and provide city centre bound services. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 300 could trigger a S106 claim. Primary catchment is Southglade, if planning area is nominated it is 0010 BesTop. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Oakwood, if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Residential development should include publicly accessible on site open space. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere. (Source: LAPP).	
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower	Hucknall Road have developed plans to increase capacity by

	Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.							internal configuration of their premises.								
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
										30	30	25				

7 PA7 Hucknall Road/Southglade Road – Southglade Food Park

Site details																
Ownership – City Council																
Planning Status																
No recent planning activity. Reliant on grant funding, which is being sought. Awaiting another round of funding. Employment B1 and B2.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Known contamination issues. Known ground gas issues in the area (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		Site >1ha – site specific FRA required (Source: SABP). N/A (underlain by a principal aquifer) (Source: LAPP).														
Transport:		Vehicle access achievable from Gala Way and/or Southglade Road. Likely sufficient traffic capacity within local network. Regular bus services on Hucknall Road, some bus services also available from Southglade Road. Cycle route provision on Hucknall Road. (Source: SABP)														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		N/A														
Green Infrastructure Open Space:		N/A														
Health:		N/A										N/A				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

8 PA8 Eastglade Road – Former Padstow School Site

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Part of a programme of regeneration across a number of sites all in close proximity. Masterplanning undertaken. To be developed by NCH. Delivery within 5 years.		
Residential C3, predominantly family housing, with significant proportion of site retained as open space.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	No obvious contamination issues. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Careful consideration to access arrangements required, as the site is surrounded by existing residential development. General vehicles access potentially achievable via Gainsford Crescent or Eastglade Road. Likely sufficient capacity within local network. NCT15 (every 15mins) on Gainsford Crescent and NCT88 (every 15mins) on Eastglade Road serve the site. Both city centre-bound routes. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 300 could trigger a S106 claim. Primary catchment is Henry Whipple, if planning area is nominated it is 0010 BesTop. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Oakwood/Park Vale , if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Residential development should include a significant proportion of improved publicly accessible on site open space. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area;	

	links to and improvement of local LWS/LNR at Sunrise Hill. (Source: LAPP)															
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.		Hucknall Road have developed plans to increase capacity by internal configuration of their premises.													
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									76	80	84					

9 PA9 Edwards Lane – Former Haywood School Detached Playing Field

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Land to be sold to private developer with development agreement in place. Potential to be delivered c. 2020. 2019 / 2020 start expected. Residential C3, predominantly family housing with a proportion of site retained as open space. Department of Education consent to release the site has been sought.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Some Made Ground on site (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Careful consideration to access arrangements required, as the site is surrounded by existing residential development. Vehicle access would need to be via remainder of playing field (outside of site) offset from junction with Edwards Lane/Arnold Road. NCT 89 (every 8mins) and NCT 88 (every 15mins) are city centre bound bus services which serve the site. NCT 15 (every 15 mins) available via Hartcroft Road dependent on pedestrian access from the site. (Source: SABP)	Traffic impacts upon Edwards Lane/Oxclose Lane junction may require testing. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 300 could trigger a S106 claim. Primary catchment is Robin Hood, if planning area is nominated it is 0010 BesTop. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Park Vale if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Residential development should include publicly accessible on site open space. Due to the proximity of PA3, PA5, PA6, PA8 and PA9 there is the opportunity to look at the Open Space requirements across all the sites. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments, improvement of	

	local LWS/LNRs; new equipped play area. (Source: LAPP)																
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.							Hucknall Road have developed plans to increase capacity by internal configuration of their premises.									
Utilities:	No issues identified																
Waste, Recycling & Energy Management:	No issues identified																
Steps to accelerate delivery																	
N/A																	
Delivery assumptions																	
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
									30	30	40						

10 PA10 Piccadilly – Former Henry Mellish School Playing Field

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Live Pre App – Residential PRS Development. Site in process of being sold to private housing developer. To be delivered within 5 years. Residential C3, predominantly family housing, with proportion of site retained as open space. Design considerations (impact on neighbouring religious buildings) may reduce total housing numbers.		
Issues/Constraints		
None Consideration of sensitive neighbouring use required		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Public transport available from St Albans Road and Highbury Road, both within walking distance of the site. Vehicle access potentially achievable off Piccadilly and/or Brooklyn Road. Likely sufficient traffic capacity within local network. Regular city centre bound bus services on Highbury Road and St. Albans Road. Site links to Hucknall Road Commuter Cycle Route. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Southwark, if planning area is nominated it is 0009 Bulwell. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Ellis Guilford if planning area is nominated it is 0061 North West / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	The provision of formal playing areas near to the monastery is not appropriate. Consideration should be given to low density buildings in this part of the site or an appropriate semi-natural buffer zone. Development should result in mitigation for open space lost on this site which may include provision elsewhere and/or an overall increase in the quality and ecological value of open space in the wider area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play areas. (Source: LAPP)	

Health:	Area 1. Catchment of Primary Care providers: Parkside Medical Practice, Leenview Surgery, Riverlyn Medical Centre, Springfield Medical Centre, Rise Park Surgery, St Albans Medical Centre. Summary message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Rise Park have developed outline plans to expand. Facilitate dialogue between stakeholders and tenants of Bulwell Riverside to ensure optimal use of facility														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							15	35								

11 PA11 Stanton Tip – Hempshill Vale

Site details (500 homes assumed)		
Ownership – Part City Council part privately owned site.		
Planning Status		
Council portion of site in process of sale to developer (Development Agreement). Owner undertaking contamination monitoring. Development likely to come forward towards the end of the plan period due to contamination and profile of the site. Remediation needed prior to development. Timescale for delivery expected to commence beyond 5 years for 500 housing units, with some of these delivered after the Plan period. Residential C3, predominantly family housing, additional uses Leisure D2, Community D1, Employment B1 and B2 and potentially small scale local need Retail A1.		
Issues/Constraints		
Contamination on-site.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Contamination due to former use as tip. Known contamination issues, coal spoil heap, gassing. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Outside floodzone 1 but potential for overland flooding due to site profile. A culverted watercourse runs beneath the former tip. (Source: SABP). No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management. Site specific FRA is required. (Source: LAPP)	The alignment of the culvert should be established. (Source: SABP).
Transport:	Good access to public transport (NET/Bus links). A link to Cinderhill Road would be the primary route to the site. Irwin Drive and Millennium Way West could be secondary routes, given size of site. Regular bus services operate on Cinderhill Road. Pedestrian connections would link to Phoenix Park NET stop. Local cycle route connections to NCN6 cycle route. (Source: SABP)	Further assessment of traffic capacity impacts on the local network required at planning application stage considering possible large scale of the development. (Source: SABP) A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. (Source: LAPP). Potential alignment of any potential extension of NET route from Phoenix Park westwards needs to be considered.
Air Quality:	N/A. Not in an AQMA (Source: SABP)	

Education/Community Facilities:	(500) Development will trigger a S106 claim. Primary catchment is Crabtree Farm, if planning area is nominated it is 0009 Bulwell. Development will trigger a Secondary S106 claim. Secondary catchment is Bulwell Academy if planning area is nominated it is 0061 North West / Central.	Education must be consulted when an application comes forward. If S106 is to be sought they will then advise on which school(s) or planning area(s) contributions would be used on.														
Green Infrastructure Open Space:	Significant opportunities to enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. Opportunities to open up the River Leen culvert should be explored to maximise opportunities for habitat creation. (Source: LAPP)															
Health:	Area 1. Catchment of Primary Care providers: Parkside Medical Practice, Leenview Surgery, Riverlyn Medical Centre, Springfield Medical Centre, Rise Park Surgery, St Albans Medical Centre. Summary message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Rise Park have developed outline plans to expand. Facilitate dialogue between stakeholders and tenants of Bulwell Riverside to ensure optimal use of facility														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
City Council owned land to be transferred/sold to developer																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
													50	100	100	100

12 PA12 Highbury Road – Former Henry Mellish School Site

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Pre App ongoing – Residential PRS Development. Site in process of being sold to private housing developer. Potential to be delivered in 5 years. Residential C3, predominantly family housing. Potential for community facilities to be provided.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	No obvious contamination issues (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	The site is well placed for public transport. Highbury Road is connected to the City Transport bus network, linking the site to the City Centre and Bulwell. Highbury vale tram stop is located approximately 500 metres from the site. General vehicle access potentially achievable via Highbury Road and/or Kersall Drive. Vehicle capacity issues unlikely. NCT68 and 69 (every 15 mins) are regular city centre bound services on Highbury Road. Site close to Hucknall Road commuter cycle route. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Southwark, if planning area is nominated it is 0009 Bulwell. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Ellis Guilford if planning area is nominated it is 0061 North West / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 1. Catchment of Primary Care providers: Parkside Medical Practice, Leenview Surgery, Riverlyn Medical Centre, Springfield Medical Centre, Rise Park Surgery, St Albans Medical Centre. Summary message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity.	Rise Park have developed outline plans to expand. Facilitate dialogue between stakeholders and tenants of Bulwell Riverside to ensure optimal use of facility

	There are national workforce issues that may also impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									36							

13 PA14 Arnside Road – Former Chronos Richardson

Site details		
Ownership – Part City Council owned / part privately owned.		
Planning Status		
NCC Property working with private owner to bring forward developable scheme. Cleared brownfield site in a residential area. Owner and NCC anticipate planning application/permission in 2019, with expectation of being onsite c.2020. Residential C3, predominantly family housing.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Former industrial uses (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site >1ha – site specific FRA required (Source: SABP). N/A (Underlain by principal and secondary aquifers – Source: LAPP).	
Transport:	General vehicle access potentially achievable from Wyton Close and Belconnen Road. The nearest city bound bus service is further afield on Arnold Road (NCT15 - every 15mins). Additional bus services available on further away on Hucknall Road. Located relatively close to Hucknall Road commuter cycle corridor. (Source: SABP)	Further detailed assessment may be required for traffic capacity impacts upon local network. Assessment would need to consider additional impacts upon congested Hucknall Road/Arnold Road junction. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 300 could trigger a S106 claim. Primary catchment is Robin Hood, if planning area is nominated it is 0010 BesTop. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Oakwood if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	New open space should be created as part of this development. There are opportunities to enhance biodiversity and habitats at southern boundary of the site. (Source: LAPP).	
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local	Hucknall Road have developed plans to increase capacity by internal configuration of their premises.

	practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
Owner and NCC cooperating in order to facilitate development																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									25	25	25					

14 PA15 Bulwell Lane – Former Coach Depot

Site details		
Ownership – Privately owned site.		
Planning Status		
Current Full Permission: 15/01102/PFUL3. Residential development comprising 32 dwellings and associated works. Under construction (as at 17 July 2018 seven dwellings completed with two more completions imminent). Expected completion date end of 2018 / early 2019. Residential C3, predominantly family housing.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues related to use as a former depot (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	Vehicle access potentially achievable from Bulwell Lane. Likely sufficient traffic capacity within local network. Regular bus services on Vernon Road. Highbury Vale tram stop located within walking distance of site. (Source: SABP) Access to the site should be via Bulwell Lane. (Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0009 Bulwell	
Green Infrastructure Open Space:	N/A.	
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.	Hucknall Road have developed plans to increase capacity by internal configuration of their premises.
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
							12	12								

15 PA16 Woodhouse Way – Nottingham Business Park North

Site details																
Ownership – private.																
Planning Status																
Current planning permission: 16/01020/PFUL3. Convenience store (class A1) and pub/restaurant (class A3/A4) with associated access, parking, pedestrian and cycle routes and other related works. Pub/restaurant completed. ALDI Completed (Opened 27 th Sept 18)																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		None														
Emergency Services:		No issues identified														
Flood Risk:		N/A. Site >1ha – site specific FRA required (Source: SABP).														
Transport:		<p>Vehicle access achievable via business park network roads, with some needing to become adopted. Site served by city centre bound Work Link 3 service. Operates am and pm peaks. Hourly service throughout the day to Phoenix Park. (Source: SABP).</p> <p>Highway Route Improvement Safeguarding (TR2.6) safeguards the existing road network to accommodate improvements to the road network if required. (Source: LAPP).</p> <p>Location within HS2 safeguarding area/ proximity to proposed route development of the site will need to be designed to take account of any amenity issues arising as a result.</p>										Traffic impacts upon A6002 Woodhouse Way junction may need testing. (Source: SABP).				
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		N/A														
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). Sensitive design is required to minimise any impacts. (Source: LAPP)														
Health:		N/A										N/A				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

16 PA17 Woodhouse Way – Woodhouse Park

Site details		
Ownership – Privately owned site.		
Planning Status		
Residential development comprising 290 dwellings and associated works (reserved matters for application reference 13/01703/POUT). Residential C3, predominantly family housing with scope for specialist housing suitable for elderly people. Largely built out / nearing completion. Anticipated completion in December 2018.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	No obvious contamination issues (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Vehicle access achievable via business park network roads, with some needing to become adopted. Site served by city centre bound Work Link 3 service every 30 mins. (Source: SABP). TR2.6 shown on the Policies Map safeguards the existing road network to accommodate improvements if required. (Source: LAPP).	Traffic impacts upon A6002 Woodhouse Way junction may need testing. (Source: SABP). This site is close to the proposed line of HS2. If committed on the currently proposed alignment, development of the site will need to be designed to take account of any amenity issues arising as a result. (Source: LAPP).
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0008 BilBrox	
Green Infrastructure Open Space:	The site is adjacent to both the Green Belt and Landscape Character Areas (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views of the business park and to reinforce the Green Belt boundary. The water course in the north east corner of the site should be retained and its wildlife value enhanced. Opportunities to enhance biodiversity and habitat corridors to Stone Pit Plantation LWS to the south west. There is potential for this development to help address identified open space deficiencies in the area. (Source: LAPP).	

Health:	Area 3. Catchment of Primary Care providers: Grange Farm Medical Centre, Bilborough Medical Centre, Bilborough Surgery, Strelley Health Centre, RHR Medical Centre. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Current review of a development at Strelley Health centre underway which has significant scope for expansion.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							52									

17 PA18 Vernon Road – Former Johnson Dyeworks

Site details		
Ownership – Part City Council owned / part privately owned site.		
Planning Status		
<p>Early Pre App discussions with housebuilder Owners actively working together to bring site forward, flood risk constraints and contamination land issues, therefore expectation that the site will be delivered in the later part of the Plan period. ERDF funding for flood mitigation. Awaiting flooding study. Delivery anticipated beyond 5 years. Residential C3, predominantly family housing and employment B1.</p>		
Issues/Constraints		
<p>Flood risk constraints. Contamination land issues.</p>		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Dyeworks, anecdotal asbestos dumping. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	<p>FRA required. Site located adjacent to Day Brook. Part of the site is in functional flood plain (1 in 10 year event). No flood defences, therefore any development/ raising of land levels within the floodplain will need to be compensated for by lowering of an equivalent area and volume of land outside, but adjacent to, the floodplain. River Leen and Day Brook (SFRA) found that the River Leen catchment has been subject to extensive urbanisation and responds rapidly to rainfall. As such, the SFRA recommends that surface water runoff generated by new development is restricted to greenfield rates and utilises Sustainable Drainage Systems (SuDS). (Source: SABP) Within an area of high flood risk (Underlain by a principal aquifer) (Source: LAPP)</p>	
Transport:	<p>Close to Basford NET tram stop. Vehicle access potentially achievable from Vernon Road for general traffic, although set back from busy Vernon Road/ Nottingham Road junction. Fox Grove/ White Road may not be suitable as an alternative, due to narrow residential layout. Regular city centre bound bus services (NCT68/69 - every 8mins) on Vernon Road and Nottingham Road. Basford tram stop also adjacent. (Source: SABP)</p>	<p>Further detailed assessment may be required for traffic capacity impacts upon local network. (Source: SABP)</p>
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	<p>Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Heathfield/Southwark, if planning area is nominated it is 0009 Bulwell. Secondary</p>	<p>Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information</p>

	schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Ellis Guilford if planning area is nominated it is 0061 North West / Central.	on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.														
Green Infrastructure Open Space:	The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. (Source: LAPP)															
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.	Hucknall Road have developed plans to increase capacity by internal configuration of their premises.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
NCC facilitating a flood alleviation scheme upstream																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
												20	20	20	20	7

18 PA19 Lortas Road

Site details		
Ownership – Privately owned site.		
Planning Status		
Current Full Permission: 14/01958/PFUL3. 35 dwellings and associated infrastructure (revised scheme). Discharge of conditions on-going. Under construction. Delivery is expected within 5 years. Residential C3, predominantly family housing with a proportion of onsite open space.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues due to the presence of former industrial uses locally. CL and gas advised on PA. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	The site is located a short distance from Nottingham Road, with the Basford tram stop and Hucknall Road commuter cycle corridor being relatively close by. General vehicle access potentially achievable from Lortas Road. Likely sufficient traffic capacity in local network. Nearest regular city centre bound bus services further afield on Nottingham Road. Close to Hucknall Road commuter cycle corridor. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0009 Bulwell	
Green Infrastructure Open Space:	Residential development should include on site public open space which is overlooked, secure and well integrated. Notable species may be on site, full protected species and Phase 1 survey required and, if required, mitigation measures to avoid adverse impacts. (Source: LAPP).	
Health:	Area 5. Catchment of Primary Care providers: The Medical Centre – Irfan, Sherwood Rise Medical Centre, Elmswood Surgery, Sherrington Park Medical Practice, Tudor House Medical Practice, Welbeck Surgery. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.	Tudor House have developed outline plans to expand Feasibility studies to be carried out for potential developments within a number of health centres within this area.
Utilities:	No issues identified	

Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							18	17								

19 PA20 Haydn Road/Hucknall Road – Severn Trent Water Depot

Site details		
Ownership – Privately owned site (Severn Trent).		
Planning Status		
Site suitable for residential development with willing owners. Deliverable towards the mid late plan period.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination from former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site >1ha – site specific FRA required (Source: SABP). N/A. (Underlain by a principle aquifer) (Source: LAPP).	
Transport:	Vehicle access to the site potentially achievable off Haydn Road and/or Hucknall Road, offset from Haydn Road/ Hucknall Road junction. Regular city centre bound services on Haydn Road and Hucknall Road serving the site. Site adjacent to Hucknall Road Commuter Cycle Route. (Source: SABP)	May require further detailed assessment of vehicle capacity impacts upon local network. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Haydn, if planning area is nominated it is 0007 Forest Fields. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Oakwood, if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 5. Catchment of Primary Care providers: The Medical Centre – Irfan, Sherwood Rise Medical Centre, Elmswood Surgery, Sherrington Park Medical Practice, Tudor House Medical Practice, Welbeck Surgery. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.	Tudor House have developed outline plans to expand Feasibility studies to be carried out for potential developments within a number of health centres within this area.
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
												25	15	15	15	

20 PA21 Mansfield Road – Sherwood Library

Site details																
Ownership – Nottingham City Council																
Planning Status																
Site is currently being marketed / out to tender to potential developers. Retail A1, residential C3, office B1, community facility/library D1. There is a desire to accommodate the existing library on this site as part of any redevelopment proposal. Anticipate being onsite within 2 years.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		None														
Emergency Services:		No issues identified														
Flood Risk:		N/A (Underlain by a principal aquifer) (Source: LAPP)														
Transport:		General vehicle access potentially achievable via Spondon Street and/or Mansfield Street. Likely sufficient traffic capacity in local network. City centre bound bus services on Mansfield Road. Existing pedestrian crossing facilities over Mansfield Road. (Source: SABP) Adequate parking should be ensured as part of development proposals. (Source: LAPP).														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		Schools planning area: 0007 Forest Fields														
Green Infrastructure Open Space:		N/A.														
Health:		Area 5														
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

21 PA23 Radford Road – Former Basford Gasworks

Site details		
Ownership – Privately owned site.		
Planning Status		
Currently working to get the nearby gas cylinders declassified – process anticipated to be complete by the end of 2018. Planning history: 12/02756/PFUL3. Erection of mixed use development including employment/retail /residential and leisure within classes A1, A2, A3, B1, B2, B8, C3 and D2). Permission expired 9 Jan. 2018. Discussions ongoing with the new owners of the site.		
Issues/Constraints		
Although site had planning permission there are known delivery constraints due to the owner going into receivership.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Former gas works. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site >1ha – site specific FRA required (Source: SABP). N/A. (Underlain by a principal aquifer). (Source: LAPP).	
Transport:	General vehicle access potentially achievable from Radford Road. Likely sufficient traffic capacity for site. Served by half hourly bus services to city centre from Valley Road. Site between Wilkinson Street and Basford tram stops. Site located next to National Cycle Route 6. (Source: SABP). Existing site access points should be utilised where possible. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas. (Source: LAPP).	Potential of a tram stop located adjacent to site between Wilkinson Street and Basford may want to be considered.
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Whitemoor, if planning area is nominated it is 0008 BilBrox. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Ellis Guilford if planning area is nominated it is 0061 North West / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Site is adjacent to the River Leen LWS and this green corridor should be protected and enhanced using soft landscaping. There is potential for this development to help	

	address identified open space deficiencies in the area. (Source: LAPP)															
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre, Queen Bower Surgery, SouthGlade Medical Practice, The Alice Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. Southglade Health Centre is a large new purpose built health centre which has existing physical capacity to deliver additional appointments/services. There are national workforce issues that may impact on capacity.	Hucknall Road have developed plans to increase capacity by internal configuration of their premises.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
Discussions with new owner. Decommissioning nearby gas cylinders.																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
												22	20	20		

22 PA24 College Way – Melbury School Playing Field

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Secretary of State and NCC approval obtained for disposal. Sale to private developer underway with exchange of contracts soon (within c.2 months). Subject to planning, anticipation of starting onsite Summer 2019. Potential for all to be delivered in 5 years. Current active pre app.		
Issues/Constraints		
The area of the site has been reduced slightly by a 10m strip to allow for school growing activities. Residential C3, predominantly family housing with provision of onsite open space.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Site surrounded by development on all four sides, requiring consideration of access points. Vehicular access potentially achievable off College Way, although in the County, so would be subject to consultation. Alternatively, vehicle access may be achievable off Hanslope Crescent and Melbury Road. Nearest city centre bound bus services on Strelley Road and Bracebridge Drive. Connects to the Strelley Commuter Cycle Corridor. (Source: SABP).	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Melbury, if planning area is nominated it is 0008 BilBrox. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is NUSA, if planning area is nominated it is 0063 West.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Residential development should include publicly accessible on site open space with links to existing open space in the north west. (Source: LAPP).	
Health:	Area 3. Catchment of Primary Care providers: Grange Farm Medical Centre, Bilborough Medical Centre, Bilborough Surgery, Strelley Health Centre, RHR Medical Centre. Summary Message: Potential population growth in nearby area may impact on	Current review of a development at Strelley Health centre underway which has significant scope for expansion.

	practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								20	35							

23 PA25 Chingford Road Playing Field

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
The developable area of the site has been reduced to respond to local demand for open space. Potential to be delivered in 5 years. Terms of disposal to be agreed soon. Residential C3, predominantly family housing with a proportion of the site retained as open space.		
Issues/Constraints		
Nearby historic assets. Access arrangements to be finalised.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Access to the site needs careful consideration as the site is surrounded by residential properties. Likely sufficient traffic capacity within local network. NCT35 (every 10mins) is a city centre bound service which operates from Wigman Road. NCT 77 (every 10mins) also available from Strelley Road. Connects with Strelley commuter cycle route. (Source: SABP)	The possibility of vehicle access off Chingford Road to be determined. Alternatively, vehicle access may be achievable off St. Martins Road, although a narrow road. Feasibility of both would need to be determined. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Jubilee/Melbury, if planning area is nominated it is 0008 BilBrox. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is NUSA/ Bluecoat Beechdale if planning area is nominated it is 0063 West.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Development proposals should secure the provision of publicly-accessible formal on-site open space. To provide a buffer to and to help protect the setting of heritage assets, this open space should be located to the north west of the site and cover approximately one third of the site area. It should include a proportion of semi-natural open space which could form part of a larger multi-purpose greenspace. (Source: LAPP).	
Health:	Area 3. Catchment of Primary Care providers: Grange Farm Medical Centre, Bilborough Medical Centre, Bilborough Surgery, Strelley Health Centre, RHR Medical Centre.	Current review of a development at Strelley Health centre underway which has significant scope for expansion.

	Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									40	50	50					

24 PA26 Denewood Crescent – Denewood Centre

Site details		
Ownership – Nottingham City Council and Nottinghamshire County Council		
Planning Status		
<p>Current planning permission: 17/02244/NOUT. Outline planning permission for residential development with all matters reserved except access. D&A Statement states the application seeks approval for up to 110 homes.</p> <p>The Council has completed a Collaboration Agreement with the County Council (majority land owner). Site marketing over Summer 2018. Anticipate being on site Summer 2019.</p> <p>Residential C3, predominantly family housing with potential for an element of specialist housing to meet the needs of the elderly.</p>		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Vehicle access potentially achievable via Denewood Crescent. Likely sufficient traffic capacity in local network. No bus routes serve Denewood Crescent. Nearest city centre bound services (NCT 35/77 – 10 mins) on Strelley Road. Some infrequent bus services available from Beechdale Road. Served by Strelley Commuter Cycle Route. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Jubilee, if planning area is nominated it is 0008 BilBrox. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Bluecoat Beechdale, if planning area is nominated it is 0063 West.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 3. Catchment of Primary Care providers: Grange Farm Medical Centre, Bilborough Medical Centre, Bilborough Surgery, Strelley Health Centre, RHR Medical Centre. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are	Current review of a development at Strelley Health centre underway which has significant scope for expansion.

	national workforce issues that may also impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								20	50	40						

25 PA27 Wilkinson Street – Former PZ Cussons

Site details		
Ownership – Privately owned site.		
Planning Status		
Planning permission history: 10/00021/POUT. Residential development including public open space and ancillary infrastructure following demolition of existing structures. Planning permission for residential development (expired Nov 2013). Site has been cleared (with exception of chimney). Development likely late in the plan period.		
Issues/Constraints		
NCC engaging with owners to address flood risk constraints. Contamination		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Former soap factory. (Source: SABP)	Remediation for any contamination required. (Source: SABP)
Emergency Services:	No issues identified	
Flood Risk:	Site should remain floodplain neutral, providing floodplain compensation. Mitigation measures include floor levels 600mm above the 1 in 100 year plus climate change scenario should be considered and safe access egress for emergency services/ occupants. Flood risk to the railway line should be considered in design. SuDS must be incorporated and greenfield runoff rates achieved from managed surface water drainage scheme. (Source: SABP) Within an area of high flood risk, with a proportion of the site lying in the functional floodplain (Underlain by principal aquifer). (Source: LAPP)	
Transport:	The site is well placed for public transport with Wilkinson Street tram and park and ride stop opposite site. (Infrequent) bus links to city centre and Bulwell located nearby on Radford Road. Vehicle access potentially achievable off Wilkinson Street. (Source: SABP). Proposals for pedestrian and vehicular access/egress to the site should have regard to the NET depot to the northern side of Wilkinson Street. New and improved walking and cycling links should be provided across the site - indicative route shown on the Policies Map. (Source: LAPP).	May require further detailed assessment of traffic capacity impacts upon local network. (Source: SABP).
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Whitemoor, if planning area is nominated it	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to

	is 0008 BilBrox. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Ellis Guilford if planning area is nominated it is 0061 North West / Central.	provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.														
Green Infrastructure Open Space:	The River Leen LWS and its associated green corridor, borders the site to the east and south. These habitats should be protected, and where possible, enhanced by the development. (Source: LAPP).															
Health:	Area 3. Catchment of Primary Care providers: Beechdale Surgery, Aspley Medical Centre, Boulevard MC, Churchfields MC, Melbourne Park MC, Lime tree Surgery. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Aspley Medical Centre has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available. Melbourne Park Medical Centre has been completely rebuilt and extended. Good sized clinical rooms designed for multipurpose use and flexibility offer scope for additional capacity.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														40	37	

26 PA29 Bobbers Mill Bridge – Land Adjacent to Bobbers Mill Industrial Estate

Site details		
Ownership – Privately owned site.		
Planning Status		
Brownfield site, suitable for residential development. Delivery anticipation late in the plan period. Residential C3, predominantly family housing.		
Issues/Constraints		
Contamination, land assembly and flood risk to be resolved.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Mixed industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Main flood risk is from overtopping of railway line. Holistic scheme in partnership with other developments in Bobbers Mill area may be a potential solution to preventing flooding to the railway line. Flood risk to and from site needs to be managed incorporating flood resilience within the design and floodplain compensation and mitigation measures, including floor levels 600mm above the 1 in 100 year plus climate change scenario to be considered and safe access egress for occupants and emergency services. Encourage SuDS within early stage design and ensure runoff rates achieved from managed surface water drainage scheme. (Source: SABP) Within areas of medium and high flood risk (Underlain by a principal aquifer). (Source: LAPP)	
Transport:	Vehicle access potentially achievable via Nuthall Road service road, which is one way northbound. Likely sufficient traffic capacity on local network. Site served by regular city centre bound bus services on Nuthall Road. (Source: SABP)	Opportunities to improve walking and cycling links through the site should be explored. (Source: LAPP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Whitemoor, if planning area is nominated it is 0008 BilBrox. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Ellis Guilford, if planning area is nominated it is 0061 North West / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.

Green Infrastructure Open Space:	Opportunities to improve walking and cycling links through the site should be explored alongside opportunities for habitat enhancement. (Source: LAPP)															
Health:	Area 3. Catchment of Primary Care providers: Beechdale Surgery, Aspley Medical Centre, Boulevard MC, Churchfields MC, Melbourne Park MC, Lime tree Surgery. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.		Aspley Medical Centre has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available. Melbourne Park Medical Centre has been completely rebuilt and extended. Good sized clinical rooms designed for multipurpose use and flexibility offer scope for additional capacity.													
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														9	10	

27 PA30 Bobbers Mill Bridge – Bobbers Mill Industrial Estate

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Planning application for residential in 2011 withdrawn. Brownfield site, suitable for residential development. Flooding grant funding should assist in de-risking the site. Delivery anticipation late in the plan period. Residential C3, predominantly family housing, employment B1.</p>		
Issues/Constraints		
Contamination, land assembly and flood risk to be resolved.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Mixed industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	River Leen runs through the site. Written consent needed for works within 8m of bank and 8m easement required. No flood defences so any raising of land/change in levels affecting floodplain requires appropriate equivalent compensation. SuDS and greenfield run off. (Source: SABP) Within an area of high flood risk (Source: LAPP)	
Transport:	A number of regular city centre bound services operate from Bobbers Mill Bridge and Alfreton Road. Existing pedestrian crossing facilities over Nuthall Road/ Aspley Lane junction. (Source: SABP) There are opportunities to improve cycle and pedestrian connections through the site and an indicative route is shown on the Policies Map. (Source: LAPP)	General vehicle access potentially achievable via Alfreton Road, off A610, although suitable access/egress arrangements would need to be determined. Traffic impacts upon the Nuthall Road/Aspley Lane junction would also need to be tested. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Berridge, if planning area is nominated it is 0007 Forest Fields. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is Djanogly CA if planning area is nominated it is 0062 North East / Central.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	The River Leen LWS 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 watercourse. Open space could be provided either side to buffer,	

	protect and enhance the River Leen. There is potential for this development to help address identified open space deficiencies in the area. (Source: LAPP)															
Health:	Area 3. Catchment of Primary Care providers: Beechdale Surgery, Aspley Medical Centre, Boulevard MC, Churchfields MC, Melbourne Park MC, Lime tree Surgery. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.		Aspley Medical Centre has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available. Melbourne Park Medical Centre has been completely rebuilt and extended. Good sized clinical rooms designed for multipurpose use and flexibility offer scope for additional capacity.													
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
Discussions with landowner.																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														40	40	20

28 PA32 Beechdale Road – South of Former Co-op Dairy

Site details		
Ownership – Privately owned site.		
Planning Status		
Outline planning permission reference 11/00785/POUT now expired for the erection of 36 dwellings and associated works. Residential C3, predominantly family housing.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Former industrial uses, including bus depot. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	The site is located outside of the floodplain but a culverted ordinary watercourse potentially runs through the site. The alignment of the culvert should be established and there should be no built development on top of the culvert. NCC Drainage Engineers may be able to provide further information about the culverted watercourse and will be able to advise if an easement is required should the watercourse be opened up (Source: SABP). N/A. (Underlain by a principal aquifer) (Source: LAPP).	
Transport:	General vehicle access potentially achievable off Beechdale Road. Likely sufficient traffic capacity in local network. Ring Road Major proposals will improve capacity along orbital route. NCT28 (8 mins) is a regular city centre-bound service from Beechdale Road/ Hollington Road, a short walk from the site. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0008 BilBrox	
Green Infrastructure Open Space:	N/A.	
Health:	Area 3. Catchment of Primary Care providers: Beechdale Surgery, Aspley Medical Centre, Boulevard MC, Churchfields MC, Melbourne Park MC, Lime tree Surgery. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Aspley Medical Centre has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available. Melbourne Park Medical Centre has been completely rebuilt and extended. Good sized clinical rooms designed for

		multipurpose use and flexibility offer scope for additional capacity.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
Discussions with landowner to determine reasons for non implementation.																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
											20	16				

29 PA33 Chalfont Drive – Former Government Buildings

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Latest planning permission: 18/00719/PFUL3. Revision of approved development 14/02823/PRES4 to construct 13 dwellings instead of 8 and substitution of house types</p> <p>Under Construction: 15/01345/PVAR3. Outline application for the redevelopment of the site with up to 475 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 (variation of condition 13 (renewables) and removal of conditions 15 (10% Lifetime Homes) and 16 (level 4 of the Code for Sustainable Homes).</p> <p>Original outline permission: 09/02049/POUT.</p> <p>Discussions ongoing regarding the southern portion of the site.</p> <p>Residential C3, predominantly family housing.</p>		
Issues/Constraints		
Historic asset onsite.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Govt buildings, CL and gas conditions on planning applications. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	General vehicle access potentially achievable from Robins Wood Road and/or Chalfont Drive. Likely sufficient traffic capacity in local network. Ring Road Major proposals will improve capacity along orbital route. NCT 28 (every 8 mins) city centre bound service operates from Beechdale Road. Site adjacent to Strelley Commuter Cycle Route. (Source: SABP).	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0008 BilBrox	
Green Infrastructure Open Space:	There is existing open space on the site - this should be retained and enhanced with opportunities for additional open space provision within the site. (Source: LAPP)	
Health:	Area 3. Catchment of Primary Care providers: Beechdale Surgery, Aspley Medical Centre, Boulevard MC, Churchfields MC, Melbourne Park MC, Lime tree Surgery. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Aspley Medical Centre has some opportunities for internal reconfiguration and also site development potential on adjacent land currently being available. Melbourne Park Medical Centre has been completely rebuilt and extended. Good sized clinical rooms designed for multipurpose use and flexibility

		offer scope for additional capacity.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							70	70	70	70	44					

30 PA34 Beechdale Road – Former Beechdale Baths

Site details																
Ownership – Council owned site																
Planning Status																
Developer consultation ongoing, full application imminent for Retail Development comprising Lidl foodstore (A1) and retail units, landscaping, car-parking and all associated works. Site in the process of being sold. Dependent on planning, anticipated being onsite within 2 years.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure			Summary Assessment										Further Work			
Contamination:			Possible contamination issues. Vehicle stabling, baths infrastructure. (Source: SABP)													
Emergency Services:			No issues identified													
Flood Risk:			Site >1ha – site specific FRA required (Source: SABP). N/A. (Underlain by a principal aquifer) (Source: LAPP).													
Transport:			Good public transport – NCT 28 route on Beechdale Road. Vehicle access potentially achievable off Beechdale Road, offset from Beechdale Road/Western Boulevard junction. Likely sufficient traffic capacity within the local network, with Ring Road Major enhancing traffic capacity. NCT 28 (8 mins) is a regular city centre bound bus service which serves the site. NCN6 Cycle Route and Ring Road cycle facilities adjacent to the site. (Source: SABP)													
Air Quality:			N/A. Not in an AQMA (Source: SABP)													
Education/Community Facilities:			Schools planning area: 0008 BilBrox													
Green Infrastructure Open Space:			N/A. (Source: LAPP)													
Health:			Area 3													
Utilities:			No issues identified													
Waste, Recycling & Energy Management:			No issues identified													
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

31 PA35 Woodyard Lane – Siemens

Site details		
Ownership – Privately owned site.		
Planning Status		
Current planning application: 18/00060/POUT. Demolition of existing buildings and the erection of up to 110 dwellings and means of access.		
Outline application approved at Planning Committee in June 2018 and Granted subject to conditions 27 th September 2018 (Decision Notice).		
Site located in a residential area is suitable and delivery is expected towards the middle of plan period.		
Residential C3, predominantly family housing and open space.		
Delivery likely to be earlier than anticipated.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Electricity depot. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Potential vehicle access via Hallowell Drive (unadopted), off Lambourne Drive. Alternatively Woodyard Lane, which is a single lane road (although 2 cars can pass at low speed). Traffic capacity issues unlikely. No city centre bound bus services directly serving the site. Nearest bus services further afield on Wollaton Road. (Source: SABP). Walking and cycling links to Woodyard Lane should also be created. (Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0005 Wollaton	
Green Infrastructure Open Space:	There is potential for the development to provide accessible public open space to help address deficiencies in the area with opportunities to improve and retain areas of grassland. The trees along the western and northern edges of the site should be retained as a buffer to the rail line to the north and to provide green corridors. (Source: LAPP)	
Health:	Area 7. Catchment of Primary Care providers: Deer Park Family Medical Centre, Wollaton Park Medical Centre, Cripps Health Centre. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.	Deer Park and Wollaton Park have outlined plans to increase capacity. Cripps Health centre new building currently underway.

Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
											30	40	40			

32 PA36 Russell Drive – Radford Bridge Allotments

Site details																
Ownership – Privately owned site.																
Planning Status																
Current Full Permission: 17/00965/PRES4. Approval of reserved matters relating to housing and nature reserve phases for outline planning permission reference 12/01583/POUT for residential development and regeneration of allotments incorporating new public open space. Original application 12/01583/POUT granted permission upon appeal. Under Construction.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		None														
Emergency Services:		No issues identified														
Flood Risk:		N/A. (Proposals should be accompanied by a flood risk assessment and incorporate SuDS) (Source: LAPP)														
Transport:		Appeal conditions seek access/new junction from Russell Drive. (Source: SABP). Trent Barton Two (every 10mins) service available from Russell Drive.														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		Schools planning area: 0005 Wollaton														
Green Infrastructure Open Space:		Proposals should make provision for the replacement and enhancement of existing allotments. Site to include public open space and retain and enhance existing trees and hedgerows. Scheme should enhance Bilborough Brook and Martin's Pond and Harrison's Plantation Local Nature Reserves. Proposals should enhance the water environment of Martin's Pond. (Source: LAPP)														
Health:		Area 7. Catchment of Primary Care providers: Deer Park Family Medical Centre, Wollaton Park Medical Centre, Cripps Health Centre. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.										Deer Park and Wollaton Park have outlined plans to increase capacity. Cripps Health centre new building currently underway.				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

								30	30	30	20								
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33 PA37 Robin Hood Chase

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
<p>Planning history: 10/02102/NVAR4. Outline application for redevelopment of Robin Hood Chase, local centre for mixed use including joint service centre, retail, office and residential. Original outline application: 09/03346/NOUT.</p> <p>Community facility now seems unlikely and the retail and joint service centre are complete. What remains to be developed will likely be residential.</p> <p>Anticipate deliver late in the plan period.</p> <p>Residential C3, to include elderly and family housing provision and a Community Facility/Centre D1.</p>		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	CL issues – Under investigation. Former historic uses (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. (Source: LAPP)	
Transport:	General vehicle access potentially achievable from Aster Road and/or Livingston Road. Likely sufficient traffic capacity in local network. Regular city centre bound buses on St. Ann's Wells Road. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0006 St Anns	
Green Infrastructure Open Space:	N/A.	
Health:	<p>Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice.</p> <p>Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.</p>	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		
N/A		
Delivery assumptions		

11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
																14

34 PA38 Carlton Road – Former Castle College

Site details		
Ownership – private ownership		
Planning Status		
Discussions with landowner have taken place. Developers seeking development over a wider site, including some open space elements. Former college on brownfield site within largely residential area. Suitable for community use with element of residential. Residential C3, Employment B1, Community and Education D1.		
Issues/Constraints		
Contamination		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Closed landfill, ground pollution, particularly at rear of site (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	General vehicle access potentially achievable via Carlton Road. Likely sufficient capacity in local network. Regular city centre bound buses on Carlton Road. Cycle Route provision on Carlton Road. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary – in the specific area. Some developments could trigger a S106 claim. Primary local school is Nottingham Academy (other local school could be named), if planning area is nominated it is 0003 Sneinton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1) Nottingham Academy, alternative would be Emmanuel.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments.	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development

	There are national workforce issues that may impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														9	10	

35 PA39 Carlton Road – Former Co-op

Site details		
Ownership – Privately owned site.		
Planning Status		
Currently being marketed. Brownfield site close to residential properties. Expectation that site will remain in its existing use, with residential as a fall back position. Retail A1 and Residential C3, including family housing.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. (Underlain by a secondary aquifer) (Source: LAPP).	
Transport:	General vehicle access potentially achievable via Seymour Street, St. Matthus Road or Stonebridge Road. Regular city centre bound bus services on Carlton Road. Cycle route provision on Carlton Road. (Source: SABP)	Further detailed assessment of traffic capacity impacts may be required, depending upon scale of any development. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Primary schools are projected to be full for the foreseeable future - developments are likely to trigger a primary S106 claim. Primary local school is Blue Bell Hill (other local school could be named), if planning area is nominated it is 0006 St Anns. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1) Nottingham Academy, alternative would be Emmanuel.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact capacity.	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development
Utilities:	No issues identified	

Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
												7	7	4		

36 PA40 Daleside Road – Former Colwick Service Station

Site details		
Ownership – Privately owned site.		
Planning Status		
Current Full Permission: 17/01490/PNMA. Amendment to planning permission reference 14/03073/PFUL3 for 16 units. Residential C3. Site is completed.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	Within an area of high flood risk (and underlain by a secondary aquifer). (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Daleside Road. Sufficient traffic capacity likely on A612 Corridor. City centre bound bus routes located on Daleside Road. (Source: SABP) Proposals should ensure that the safe operation of the cycle route to the front of the site is not adversely affected. Proposals should take account of the Highway Planning Line to the south of the site (TR2.11) associated with Daleside Road/ Southern Growth Corridor. (Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0003 Sneinton	
Green Infrastructure Open Space:	Opportunities to enhance the adjacent Colwick Woods LWS and Colwick Woods Nature Reserve. (Source: LAPP)	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development
Utilities:	No issues identified	

Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							16									

37 PA41 Alfreton Road – Forest Mill

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>18/01668/PNMA Alteration to wording of conditions 3,4,5,6,7 and 8 to enable demolition of remaining building on site prior to the submission of details required to discharge these conditions.</p> <p>Current Full Permission: 16/02524/POUT. Hybrid planning application. Full application erection of 8 storey building comprising 81 residential units and 7 commercial premises. Outline application for up to 229 residential units.</p> <p>Ongoing Pre App regarding the outline element.</p> <p>Site partly cleared and subject to proactive regeneration activity by NCC and site owners.</p> <p>Retail A1, food & drink A2, A3 (as component of mixed use scheme), residential C3, student accommodation (sui generis).</p>		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable from Highurst Street, Boden Street and Denman Street. Likely sufficient traffic capacity in local network. Regular city centre bound bus services from Alfreton Road. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0004 Lenton	
Green Infrastructure Open Space:	N/A.	
Health:	<p>Area 4. Catchment of Primary Care providers: Greenfields MC, Mayfield MC, Radford Health Centre – Phillips, Radford Medical Practice – NTU, St Lukes Surgery, The Fairfields Practice, The Forest Practice, Victoria/Mapp Health centre, High green Medical Practice.</p> <p>Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.</p>	<p>Review of Radford Health centre to look at internal reconfiguration to increase capacity.</p> <p>Practices within Mary Potter Centre do not have any scope to expand into adjoining areas of the building.</p>
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
								30	30	21	60	60	60	49		

38 PA42 Ilkeston Road – Radford Mill

Site details																
Ownership – Privately owned site.																
Planning Status																
Current Full Permission: 16/02301/PFUL3. Demolition and part demolition of existing buildings. Conversion to residential and new build residential units. Currently onsite. Anticipated completion date autumn 2019.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Possible contamination issues. Former industrial uses. (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		N/A (Underlain by a principal aquifer) (Source: LAPP)														
Transport:		General vehicle access potentially achievable via Norton Street and/or Garden Street. Likely sufficient traffic capacity in local network. Regular city centre bound buses on Ilkeston Road. Served by Strelley commuter cycle route. (Source: SABP)														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		Schools planning area: 0004 Lenton														
Green Infrastructure Open Space:		N/A.														
Health:		Area 4. Catchment of Primary Care providers: Greenfields MC, Mayfield MC, Radford Health Centre – Phillips, Radford Medical Practice – NTU, St Lukes Surgery, The Fairfields Practice, The Forest Practice, Victoria/Mapp Health centre, High green Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.										Review of Radford Health centre to look at internal reconfiguration to increase capacity. Practices within Mary Potter Centre do not have any scope to expand into adjoining areas of the building.				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							170	165								

39 PA43 Salisbury Street

Site details		
Ownership – Privately owned site.		
Planning Status		
Current planning permission: 16/00815/POUT. Outline application for residential development of 21 dwellings. s.106 recently completed. Suitable residential scheme with few constraints.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues due to former uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	The River Leen and Day Brook 2011 model demonstrates that Faraday Road could be subject to flooding in a 1 in 20 year event. Therefore access/egress arrangements should consider alternative routes to and from the development for periods of flooding on the river Leen. Mitigation measures to include finished floor level of 600mm above 1 in 100 year plus climate change floodplain heights. FRA must consider impact of Leen. Encourage SuDS to be incorporated within development and encourage greenfield runoff rates are achieved from surface water drainage scheme. Site is underlain by principal aquifer. (Source: SABP) Part of the site within area of high flood risk (Source: LAPP)	
Transport:	Vehicle access potentially achievable via Faraday Road and/or Salisbury Road. Likely sufficient traffic capacity within local network. No bus services directly serving the site. Nearest city centre-bound bus services on Derby Road and Ilkeston Road - high frequency. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0004 Lenton	
Green Infrastructure Open Space:	N/A.	
Health:	Area 4. Catchment of Primary Care providers: Greenfields MC, Mayfield MC, Radford Health Centre – Phillips, Radford Medical Practice – NTU, St Lukes Surgery, The Fairfields Practice, The Forest Practice,	Review of Radford Health centre to look at internal reconfiguration to increase capacity. Practices within Mary Potter Centre do not have any scope

	Victoria/Mapp Health centre, High green Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									10	11						

40 PA44 Derby Road – Sandfield Centre

Site details		
Ownership – privately owned site		
Planning Status		
Current planning permission: 17/01772/PFUL3. Erection of 95no. residential dwellings (C3) and associated infrastructure, site access and landscaping. Discharge of conditions ongoing. Current application: 18/00479/PDS4. Onsite and delivery expected within 5 years. First housing completions anticipated late 2018.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	No obvious contamination issues. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Lenton Boulevard or Sandfield Road, although would need to be set back from Lenton Boulevard/Derby Road junction. Capacity considerations upon Derby Road corridor and Derby Road/Lenton Boulevard junction would need to be determined. Regular city centre-bound buses on Derby Road and Ilkeston Road. (Source: SABP)	Capacity considerations upon Derby Road corridor and Derby Road/Lenton Boulevard junction would need to be determined. (Source: SABP) Improvements to cycling and walking links to and through the site should be explored. (Source: LAPP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	S106 claim already made. Primary planning area nominated is 0004 Lenton. Secondary planning area nominated is 0068 Single 4 NUASt.	Claim already made - £503,660
Green Infrastructure Open Space:	N/A.	
Health:	Area 4. Catchment of Primary Care providers: Greenfields MC, Mayfield MC, Radford Health Centre – Phillips, Radford Medical Practice – NTU, St Lukes Surgery, The Fairfields Practice, The Forest Practice, Victoria/Mapp Health centre, High green Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Review of Radford Health centre to look at internal reconfiguration to increase capacity. Practices within Mary Potter Centre do not have any scope to expand into adjoining areas of the building.
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
								50	45							

41 PA45 Prospect Place

Site details		
Ownership – privately owned site.		
Planning Status		
No recent planning activity, but active discussions between landowner, developer and NCC. Site cleared, suitable for residential with a willing owner. Residential C3, predominantly family housing.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	Site >1ha – site specific FRA required (Source: SABP). N/A (Underlain by a Principal Aquifer) (Source: LAPP).	
Transport:	Bus routes on Castle Boulevard. High frequency services on Derby Road. (Source: SABP). Adjacent to Abbey Bridge and Castle Boulevard Cycle route.	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Primary schools are projected to be full for the foreseeable future - developments are likely to trigger a primary S106 claim. Primary catchment is Edna G Olds (other local school could be named), if planning area is nominated it is 0004 Lenton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Bluecoat Beechdale (other local school could be named), if planning area is nominated it is 0063 West.	Education must be consulted when an application comes forward. If S106 is to be sought they will then advise on which school(s) or planning area(s) contributions would be used on.
Green Infrastructure Open Space:	There are opportunities to introduce new greenspace and landscaped areas to improve access to open space and improve biodiversity. (Source: LAPP)	
Health:	Area 4. Catchment of Primary Care providers: Derby Road Health Centre. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Derby Road Health Centre have developed plans to increase capacity by expanding their premises.
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		
N/A		

Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
								11	12							

42 PA46 Derby Road – Former Hillside Club

Site details		
Ownership – Privately owned site.		
Planning Status		
Site planning history – Outline planning permission: 11/04238/POUT. Outline application for new residential development, including proposed access. Permission has now expired. Temporary planning permission: 14/00440/NVAR4. Use of the site as a temporary car park, which has now expired.		
Issues/Constraints		
Possible flood risk		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Close proximity Combined Heat and Power Plant at Queens Medical Centre, recommends consulting with NCC's Environmental Health Officer. The River Leen (designated as a Main River), runs in culvert through the north-western part of the site and then in an open channel along the western boundary. The alignment of the culvert should be established. EA's prior written consent is required for any works within 8 metres from the top of bank. An 8m strip may be required to be kept free for essential maintenance and flood risk management work. (Source: SABP) Within area of medium flood risk (underlain by a principal aquifer) (Source: LAPP)	
Transport:	Existing vehicle access via Derby Road is narrow. Would need land take from adjacent car park to make it feasible. Arnesby Road would be a potentially achievable alternative. However right turns in and out from/onto Derby Road may be difficult in peak periods, due to volume of traffic. Likely sufficient traffic capacity within local network. Regular city bound bus routes on Derby Road. Links to NCN6 cycle route. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Primary schools are projected to be full for the foreseeable future - developments are likely to trigger a primary S106 claim. Primary catchment is Dunkirk (other local school could be named), if planning area is nominated it is 0004 Lenton. Secondary schools are projected to be full for the	Education must be consulted when an application comes forward. If S106 is to be sought they will then advise on which school(s) or planning area(s) contributions would be used on.

	foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Bluecoat Beechdale (other local school could be named), if planning area is nominated it is 0063 West.															
Green Infrastructure Open Space:	An 8m easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and cycling links. There are protected trees on site which require consideration when designing any proposal. (Source: LAPP)															
Health:	Area 4. Catchment of Primary Care providers: Derby Road Health Centre. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Derby Road Health Centre have developed plans to increase capacity by expanding their premises.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
Discussions with landowner																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
												15	10	10		

43 PA47 Abbey Street/Leengate

Site details																
Ownership – publicly owned site																
Planning Status																
Lapsed planning permission: 09/01414/POUT. Outline application for MediPark (3.7Ha) comprising office B1a, research and development B1b and education D1 uses, ancillary facilities and associated parking and landscaping. Part of Enterprise Zone. Implementation contingent on Hospital estate rationalisation.																
Issues/Constraints																
Possible contamination																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Possible contamination issues. Former industrial uses. (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		Within area of high flood risk (underlain by a principal aquifer) (Source: LAPP)														
Transport:		Vehicle access potentially achievable via Leen Gate and Abbey Street. Likely sufficient traffic capacity for site. Bus services on Abbey Street. New tram stop on Gregory Street / QMC close to site. Connects To Abbey Bridge and Castle Boulevard cycle route. (Source: SABP). NET Phase Two runs through this site and any proposal will need to address this. To the north east of the site Abbey Street/ Gregory Street is subject to Highway Route Improvement Safeguarding (TR2.5). (Source: LAPP).														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		N/A														
Green Infrastructure Open Space:		The River Leen green corridor should be preserved and enhanced through development, with new on site open space connecting to this. (Source: LAPP)														
Health:		N/A										N/A				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

44 PA49 NG2 West – Enterprise Way

Site details																
Ownership – privately owned site																
Planning Status																
Current planning permission: 16/00526/POUT. 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.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Known contamination issues. Former Royal Ordnance factory. (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		The Greater Nottingham Strategic Flood Risk Assessment (GNSFRA) has considered the risk of flooding before and after the completion of the Nottingham Left Bank Flood Alleviation Scheme (NLBFAS) noting upon completion of the NLBFAS the site is at risk of flooding in a 1 in a 100 year plus climate change return period. (Source: SABP) Within area of medium and high flood risk (underlain by a principal aquifer) (Source: LAPP)														
Transport:		Vehicle access potentially achievable via Enterprise Way. Likely sufficient traffic capacity on local network. City-Link is a regular (ten mins) city centre bound bus service operating on Queens Drive. NET Route / NG2 tram stop adjacent to the site, which may affect access point for site. The site is served by the new tram stop on Enterprise Way. (Source: SABP)														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		N/A														
Green Infrastructure Open Space:		Green corridor along the adjacent railway line should be retained and any onsite landscaping should comprise semi- natural habitats to link to and complement the adjacent Queen’s Meadow. (Source: LAPP)														
Health:		N/A										N/A				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28



45 PA50 NG2 South – Queens Drive

Site details		
Ownership – privately owned site		
Planning Status		
Longstanding outline permission for an office led mixed use development as part of NG2 Business Park, potential for site to be used by neighbouring occupiers. Employment B1a/b.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Former Royal Ordnance factory. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	The Greater Nottingham Strategic Flood Risk Assessment (GNSFRA) has considered the risk of flooding before and after the completion of the Nottingham Left Bank Flood Alleviation Scheme (NLBFAS) noting upon completion of the NLBFAS the site is at risk of flooding in a 1 in a 100 year plus climate change return period. (Source: SABP) Within area of medium and high flood risk (underlain by a principal aquifer) (Source: LAPP)	
Transport:	Vehicle access likely to be required via Experian Way. Additional junction/access unlikely to be feasible on Queens Drive, due to proximity of two adjacent junctions. City Link is a regular (ten mins) city centre bound bus service operating on Queens Drive. Served by tram stop on Enterprise Way. NET Phase Two travels through the business park. (Source: SABP) Development should have regard to potential highway improvements on Experian Way, safeguarded under TR2.9. (Source: LAPP)	Feasibility of using existing car park access road, which currently is not adopted, would need to be determined. Traffic capacity impacts may require further detailed assessment, once scale of site is confirmed. (Source: SABP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	N/A	
Green Infrastructure Open Space:	Soft landscaping should link with the green corridor to the south of the site. (Source: LAPP)	
Health:	N/A	
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28

46 PA52 University Boulevard – Nottingham Science and Technology Park

Site details		
Ownership -		
Planning Status		
<p>Current planning application: 17/02866/PFUL3 pending consideration. Three storey building providing undercroft parking, cafe, conference and meeting space at ground floor, with office space above (phase 1).</p> <p>Application covers northern part of the site (c.25% of the allocated site's total area).</p> <p>Expected to come before November 2018 Planning Committee.</p>		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	The Tottle Brook ordinary watercourse runs to the north of the site and a site-specific Flood Risk Assessment should give consideration to the risk of flooding presented by Tottle Brook. (Source: SABP) Within area of medium flood risk (Source: LAPP)	
Transport:	Vehicle access potentially achievable via University Boulevard. Likely sufficient traffic capacity within local network. Regular bus services on University Boulevard. Site served by new tram stop on University Boulevard (University of Nottingham). Site served by cycle route provision on University Boulevard. (Source: SABP) The new tram line (NET Phase Two) runs adjacent this site and there is a proposed pedestrian/cycle link from University Boulevard to PA54 Boots running adjacent to the site which incorporates a bridge over the railway line. Any proposal will need to take these into account. (Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	N/A	
Green Infrastructure Open Space:	Development should give consideration to the adjacent Tottle Brook and Beeston Sidings LNR and their protection and enhancement. (Source: LAPP)	
Health:	N/A	
Utilities:	No issues identified	

Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

47 PA53 Electric Avenue

Site details																
Ownership – Privately owned																
Planning Status																
No recent planning activity. Site recently change owner, who has indicated progressing an employment led development. Office/research & development /light industrial B1.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Possible contamination issues. Historic colliery site. (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		Data from the Greater Nottingham Strategic Flood Risk Assessment should be considered when developing the site. Tottle Brook flows from west to east through the roundabout, in a culvert north of the site. Advise that FRA considers the risk of flooding from this source. In the defended floodplain of the River Trent. (Source: SABP) Within area of medium flood risk (Underlain by a principal aquifer) (Source: LAPP)														
Transport:		Vehicle access potentially achievable off Tottle Road. Egress from site onto Queens Drive, achievable via adjacent roundabout, with central reservation on Tottle Road. Site served by NCT48 (10mins) and NCT 49 (15 mins) on Queens Drive. Site adjacent to Big Track circular cycle route. (Source: SABP).										May require further detailed assessment of traffic capacity impacts upon the local network. (Source: SABP)				
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		N/A														
Green Infrastructure Open Space:		An element of green space should be provided and integrated into the layout of the development. (Source: LAPP)														
Health:		N/A														
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
Discussions with new owner																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

48 PA54 Boots site

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Current planning application: 14/02038/POUT. Outline planning permission approved subject to completion of S106 (anticipated shortly).</p> <p>Outline application for mixed-use development 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 development is in Broxtowe Borough.</p> <p>Current planning permission: 14/02039/PFUL3. 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. Being implemented. Infrastructure (remediation, flood mitigation, spine road and new bridge over canal) currently on site. Major regeneration site subject to proactive delivery by public / private sector partners with D2N2 funding support.</p> <p>Current planning permission: 17/00231/PFUL3. Cycle/pedestrian route from University Boulevard, including a bridge over the Midland Mainline railway, to Thane Road. Associated works and means of enclosure.</p>		
Issues/Constraints		
Possible contamination		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Contamination issues due to previous uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	The Greater Nottingham Strategic Flood Risk Assessment (GNSFRA) has considered the risk of flooding before and after the completion of the Nottingham Left Bank Flood Alleviation Scheme (NLBFAS) noting upon completion of the NLBFAS the site is at risk of flooding in a 1 in a 1000 year plus climate change return period. Flood risk assessment should consider risk of flooding from a breach or overtopping of the flood defences. Site layout should not increase on/off site flood risk. (Source: SABP) Within areas of medium and high flood risk (Underlain by a secondary aquifer). (Source: LAPP)	
Transport:	Vehicle access potentially achievable via Humber Road South and Thane Road. New link road between Thane Road and Main Road built. Internal connections between the two would need to consider industrial traffic and to avoid rat running traffic. Site	May require further detailed assessment of traffic capacity impacts upon local network. (Source: SABP). A transport assessment is required in line with Appendix B

	<p>served regularly by NCT 49 bus service. Adjacent to the Big Track circular cycle route and University Boulevard cycle route. (Source: SABP).</p> <p>There are opportunities for enhanced cycling and walking routes to and through the site including a proposed pedestrian/ cycle link from University Boulevard to the site running through the site which incorporates a bridge over the railway line. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.12) as shown on the Policies Map. (Source: LAPP)</p>	of the Core Strategy. (Source: LAPP).														
Air Quality:	<p>Not in an AQMA. (Source: SABP)</p> <p>Combined heat and power plant on site, careful consideration is required that the redevelopment of this site does not lead to of air quality issues for any new sensitive receptors. (Source: LAPP)</p>															
Education/Community Facilities:	Schools planning area: 0004 Lenton															
Green Infrastructure Open Space:	<p>Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. (Source: LAPP)</p>															
Health:	<p>Area 4. Catchment of Primary Care providers: Derby Road Health Centre.</p> <p>Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.</p>	Derby Road Health Centre have developed plans to increase capacity by expanding their premises.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							50	50	50	50	30					

49 PA55 Ruddington Lane – Rear of 107-127

Site details																
Ownership – Privately owned site																
Planning Status																
Current planning permission: 17/01760/PFUL3. Demolition of number 111 Ruddington Lane; the creation of an access from Ruddington Lane and the development of 21 dwellings. Currently discharging conditions under application 18/00922/PDS4.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		None														
Emergency Services:		No issues identified														
Flood Risk:		Within an area of high flood risk (underlain by a secondary aquifer) (Source: LAPP)														
Transport:		General vehicle access potentially achievable via Ruddington Lane. Sufficient traffic capacity likely on Ruddington Lane. Nearest city centre bound bus routes NCT3 - every 20 mins on Ruddington Lane. New tram stop located nearby. (Source: SABP). Proposals should explore opportunities to improve pedestrian access to the tram stop to the east of the site. (Source: LAPP).														
Air Quality:		N/A. Not in an AQMA (Source: SABP)														
Education/Community Facilities:		Schools planning area: 0001 Clifton														
Green Infrastructure Open Space:		Proposals should not adversely affect the Local Wildlife Site to the east of the site. (Source: LAPP)														
Health:		Area 8. Catchment of Primary Care providers: Clifton Medical Practice, John Ryle Medical Centre, Rivergreen Medical Centre, Sunrise Medical Centre. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.										Rivergreen Medical Centre have outlined plans to increase capacity.				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								10	10							

50 PA56 Sturgeon Avenue – The Spinney

Site details		
Ownership – Privately owned.		
Planning Status		
<p>Planning history: 07/00449/PFUL3 (Now lapsed). Erection of 3 storey building to accommodate 77 self-contained apartments for elderly persons following demolition of existing Spinney residential care home. Residential permission has now expired.</p> <p>Owner has been contacted and has made representations on the Plan with interest to get the site developed. Assumed to deliver later in the Plan period.</p>		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	Within an area of high flood risk (underlain by a secondary aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Sturgeon Avenue. Likely capacity in local network. Nearest city centre bound bus routes located on Clifton Lane and Farnborough Road. New tram route on Farnborough Road in walking distance. (Source: SABP).	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Dovecote, if planning area is nominated it is 0001 Clifton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel could be named).	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Proposals should not adversely affect the Local Wildlife Site adjacent to the site. (Source: LAPP)	
Health:	<p>Area 8. Catchment of Primary Care providers: Clifton Medical Practice, John Ryle Medical Centre, Rivergreen Medical Centre, Sunrise Medical Centre.</p> <p>Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.</p>	Rivergreen Medical Centre have outlined plans to increase capacity.
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
													25	25		

51 PA57 Clifton West

Site details		
Ownership – Part NCC, part private.		
Planning Status		
Current planning application: 18/00056/POUT. Outline planning application for residential development with all matters reserved except access under consideration. Site owned by NCC and the Nottingham Trent University proactive delivery partners. Approximately 18-24 months to get on site. Nearby wildlife may require buffer zone, which could impact total housing numbers. Targeting November or December 2018 Planning Committee.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Closed landfill adjacent. Will require CL investigation, possibly remediation (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	No existing link connecting to site from Clifton Lane. Access would be required off Hartness Road, which is a residential area, with extra traffic using this road. Site delivery closely linked with completion of A453 improvements. Half hourly city centre-bound bus service (NCT3) operating on Hartness Road. (Source: SABP). Access to the site is safeguarded from Hawksley Gardens and Finchley Close under TR2.18. (Source: LAPP).	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Glapton, if planning area is nominated it is 0001 Clifton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel could be named).	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	The site is adjacent to both the Green Belt and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts, particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. The careful layout of open/	

	greenspace/ allotments could also help to protect both the setting of heritage assets and avoid adverse impacts on the adjacent two LWS's, Clifton Woods Local Nature Reserve and Holme Pit SSSI by providing a buffer of semi-natural habitat. There is potential for this development to help address open space deficiencies in the area, including for allotment provision. (Source: LAPP).															
Health:	Area 8. Catchment of Primary Care providers: Clifton Medical Practice, John Ryle Medical Centre, Rivergreen Medical Centre, Sunrise Medical Centre. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.	Rivergreen Medical Centre have outlined plans to increase capacity.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							40	80	80	80						

52 PA58 Green Lane – Fairham House

Site details		
Ownership – Privately owned site.		
Planning Status		
Current Full Permission: 16/02648/PFUL3. 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.		
Retail element complete.		
Reserved matters permission regarding residential element: 18/01120/PRES4 – granted October 2018 Discharge of conditions application: 18/01384/PDS4.		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. CEGB. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A. Site >1ha – site specific FRA required (Source: SABP).	
Transport:	Vehicle access potentially achievable via Green Lane. Half hourly bus service on Green Lane (NCT3). Site located new tram stop on Southchurch Drive (Clifton Centre). Site connects to the Clifton Commuter Cycle Route. (Source: SABP)	Impacts upon A453 improvements, in terms of traffic capacity, may require further detailed assessment. (Source: SABP).
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Schools planning area: 0001 Clifton	
Green Infrastructure Open Space:	Where possible the layout should seek to retain and integrate existing trees into the development. There is potential for this development to help address identified open space deficiencies in the area, including allotment provision. (Source: LAPP).	
Health:	Area 8. Catchment of Primary Care providers: Clifton Medical Practice, John Ryle Medical Centre, Rivergreen Medical Centre, Sunrise Medical Centre. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.	Rivergreen Medical Centre have outlined plans to increase capacity.
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28
								12	12							

53 PA59 Farnborough Road – Former Fairham Comprehensive School

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Site currently in the Green Belt – once Examination outcome known, proposed to be developed by Blueprint (Development company part owned by City Council).		
Residential development C3, predominantly family housing and community uses D1 with scope for employment B1.		
Most delivery expected in 5 years		
Issues/Constraints		
Part brownfield, proposed for release from Green Belt in LAPP.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	Development near Fairham Brook requires 8m easement for management/ maintenance. Site >1ha – site specific FRA required (Source: SABP). N/A (Source: LAPP).	
Transport:	Vehicle access potentially achievable via Summerwood Lane and/or Farnborough Road. NCT2 operating every 15 mins from Summerwood Lane. New tram stop at the junction of Farnborough Road/ Southchurch Drive (Holy Trinity). Connects to the Clifton Commuter Cycle Route. (Source: SABP). Opportunities for local vehicular connectivity and improved pedestrian and cycle links between Clifton and the adjacent Clifton Pastures development (in Rushcliffe Borough Council area) should be explored. (Source: LAPP).	Impacts upon A453 improvements, in terms of traffic capacity, may require further detailed assessment. (Source: SABP).
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a S106 claim. Primary catchment is Highbank, if planning area is nominated it is 0001 Clifton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel could be named).	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	The site is adjacent to both the Green Belt (as amended) and within a Landscape Character Area (as identified in the Greater Nottingham Landscape Character Assessment). Both designations require sensitive design to minimise impacts,	

	particularly at the boundaries of the site where enhanced planting should be provided to filter and soften views and to reinforce the Green Belt boundary. 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. A green corridor of semi-natural habitat should be established to connect the adjacent Local Wildlife Site and proposed Fairham Brook Local Nature Reserve and Brecks Plantation, located to the west of Summer Wood Lane. The presence of pylons at the eastern boundary of the site provides opportunities for green corridors/habitat creation. (Source: LAPP).															
Health:	Area 8. Catchment of Primary Care providers: Clifton Medical Practice, John Ryle Medical Centre, Rivergreen Medical Centre, Sunrise Medical Centre. Summary Message: Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity.	Rivergreen Medical Centre have outlined plans to increase capacity.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									70	70	56					

54 PA60 into Victoria Centre

Site details																
Ownership -																
Planning Status																
Current Full Permission: 11/01859/PFUL3. Demolition of existing multi-storey car park, northern part of the existing Victoria Centre, York House (Mansfield Road), Base 51 (51 Glasshouse Street) and Global House (178 Huntingdon Street) and erection of a mixed use development including the alteration, part redevelopment and extension of the existing Victoria Centre to provide new retail, leisure and office accommodation within Use Classes A1, A2, A3, A5, B1 and D2; development of a 3 level multi-storey car park underneath the extension including a shopmobility facility; erection of a new bus station and facilities; improvement to public realm; associated highway and access works; and other associated works. York House demolished. Priority development after Broadmarsh.																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Possible contamination issues. Former railway land. Will require CL investigation and remediation (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		N/A (underlain by a principal aquifer) (Source: LAPP)														
Transport:		General vehicle access potentially achievable from Cairns Street. Right turns in and out of site from Bluecoat Street not currently possible, due to central reservation. Regular city centre bus services on Woodborough Road, Mansfield Road and Victoria Bus Station. (Source: SABP)										Potential vehicle capacity issues would need further detailed assessment. (Source: SABP)				
Air Quality:		Site within / in close proximity to an AQMA, therefore the aim should be to ensure there is no further deterioration in air quality. (Source: SABP)										Close to an AQMA - air quality assessment may be required. (Source: LAPP)				
Education/Community Facilities:		N/A														
Green Infrastructure Open Space:		N/A														
Health:		N/A										N/A				
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

55 PA61 Royal Quarter – Burton Street, Guildhall, Police Station and Fire Station.

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
Agreement in place with developer for mixed use including student housing and office development. Currently securing pre-lets. Contracts exchanged with hotel operator. C3 housing not anticipated.		
Issues/Constraints		
Historic assets		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A (underlain by a principal aquifer) (Source: LAPP)	
Transport:	Would require vehicle access off Shakespeare Street and/or North Sherwood Street, Burton Street and South Sherwood Street. Note - one way streets on North Sherwood Street, Burton Street and South Sherwood Street. Regular bus services on Burton Street and South Sherwood Street. NET tram stop at Theatre Royal located close by. (Source: SABP)	
Air Quality:	Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality (Source: LAPP)	Within an AQMA - air quality assessment/dispersion modelling may be required. (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0003 Sneinton. Student / retail developments – no further involvement.	Student / retail developments – no further involvement.
Green Infrastructure Open Space:	N/A	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development.
Utilities:	No issues identified	

Waste, Recycling & Energy Management:							No issues identified									
Steps to accelerate delivery																
N/A																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									175	175						

56 PA62 Creative Quarter – Brook Street East

Site details		
Ownership -		
Planning Status		
<p>Current planning application: 17/00751/POUT. Outline planning application for the development of up to 43 houses, apartments and duplexes with shared facilities and external courtyards, including details of access, layout and scale. s.106 close to agreement. Development partners Blueprint.</p>		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A (underlain by a principal aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Bath Street or Brook Street. Right turns to/from Upper Parliament Street may be difficult. Access/egress arrangements need to be consistent with recently implemented Connected Eastside scheme. Regular city centre bound bus routes on Upper Parliament Street and Bath Street. Pedestrian crossing facilities to City Centre. (Source: SABP)	
Air Quality:	Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality (Source: LAPP)	Within an AQMA - air quality assessment may be required. (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0003 Sneinton	
Green Infrastructure Open Space:	N/A.	
Health:	<p>Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice.</p> <p>Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.</p>	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development
Utilities:	No issues identified	

Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								23	20							

57 PA64 Creative Quarter – Sneinton Market

Site details		
Ownership – Nottingham City Council owned site.		
Planning Status		
<p>Planning Application on remaining portion of the site imminent (adjacent Lower Parliament Street). Current planning permission: 17/02557/PFUL3 – Currently discharging conditions Latest 18/01666/PDS4 Avenue D and Avenue E – Refurbishment and partial demolition of existing buildings with erection of new three storey building with accommodation within roof space creating 44 new apartments with A1 and A3 uses at ground level.</p> <p>Potential for redevelopment of disused units for complimentary mixed use residential on Lower Parliament Street. Ongoing discussions regarding the development of this part of the site.</p> <p>Sneinton Market redevelopment for mixed use complete.</p>		
Issues/Constraints		
None		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A (underlain by a principal aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Bath Street and/or Southwell Road. Numerous city centre-bound bus services on Southwell Road. Cycle route provision on A612. (Source: SABP)	Further detailed assessment of potential capacity issues may be required. (Source: SABP)
Air Quality:	Within an AQMA - proposals should aim to improve or ensure no further deterioration in air quality (Source: LAPP)	Within AQMA – air quality assessment/dispersion modelling may be required. (Source: LAPP)
Education/Community Facilities:	Some tolerance for primary area –This development could trigger a S106 claim. Primary local school is William Booth (other local school could be named), if planning area is nominated it is 0003 Sneinton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1) Nottingham Academy, alternative would be Emmanuel or NUASt.	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message:	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development

	Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							22	22		33	33					

58 PA65 Creative Quarter – Bus Depot

Site details		
Ownership – Part Nottingham City Council owned and part owned privately.		
Planning Status		
Part NCC owned subject to proactive regeneration proposals by NCC. Priority development site following the completion of Broadmarsh. Requires relocation of existing businesses therefore delivery anticipated late in the plan period. Discussions concerning the development of a convention centre. Public sector subsidy and enablement required.		
Issues/Constraints		
Relocation of occupants.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Vehicle stabling, possible diesel spillages. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	N/A (underlain by a principal aquifer) (Source: LAPP)	
Transport:	TR2.1 Highway Route Improvement to Lower Parliament Street and Penny Foot Street and Southwell Road. General vehicle access potentially achievable via Pennyfoot street and possibly Manvers Street. Right turns in and out from Lower Parliament Street and Southwell Road, likely to be difficult due to volume of traffic, even after completion of Connecting Eastside later phases. City centre bound bus services on Southwell Road. (Source: SABP)	Further detailed assessment of traffic capacity impacts required. (Source: SABP)
Air Quality:	Site close to an AQMA and close to the Eastcroft Energy from Waste plant. Proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)	Air quality assessment/ dispersion modelling may be required. (Source: LAPP)
Education/Community Facilities:	(170) This development would trigger a S106 claim. Primary local school is William Booth (other local school could be named), if planning area is nominated it is 0003 Sneinton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1) Nottingham Academy alternative would be Emmanuel or NUASt.	Capacity will continue to be monitored. Education must be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	N/A.	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood	Feasibility study to assess the potential for development of the Windmill Practice building

	& Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.							demonstrates scope and possible requirement for development									
Utilities:	No issues identified																
Waste, Recycling & Energy Management:	No issues identified																
Steps to accelerate delivery																	
N/A																	
Delivery assumptions																	
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28	
															65	70	

59 PA66 Castle Quarter, Maid Marian Way – College Site

Site details		
Ownership – privately owned site		
Planning Status		
Major regeneration site with opportunity for element of residential. Masterplanning ongoing.		
Land exchange will bring the site within the City Council’s control. Site will be available to be developed once the college site at Broadmarsh (east) is complete, which will be in 2020.		
Issues/Constraints		
Historic assets, including Nottingham Castle.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	None	
Emergency Services:	No issues identified	
Flood Risk:	N/A (underlain by a principal aquifer) (Source: LAPP)	
Transport:	Turning Point South transport scheme is being developed in coordination with Broadmarsh proposals. General vehicle access potentially achievable from Castle Road. Regular bus services on Maid Marian Way and Castle Boulevard. Adjacent to strategic cycle network. (Source: SABP). Sensitive redevelopment of the site provides opportunities to improve north/ south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market and indicative routes are shown on the Policies Map. (Source: LAPP)	May require detailed traffic assessment, considering possible Broadmarsh works, and subsequent increased flows on Southern Relief Route. (Source: SABP).
Air Quality:	Site close to an AQMA and proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP).	Site close to an AQMA - air quality assessment/ dispersion modelling may be required. (Source: LAPP).
Education/Community Facilities:	Primary - likely to trigger a primary S106 claim. Primary catchment is Edna G Olds (other local school could be named), if planning area is nominated it is 0004 Lenton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Bluecoat Beechdale (other local school could be named), if planning area it is 0063 West.	Education must be consulted when an application comes forward. If S106 is to be sought they will then advise on which school(s) or planning area(s) contributions would be used on.
Green Infrastructure Open Space:	Development should be sensitive to, and maximise opportunities provided by, the historic environment and incorporate high quality open space that preserves or enhances the significance and setting of heritage assets. (Source: LAPP)	

Health:	Area 4. Catchment of Primary Care providers: Greenfields MC, Mayfield MC, Radford Health Centre – Phillips, Radford Medical Practice – NTU, St Lukes Surgery, The Fairfields Practice, The Forest Practice, Victoria/Mapp Health centre, High green Medical Practice. Summary Message: Potential population growth in nearby area may impact on practice demand. A number of local practices are reaching capacity. There are national workforce issues that may also impact on capacity.	Review of Radford Health centre to look at internal reconfiguration to increase capacity. Practices within Mary Potter Centre do not have any scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
													25	25	25	

60 PA67 intu Broadmarsh Centre and surrounding area

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Current planning permission: 15/00950/PFUL3. 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. Works to refurbish intu Broadmarsh are expected to complete in mid/late 2020.</p> <p>Current planning permission: 17/02817/PFUL3. Provision of a new bus station and car park structure with commercial space (Use Classes A1, A2, A3, A4 and A5) and ancillary public facilities including travel centre and cycle services and a link footbridge. Bus station demolished and footbridge removed. Rebuilding the car park and bus station anticipated to begin in the summer/autumn 2018.</p> <p>New revised application - 18/02038/PFUL3 - 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. Under consultation.</p> <p>Consultation taking place until 16 September 2018 on whether to locate a new central library in the car park / bus station building. This would likely mean the loss of most of the proposed retail commercial space.</p> <p>Current planning permission: 17/02664/PFUL3 (and 18/00733/PDS4). Development of Educational Hub (College) and associated works for Nottingham College. Currently onsite with completion and opening 2020.</p> <p>Broadmarsh West anticipated to deliver residential as part of mixed-use scheme, late in plan period.</p>		
Issues/Constraints		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Various historic polluting uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Parts of the site within areas of medium and high flood risk. (Source: SABP)	
Transport:	Requires consistency with developing Turning Point South proposals, general vehicle access would need to be via Marian Way and Middle Hill. Regular bus services on Canal Street, Middle Hill, Maid Marian Way and Broadmarsh Bus Station. Potential tram stop on Middle Hill. Existing tram stops on at Lace Market and Nottingham Train Station. Train Station nearby. (Source: SABP). To facilitate development major changes to the highway network are planned and proposals should have regard to Highway	

	Planning Lines and Highway Route Improvements Safeguarding TR2.4 and TR2.16 as shown on the Policies Map. (Source: LAPP)															
Air Quality:	Site close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)	Site close to an AQMA - air quality assessment may be required. (Source: LAPP)														
Education/Community Facilities:	Schools planning area: 0003 Sneinton															
Green Infrastructure Open Space:	Proposals should incorporate new high quality public realm. (Source: LAPP)															
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
															40	35

61 PA68 Canal Quarter – Island Site

Site details		
Ownership – Privately owned site.		
Planning Status		
Current planning history: 18/00091/EASCO. Mixed use redevelopment of site. Pre-application scoping request.		
Current outline planning application: 18/01354/POUT. Targeting Planning Committee early 2019. 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. Phased delivery, with phasing expected over a c.10 year period.		
Site subject to proactive regeneration activity by NCC and public intervention to bring site forward.		
Issues/Constraints		
Site subject to contamination, flood risk constraints.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Gas works, railway yards etc. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Within areas of medium and high flood risk (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Manvers Street and/or London Road. New signalised junctions would facilitate right turns in and out site. Regular Ecolink Bus Service, operating to/from city centre, has stops on Manvers Street. (Source: SABP) New cycling and walking routes, linking to the surrounding area and the Canal towpath, should be provided. Proposals should have regard to Highway Safeguarding and Highway Planning Lines shown on the Policies Map - TR2.1, TR2.2 and TR2.10. (Source: LAPP)	Potential traffic capacity issues may require further detailed assessment. (Source: SABP)
Air Quality:	Site close to an AQMA and close to the Eastcroft Energy from Waste plant and London Road Heat Station – proposals should aim to improve or ensure no further deterioration in air quality and an air quality assessment may be required. (Source: LAPP)	Site close to an AQMA, Eastcroft EfWaste plant and London Road Heat Station - further air dispersion modelling may be required, depending on the scale/height of proposals. (Source: LAPP) The modelled air dispersion impacts of the chimney emissions would have to be reviewed with the Environment Agency. (Source: SABP)
Education/Community Facilities:	This development would trigger a S106 claim. Primary local school is William Booth (other local school could be named), if	Capacity will continue to be monitored. Education must be consulted as applications come

	planning area is nominated it is 0003 Sneinton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1) Nottingham Academy, alternative would be Emmanuel or NUASt.	forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.														
Green Infrastructure Open Space:	New open space, linking to the surrounding area and the Canal towpath, should be provided. (Source: LAPP)															
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
													142	142	142	149

62 PA69 Canal Quarter – Station Street/Carrington Street

Site details		
Ownership – Privately owned site.		
Planning Status		
Current planning permission: 18/00926/PFUL3. 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.		
And planning permission: 18/00916/PFUL3. Demolition of existing buildings. Proposed five-storey office building with associated undercroft parking, external works, and roof plant area.		
Current planning permission: 18/01048/PFUL3. Change of use of upper floors to 16 self-contained apartments (109 Carrington Street).		
Eastern building (Job Centre) demolished.		
Site suitable for residential development. Delivery anticipated within 5 years.		
Issues/Constraints		
Conservation Area		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Railway lands, other historic uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site specific flood risk assessment should consider risk of breach/over topping from Trent flood defences. (Source: SABP) Within an area of high flood risk (Source: LAPP)	
Transport:	General vehicle access potentially achievable from Station Street, although possible local access/ capacity constraints, which would need further assessment. Area likely to be dominated/ restricted by taxis, train station traffic and parking/taxi bays. Served by a number of bus services on Carrington Street and Broadmarsh area. Train station/tram stop adjacent. Cycle links to canal routes nearby. (Source: SABP)	Consideration of recently pedestrianised Station Street adjacent to site will need to be considered.
Air Quality:	Site close to an AQMA - proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)	Site close to an AQMA - air quality assessment may be required. (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0002 Meadows	No claim if still Student Accommodation
Green Infrastructure Open Space:	Redevelopment should carefully consider the relationship between the site and the canal towpath, exploit opportunities to create access and links between them and enhance the canal frontage. (Source: LAPP).	

Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								110	110	99						

63 PA70 Canal Quarter – Queens Road, East of Nottingham Station

Site details		
Ownership – Privately owned site.		
Planning Status		
Active pre application discussions on western part of the site. Eastern part currently on the market with significant planning enquiries received. Brownfield site in sustainable location suitable for mixed use including residential development.		
Issues/Constraints		
Conservation area		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Railway lands, other historic uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Within an area of medium flood risk (Source: LAPP)	
Transport:	Any vehicle access would need to be via Queens Road. Proposals will need to consider traffic reallocations as part of Turning Point South scheme. Access would not be achievable off London Road. Regular bus services on Carrington Street. New tram stop at Nottingham Station, as part of Hub/NET works. Land to the east of the station lies at a lower level than London Road and the parts of the site adjoining London Road currently have no frontage onto it. Queens Road runs along the southern boundary of the site and carries a high volume of vehicular traffic and links Meadows way with London Road. (Source: SABP) Proposals should have regard to Highway Route Improvement Safeguarding TR2.2 and TR2.4 to the east and south of the site. (Source: LAPP). Need to consider railway line/station to the north.	May require detailed assessment of traffic capacity impacts on local network, considering aspiration to downgrade Canal Street, and subsequent increased traffic on Southern Relief Route. (Source: SABP)
Air Quality:	Site close to an AQMA – proposals should aim to improve or ensure no further deterioration in air quality (Source: LAPP)	Site close to an AQMA – air quality assessment may be required (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0002 Meadows	No claim if still Student Accommodation
Green Infrastructure Open Space:	N/A.	
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.

	are national workforce issues that may impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														75	50	50

64 PA71 Canal Quarter – Sheriffs Way, Sovereign House

Site details																
Ownership – privately owned.																
Planning Status																
New Hybrid planning application imminent.																
Previous application 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.																
Demolition complete and site cleared. Currently seeking pre-lets																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure				Summary Assessment							Further Work					
Contamination:				CL issues. Under investigation. Various former industrial uses. (Source: SABP)												
Emergency Services:				No issues identified												
Flood Risk:				Within an area of high flood risk (Source: LAPP)												
Transport:				Site bounded by railway line to the north. Vehicle access potentially achievable from Queens Bridge Road/Sheriffs Way. Regular bus services operate along Carrington Street/Arkwright Street. New tram stop at Nottingham Station, as part of the Hub/ NET works. Site is in close proximity to Nottingham Station transport interchange and bordered by railway line to the north. (Source: SABP)							May require detailed assessment of traffic capacity impacts on local network, considering aspiration to downgrade Canal Street, and subsequent increased traffic on Southern Relief Route. (Source: SABP)					
Air Quality:				Site close to an AQMA – proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)							Site close to an AQMA – air quality assessment may be required. (Source: LAPP)					
Education/Community Facilities:				Schools planning area: 0002 Meadows												
Green Infrastructure Open Space:				Opportunities should be explored to open up Tinkers Leen watercourse to provide a green corridor with associated amenity and wildlife benefits. (Source: LAPP)												
Health:				Area 8												
Utilities:				No issues identified												
Waste, Recycling & Energy Management:				No issues identified												
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

65 PA72 Canal Quarter – Waterway Street

Site details		
Ownership – Privately owned site.		
Planning Status		
Current planning permission: 18/00819/PFUL3. 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.		
Pre-application discussions are underway regarding the development of the other areas of the site.		
Issues/Constraints		
Possible contamination		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	CL issues. Under investigation. Various former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Tinkers Leen culvert runs to north - alignment should be established and where possible opened up. (Source: SABP) Within an area of high flood risk (Source: LAPP)	
Transport:	Vehicle access potentially achievable from Waterway Street West. Traffic Street is a no through route. City-Link bus service operates frequently on Meadows Way. Site located near to Nottingham Train Station and new tram stop. Links into cycle network implemented as part of NET Phase 2. Train station nearby with NET tram stop at station. (Source: SABP). Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site. Proposals should have regard to Highway Route Improvement Safeguarding TR2.4 to the south of the site. (Source: LAPP).	May require detailed assessment of traffic capacity impacts on local network, also considering aspiration to downgrade Canal Street, and subsequent increased traffic on Southern Relief Route. (Source: SABP).
Air Quality:	Site within an AQMA, and is close to the Eastcroft Energy from Waste Facility and the London Road Heat Station (Source: LAPP).	Dispersion modelling may be necessary, depending on the scale of the proposal. (Source: LAPP).
Education/Community Facilities:	Schools planning area: 0002 Meadows. Named school is Welbeck	Claim already made for 15/03198/PFUL3
Green Infrastructure Open Space:	Opportunities should be explored to open up Tinkers Leen watercourse to provide a green corridor with associated amenity and wildlife benefits. (Source: LAPP)	

Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									59	59	26	26				

66 PA73 Canal Quarter – Sheriffs Way/Arkwright Street

Site details		
Ownership – Part Nottingham City Council owned / part privately owned.		
Planning Status		
Current planning permission - 18/00131/PFUL3. Mixed residential development of student accommodation (420 beds) and apartments (177 units), and associated works. Application covers land south of Crocus Street. Major regeneration site within Canal Quarter and suitable for mixed use, including residential. The site is subject to pro-active regeneration activity by NCC. Currently waiting for leases to expire in relation to northern portion of the site. Northern building being restored, change of use to office.		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Various former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Within an area of high flood risk (Source: LAPP)	
Transport:	Primary vehicle access point would need to be via Sheriffs Way, with possible secondary access on Crocus Street. Development should consider bus gate on Arkwright Street, and NET route on Meadows Way. Regular bus services operate on Arkwright Street. New tram stop at station as part of Hub/Station works. Train station nearby. NET Phase Two (tram route extension) runs along south eastern boundary of site. (Source: SABP). Proposals should provide positive linkages to the Meadows and enhance walking and cycling routes, having regard to the relationship with the tram route to the south of the site and housing to the south of Meadows Way. (Source: LAPP)	Traffic capacity impacts upon local network may require further detailed assessment. (Source: SABP).
Air Quality:	Site close to an AQMA and close to the Eastcroft Energy from Waste Facility and the London Road Heat Station (Source: LAPP).	Dispersion modelling may be necessary, depending on the scale of the proposal. (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0002 Meadows	18/00131/PFUL3 – Student accommodation – no further involvement.
Green Infrastructure Open Space:	Areas of well supervised high quality public realm should also be incorporated. (Source: LAPP)	
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message:	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.

	Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								60	60	60	60		35	30		

67 PA74 Canal Quarter – Arkwright Street East

Site details		
Ownership – Part NCC and part privately owned site.		
Planning Status		
<p>No recent planning activity. Following the completion of NET Lines 2 and 3 this is a site which is suitable for mixed development, including some residential.</p> <p>NCC owns the part of the site between Arkwright Street and the tram line and the remainder of the site is currently being sold which should help facilitate development. Currently seeking pre-lets.</p> <p>Plans to develop remainder of NCC ownership for offices.</p>		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Various former industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	<p>Tinkers Leen culvert crosses northern part of site. (Source: SABP)</p> <p>Within areas of medium and high flood risk (underlain by a principal aquifer) (Source: LAPP)</p>	
Transport:	<p>Would require vehicle access from Queens Road and/or Crocus Street. Any Queens Road access would need to be set back from Arkwright Street/Queens Road junction. Regular bus services operate on Arkwright Street. Tram stop at Nottingham Station. Train station nearby. (Source: SABP).</p> <p>Tram Route runs through site, which will require consideration. Proposals should have regard to Highway Route Improvement Safeguarding close to the site on Queens Road (TR2.4). (Source: LAPP).</p>	Traffic capacity impacts upon Queens Road and local network may require further detailed assessment. (Source: SABP)
Air Quality:	Site is close to AQMA and to waste and heat station facilities (Source: LAPP)	Dispersion modelling may be required dependent on scale of development. (Source: LAPP)
Education/Community Facilities:	<p>Some tolerance for primary. Combined area developments exceeding 200 could trigger a S106 claim. Primary catchment is Welbeck, if planning area is nominated it is 0002 Meadows. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel or NUAST could be named).</p>	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	<p>Development should incorporate high quality public realm and have regard to relationship with tram route, new areas of public realm and nearby housing.</p> <p>Opportunities exist to open up Tinkers Leen</p>	

	watercourse to create a green corridor. (Source: LAPP)															
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.							Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.								
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														40	40	40

68 PA75 Canal Quarter – Crocus Street, Southpoint

Site details																
Ownership – Privately owned site.																
Planning Status																
Remainder of site - 18/02107/PFUL3 Application Under Consideration - 66 London Road – 150 Unit PRS Residential Development																
On site / Under construction - 10/01814/PFUL3. Erection of 350 residential units including 12 live/work units, basement car parking (230 spaces) and ancillary works following demolition (renewal of planning permission reference 04/02843/PFUL3).																
Issues/Constraints																
None																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure			Summary Assessment										Further Work			
Contamination:			CL issues – under investigation. Various former industrial uses. (Source: SABP)													
Emergency Services:			No issues identified													
Flood Risk:			Within an area of medium flood risk (Source: LAPP)													
Transport:			Site bounded by Tinkers Leen to the north. Primary vehicle access would need to be via Crocus Street. No egress from Crocus Street onto London Road. Traffic capacity issues unlikely. Regular bus services operate on Meadows Way. Train station nearby. (Source: SABP)													
Air Quality:			Site is close to AQMA and to waste and heat station facilities (Source: LAPP)										Dispersion modelling may be required dependent on scale of development. (Source: LAPP)			
Education/Community Facilities:			Schools planning area: 0002 Meadows													
Green Infrastructure Open Space:			N/A.													
Health:			Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact capacity.										Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.			
Utilities:			No issues identified													
Waste, Recycling & Energy Management:			No issues identified													
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								110	110	130						

69 PA76 Waterside – London Road, Former Hartwells

Site details (Scope for residential though none assumed)																
Ownership – Privately owned site																
Planning Status																
Planning permission: 17/02527/PFUL3. Retention of Use of Premises For D1 Education and Training Centre for a Temporary Period of 5 Years. Awaiting for onsite uses / operations to be relocated. Delivery late in Plan period.																
Issues/Constraints																
Possible contamination.																
Required infrastructure (Summary from Infrastructure Development Plan (IDP))																
Infrastructure		Summary Assessment										Further Work				
Contamination:		Possible contamination issues. Former car showroom and workshops. (Source: SABP)														
Emergency Services:		No issues identified														
Flood Risk:		Site abuts an area of flood risk (underlain by a principal aquifer) (Source: LAPP)														
Transport:		Vehicle access potentially achievable from London Road. Site not served directly by public transport. Nearest regular bus services are on Carrington Street. Nottingham Station and tram stop a short distance away. Connects to Big Track circular cycle route. (Source: SABP) Where possible new walking and cycling routes should be provided through the site. Development should have regard to planned highway improvements near the site as part of the Southern Growth Corridor (TR2.2). (Source: LAPP)										May require detailed assessment of traffic capacity impacts upon the local network. (Source: SABP)				
Air Quality:		Site is within an AQMA and in close proximity to waste and heat station facilities - proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)										Dispersal modelling may be required dependent on scale/ height of development. (Source: LAPP)				
Education/Community Facilities:		Schools planning area: 0003 Sneinton														
Green Infrastructure Open Space:		N/A.														
Health:		Area 8														
Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

70 PA77 Waterside – London Road, Eastcroft Depot

Site details (Scope for residential though none assumed)		
Ownership – NCC owned site		
Planning Status		
Delivery of site anticipated in the latter Plan period. Rationalisation of existing uses required. Offices/high tech, light industry/research & development, warehouse B1, B8, transport/depot uses, non-residential institution D1, sports facility, assembly & leisure D2.		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Various former industrial uses, including waste. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site specific flood risk assessment required with particular reference to the canal as a flow route for flood water and depths/velocities. Safe access required to/from the site. Tinkers Leen culvert runs through site - alignment should be established. (Source: SABP). Within an area of high flood risk (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	Vehicle access potentially achievable from London Road /Incinerator Road. Site not served directly by public transport. Nearest regular bus services are on Carrington Street. Nottingham Station and tram stop a short distance away. Connects to Big Track circular cycle route. (Source: SABP) There is potential for improved cycling and walking connections from the canal through to the Waterside area. Development should have regard to planned highway improvements near the site as part of Turning Point South (TR2.4). (Source: LAPP).	May require detailed assessment of traffic capacity impacts upon the local network. (Source: SABP)
Air Quality:	Site is close to AQMA and to Eastcroft Energy from Waste Facility - proposals should aim to improve or ensure no further deterioration in air quality. (Source: SABP)	Dispersion modelling may be needed dependent on scale of development / proximity to the chimney. (Source: LAPP).
Education/Community Facilities:	Schools planning area: 0003 Sneinton	
Green Infrastructure Open Space:	If possible the Tinkers Leen culvert should be opened up to improve its ecological value. (Source: LAPP)	
Health:	Area 8	
Utilities:	No issues identified	
Waste, Recycling & Energy Management:	No issues identified	
Steps to accelerate delivery		

N/A																
Delivery assumptions																
11- 12	12- 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22- 23	23- 24	24- 25	25- 26	26- 27	27- 28

71 PA78 Waterside – London Road, South of Eastcroft Depot

Site details (Scope for residential though none assumed)		
Ownership -		
Planning Status		
Current planning history: 17/02854/PFUL3. Change of use of land to vehicle rental use (sui generis) to include erection of 100 sq. m. office building and 77 sq. m. ancillary washbay. The remaining part of the site is potentially developable with PA77		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Former car showroom and workshops. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Safe access required to/from the sites. The site within area of medium and high flood risk. Tinkers Leen culvert runs through north eastern part of site. (Source: SABP) (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	Vehicle access potentially achievable via Cattle Market Road /Incinerator Road. Site not directly served by public transport. No pedestrian crossing facilities over Cattle Market Road/London Road to connect with public transport provision. Nearest bus service routes on Meadows Way. Connects to Big Track circular cycle route. (Source: SABP) Development should have regard to proposals for planned highway improvements near to the site as part of Turning Point South (TR2.4) and Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the south of the site. (Source: LAPP).	Traffic capacity impacts upon local network may require further detailed assessment. (Source: SABP).
Air Quality:	Site is within an AQMA and in close proximity to waste and heat station facilities – proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)	Dispersal modelling may be required dependent on scale/height of development. (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0003 Sneinton	
Green Infrastructure Open Space:	The Tinkers Leen culvert runs though the north east corner of the site, the alignment of this should be established and if possible opened up to provide a green corridor. (Source: LAPP).	
Health:	Area 8	

Utilities:		No issues identified														
Waste, Recycling & Energy Management:		No issues identified														
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

72 PA79 Waterside – Iremonger Road

Site details		
Ownership – Privately owned site.		
Planning Status		
Early discussions with developer for Private Rental Sector housing. Brownfield site within Waterside Regeneration Zone, which is subject to proactive regeneration activity by NCC. Suitable for residential development.		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Numerous industrial premises on site. (Source: SABP)	
Emergency Services:		
Flood Risk:	Site specific SFRA required and should consider Canal as flow route for floodwater. Safe access to/ from site required. (Source: SABP). Within an area of high flood risk (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	Vehicle access potentially achievable via Ironmonger Road. No right turn in and out of Meadow Lane from London Road. Site not directly served by public transport. Nearest bus stops on Meadows Way. Site connects to Big Track circular cycle route. (Source: SABP) Development should have regard to the Cattle Market Road Highway Planning Line (TR2.17) and NET safeguarding to the northern boundary of the site. (Source: LAPP).	Traffic capacity impacts upon local network may require further detailed assessment. (Source: SABP).
Air Quality:	Site is in close proximity to an AQMA and to waste and heat station facilities – proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)	Dispersal modelling may be required dependent on scale/height of development. (Source: LAPP)
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 200 could trigger a S106 claim. Primary catchment is Greenfields, if planning area is nominated it is 0002 Meadows. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel or NUAST could be named).	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure Open Space:	Any proposal should be designed to exploit the canal frontage and to protect and improve the existing green corridor. (Source: LAPP)	

Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
													35	30	30	30

73 PA80 Waterside – Cattle Market

Site details		
Ownership – City Council owned site.		
Planning Status		
Leases coincided to end in 2022. Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development. Delivery late in plan period.		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Various industrial units on site. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Tinkers Leen flows in culvert along County Road downstream of site and should be considered within site specific flood risk assessment. (Source: SABP). Within an area of high flood risk (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Cattle Market Road (realigned) and/or Meadow Lane. Further detailed assessment may be required for traffic capacity impacts upon local network. No bus services directly serving the location. Nearest city centre bound regular bus services (NCT1, 2, 4, 6, 8, 9, 10 - frequency 15mins or less) on Meadows Way or London Road/Trent Bridge. No pedestrian crossing facilities over Cattle Market Road to connect with public transport provision. Links to canal cycle routes nearby. (Source: SABP) Highway access into and through the site requires careful consideration and discussion with the City Council. There is potential for delivery of highway rationalisation and proposals should have regard to Cattle Market Road Highway Planning Line (TR2.17) running through the centre of the site and to the south on County Road. An indicative route for a future NET line is safeguarded to the south east of the site. (Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	Some tolerance for primary. Combined area developments exceeding 200 could trigger a S106 claim. Primary catchment is William Booth, if planning area is nominated it is 0002 Meadows. Secondary schools are projected to be full for the foreseeable	Capacity will continue to be monitored. Education should be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106

	future - developments are likely to trigger a Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel or NUAST could be named).	is to be sought they will then advise on which school or planning area contributions would be used on.														
Green Infrastructure Open Space:	N/A.															
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														26	26	13

74 PA81 Waterside – Meadow Lane

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Current Full Permission: 13/02877/PFUL3. 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. Latest planning application: 17/01720/PVAR3. Variation of condition S1 of planning permission reference: 13/02877/PFUL3 (revised development block elevations and plans, with modifications to siting, materials palette, and landscaping). Discharge of conditions begun latest 18/02020/PDS4</p> <p>Getting ready to start on site with Phase 2 of site expected to come forward for development in 2022. 18/01570/PFUL3 (07/08/2018). Residential development comprising 49 apartments, 18 townhouses, and retail space (Trent Bridge Quays Phase II) on adjacent land – could form second phase. Remainder of site awaiting end of leases. Consultation on the Waterside SPD November/December 2018.</p>		
Issues/Constraints		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Numerous industrial premises on site. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	8m easement may be required to River Trent. Tinkers Leen culvert runs through site - alignment should be established. No building to take place over culvert. Site specific FRA required. Safe access from/to site required. (Source: SABP). Within an area of high flood risk (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	Vehicle access potentially achievable via Meadow Lane. Not directly served by public transport. Nearest bus routes on Meadows Way. Connects to the circular Big Track cycle route. (Source: SABP) A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. Development should have regard to NET safeguarding and Cattle Market Road Highway Planning Line (TR2.17) to the northern boundary of the site. (Source: LAPP)	Potential traffic capacity impacts upon local network may require further detailed assessment. (Source: SABP)
Air Quality:	Site is in close proximity to an AQMA and to waste and heat station facilities – proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP)	Dispersal modelling may be required dependent on scale/height of development. (Source: LAPP)
Education/Community Facilities:	Primary catchment is Greenfields, if planning area is nominated it is 0002 Meadows. Secondary catchment is Farnborough (but Emmanuel or NUASt could be named).	S106 already agreed for £83k

Green Infrastructure Open Space:	Existing bank-side habitats to be retained and accessible riverside green corridor created providing wildlife and community value. Opportunities should be taken to open up Tinkers Leen watercourse, which could provide a green corridor with associated amenity and wildlife benefits. (Source: LAPP)															
Health:	Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows Health Centre – Larner, Nems Platform One. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. There are national workforce issues that may impact on capacity.	Bridgeway are currently developing their premises to increase demand. Limited scope to expand into adjoining areas of the building.														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
									45	50	45	45	35	30	30	20

75 PA82 Waterside – Freeth Street

Site details		
Ownership – Part City Council part privately owned.		
Planning Status		
No recent planning activity. Brownfield site within Waterside which is subject to proactive regeneration activity by NCC. Suitable for residential development, with some completions expected beyond the Plan period. Discussions with occupiers regarding relocation. Consultation on the Waterside SPD November/December 2018.		
Issues/Constraints		
Possible contamination. Relocation of existing uses.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Numerous industrial premises on site. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	Site adjacent River Trent, prior consent may be required for works within 8m of Trent. 8m easement may be required. (Source: SABP) Within an area of medium flood risk (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Poulton Drive. Currently no right turn in and out onto Daleside Road, due to central reservation. Appropriate vehicles access off Meadow Lane and/or Daleside Road. City centre bound buses on Daleside Road (Ecolink). Cycle route provision on A612. (Source: SABP) A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. Development should have regard to NET safeguarding, Southern Growth Corridor Highway Route Improvement Safeguarding (TR2.2) and Cattle Market Road Highway Planning Line (TR2.17) to the north and north eastern boundary of the site. (Source: LAPP)	Potential traffic capacity issues require further detailed assessment. (Source: SABP)
Air Quality:	Site not in an AQMA but near to waste and heat station facilities (Source: LAPP)	Due to proximity to waste and heat station facilities, dispersal modelling may be required dependent on scale/ height of development. (Source: LAPP)
Education/Community Facilities:	This development would trigger a S106 claim. Primary local school is Windmill (other local school could be named), if planning area is nominated it is 0003 Sneinton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1)	Capacity will continue to be monitored. Education must be consulted as applications come forward to allow them to provide up to date information on demand vs capacity. If S106 is to be sought they will then advise on which school or

	Nottingham Academy, alternative would be Emmanuel.	planning area contributions would be used on. Potential for a primary school to be developed on PA83.														
Green Infrastructure Open Space:	Existing bank-side habitats to be retained and an accessible riverside green corridor created that provides wildlife and community value. (Source: LAPP)															
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
														30	40	80

76 PA83 Waterside – Daleside Road, Trent Lane Basin

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Full planning permission: 13/03029/PFUL3. Hybrid planning application for up to 160 dwellings comprising: Full details 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.</p> <p>Phase 1 complete. Phase 2 under consideration.</p> <p>Latest planning permission for Phase 3 – 17/02841/PRES4. Application for approval of reserved matters (layout, scale, appearance and landscaping and revision to internal access road layout) for Phase 3 of Planning Permission 13/03029/PFUL3, comprising 31 dwellings and the conversion of Trent Villas into 2 dwellings, with public realm, hard and soft landscaping and associated works.</p> <p>Discussions ongoing regarding Phase 4.</p> <p>Consultation on the Waterside SPD November/December 2018, which includes provision of a primary school on part of the site.</p>		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Numerous previous industrial premises on site. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	<p>8m easement may be required. The GNSFRA confirms that the western area of site is located in an area at risk from a 1 in 1000 year event from the River Trent. The site does not benefit from any formal flood defences, advise a site-specific Flood Risk Assessment. Given the former uses on-site, development could cause pollution to the groundwater resource. There is a Waste Transfer Station on site. If the site is redeveloped for a different purpose then the Environmental Permit will need to be surrendered. (Source: SABP)</p> <p>Within an area of medium flood risk (Underlain by a secondary aquifer) (Source: LAPP).</p> <p>New spine road (Kilpin Way) connecting Trent Lane with Poulton Drive will need to be considered.</p>	
Transport:	General vehicle access potentially achievable via Trent Lane and/or Poulton Drive. Poulton Drive - currently no right turn in and out onto Daleside Road, due to central reservation. City centre bound buses on Daleside Road (L2). Cycle route provision on A612. (Source: SABP).	Potential traffic capacity issues require further detailed assessment. (Source: SABP)

	A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. Development should have regard to NET safeguarding and Southern Growth Corridor Highway Improvement Route safeguarding (TR2.2) to the north of the site. (Source: LAPP)															
Air Quality:	Site not in an AQMA but near to waste and heat station facilities (Source: LAPP)	Air dispersion modelling may be required depending on development scale. (Source: LAPP)														
Education/Community Facilities:	Further development would trigger a S106 claim. Primary local school is Windmill (other local school could be named), if planning area is nominated it is 0003 Sneinton. Secondary schools are projected to be full for the foreseeable future - developments are likely to trigger a Secondary S106 claim. Secondary local school is 0065 (Single 1) Nottingham Academy, alternative would be Emmanuel.	S106 claim already agreed – further development will trigger another S106. SPD includes primary school on the site.														
Green Infrastructure Open Space:	Existing bank-side habitats to be retained and an accessible riverside green corridor created to provide wildlife and community value. (Source: LAPP)															
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and possible requirement for development														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
							38	38	39				50	50	50	11

77 PA85 Waterside – Trent Lane, Part Yacht Club

Site details		
Ownership – Privately owned site.		
Planning Status		
Current Full Permission - 15/01202/PFUL3 (and 18/00474/PNMA). Discharge of conditions ongoing. Part of site (river frontage) for demolition of existing buildings and erection of three apartment blocks (81 apartments) and associated works. Above planning permission for southern part of site (c.25% of site allocation's area).		
Current Full Permission - 17/01930/PFUL3 on northern portion of site Erection of 73 dwellings, comprising 50 houses and one apartment block containing 23 apartments. New access road, landscaping, parking and boundary treatments.		
Discharge of conditions on-going (numerous applications pending consideration)		
Consultation on the Waterside SPD November/December 2018		
Issues/Constraints		
Contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issue, industrial uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	8m easement may be required. (Source: SABP). Within an area of medium flood risk (Underlain by a principal aquifer) (Source: LAPP)	
Transport:	General vehicle access potentially achievable via Trent Street. Appropriate vehicle access off Meadow Lane and/or Daleside Road. City centre bound buses on Daleside Road. Cycle route provision along A612 corridor. (Source: SABP) A minimum of 10m is required to provide a continuous cycle and pedestrian path along the River Trent. (Source: LAPP)	Potential traffic capacity issues require further detailed assessment. (Source: SABP)
Air Quality:	Site not in an AQMA but near to waste and heat station facilities (Source: LAPP)	Dispersal modelling may be required dependent on scale/height of development. (Source: LAPP)
Education/Community Facilities:	Schools planning area: 0003 Sneinton	S106 claim already agreed – unless there is further development made no more involvement. Potential for a primary school to be developed on PA83.
Green Infrastructure Open Space:	N/A.	
Health:	Area 6. Catchment of Primary Care providers: Bakersfield Medical Centre, Dale Surgery, Family Medical Centre, Greenwood & Sneinton FMC, Mapperley Park Medical	Feasibility study to assess the potential for development of the Windmill Practice building demonstrates scope and

	Centre, Victoria Health centre/ Mapp Surgery, Wellspring Surgery, Windmill practice. Summary Message: Potential population growth in nearby area is likely to impact on practice demand. Family Medical Centre recently increased capacity through premises developments. There are national workforce issues that may impact on capacity.	possible requirement for development														
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28
								41	40		35	25	19			

78 PA86 Thane Road – Horizon Factory

Site details		
Ownership – Privately owned site.		
Planning Status		
<p>Planning application: 18/01455/POUT. Outline application 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.</p> <p>Current planning permission 18/00748/PADA (Prior approval for demolition).</p>		
Issues/Constraints		
Possible contamination.		
Required infrastructure (Summary from Infrastructure Development Plan (IDP))		
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Located over former landfill site and former historic tobacco uses. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	A flood risk sequential test and site specific flood risk assessment that focuses on flood risk reduction (on and off site) and makes provision for the sustainable management of surface water using SUDS techniques is required. The site is underlain by aquifer. Part of the site within an area of medium flood risk (Source: SABP)	
Transport:	<p>Options for improvement of A52 under consideration by Highways England. The A52, part of the strategic highway network, serves the site and this subject to congestion. General vehicular access to site is taken from Thane Road. Servicing access is provided off Bull Close Road. The site is served by the Citylink service (Mon-Fri) which runs between the Boots site, Queens Drive Park & Ride to the City Centre. The W4 service runs to site on Saturdays. (Source: SABP)</p> <p>Thane Road, to the south of the site is subject to Highway Planning line TR2:12, and Transport safeguarding TR2.2 (Part of Southern Growth Corridor). Access to the site should be taken from Thane Road and Bull Close Road. (Source: LAPP)</p>	A transport assessment is required for this site. (Source: LAPP).
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community Facilities:	N/A	
Green Infrastructure Open Space:	Careful treatment is also required at boundaries adjacent to the local wildlife site and canal to the west of the site, which provide opportunities to enhance biodiversity and habitats. Development proposals should seek to retain and enhance	

	this wildlife corridor. Where possible, existing open space should be retained or re-provision should be made elsewhere on site. (Source: LAPP)															
Health:	N/A															
Utilities:	No issues identified															
Waste, Recycling & Energy Management:	No issues identified															
Steps to accelerate delivery																
N/A																
Delivery assumptions																
11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	26-27	27-28

79 Site summaries

For ease of reference, the following tables provide a summary of those site allocations with extant planning permissions or existing planning applications. The first table provides details regarding the construction status of sites with planning permission(s) and the second table provides details regarding the determination status of site with extant planning applications.

Site allocations with extant planning permission(s)		
Site Ref	Site address	Construction status
PA1	Bestwood Road – Former Bestwood Day Centre	Under construction
PA2	Blenheim Lane	Under construction
PA4	Linby Street / Filey Street	A1 unit completed
PA15	Bulwell Lane – Former Coach Depot	Under construction – nearing completion
PA16	Woodhouse Way – Nottingham Business Park North	Completed
PA17	Woodhouse Way – Woodhouse Park	Under construction – nearing completion
PA19	Lortas Road	Under construction
PA26	Denewood Crescent – Denewood Centre	Planning permission – all matters reserved except access
PA32	Beechdale Road – South of Former Co-op Dairy	Planning permission and reserved matters approval – Lapsed.
PA33	Chalfont Drive – Former Government Buildings	Under construction
PA36	Russell Drive – Radford Bridge Allotments	Under construction
PA40	Daleside Road – Former Colwick Service Station	Development completed
PA41	Alfreton Road – Forest Mill	Site partly cleared.
PA42	Ilkeston Road – Radford Mill	Under construction
PA43	Salisbury Street	Awaiting reserved matters application(s)
PA44	Derby Road – Sandfield Centre	Under construction
PA49	NG2 West – Enterprise Way	Eastern plot (of Outline Application) under construction
PA54	Boots	Infrastructure application being implemented. Development works to commence soon
PA55	Ruddington Lane – Rear of 107-127	Discharging conditions
PA58	Green Lane – Fairham House	Retail Complete. Residential granted
PA60	intu Victoria Centre	Being implemented
PA64	Creative Quarter – Sneinton Market	Planning permission

PA67	intu Broadmarsh Centre and surrounding area	Being implemented
PA69	Canal Quarter – Station Street / Carrington Street	Discharging conditions
PA71	Canal Quarter – Sheriffs Way, Sovereign House	Demolition complete and site cleared
PA72	Canal Quarter – Waterway Street	Planning permission
PA73	Canal Quarter – Sheriffs Way / Arkwright Street	Planning permission
PA75	Canal Quarter – Crocus Street, Southpoint	On site / under construction
PA78	Waterside – London Road, South of Eastcroft Depot	Planning permission
PA81	Waterside – Meadow Lane	Development imminent
PA83	Waterside – Daleside Road, Trent Lane Basin	Under construction
PA85	Waterside – Trent Lane, Part Yacht Club	Discharging conditions
PA86	Thane Road – Horizon Factory	Pre app screening request

Site allocations with existing planning application(s)

Site Ref	Site address	Application status
PA35	Woodyard Lane – Siemens	Resolved to grant planning permission at June 2018 Planning Committee meeting, subject to completion of s106 agreement. (Application ref: 18/00060/POUT)
PA52	University Boulevard – Nottingham Science & Tech Park	Pending consideration (Application ref: 17/02866/PFUL3)
PA54	Boots	Application for mixed-use development. Pending decision (Application ref: 14/02038/POUT)
PA57	Clifton West	Pending consideration (Application ref: 18/00056/POUT)
PA62	Creative Quarter – Brook Street East	Pending decision (Application ref: 17/00751/POUT)
PA67	intu Broadmarsh Centre and surrounding area	Pending consideration (Application ref: 18/02038/PFUL3)
PA68	Canal Quarter – Island Site	Pending consideration (Application ref: 18/01354/POUT)
PA81	Waterside – Meadow Lane	Pending Consideration (Application ref: 18/01570/PFUL3)
PA86	Thane Road – Horizon Factory	Pending validation (Application ref: 18/01455/POUT)