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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Introduction

In accordance with national planning policy, Local Plans should be deliverable. As such, this document contains summary information on the current delivery schedule of each of the 78 Site Allocations within the Submission Version (March 2018) of the Land and Planning Policies Documents – Local Plan Part 2.

Information regarding site delivery is provided in the following areas:

- Each site's planning status, including details of any current planning applications and planning permissions;
- Each site's current infrastructure and any further infrastructure requirements, including identified and potential issues and constraints, and;
- An anticipated delivery date for development or an up-to-date construction status for those housing sites with planning permissions that are being implemented.

The site delivery information for each site is given within a table, as per the below example template:

Site details															
XXXXX															
Planning Status															
XXXXX															
Issues/Constraints															
XXXXX															
•		Summary from Infrastructure Development Plan (IDP))													
Infrastructure	Summary A	Furt	her W	ork											
Contamination:	XXXXX	XXXX	⟨ X												
Emergency Services:	XXXXX		XXXX	ΚX											
Flood Risk:	XXXXX						XXXX	ΚX							
Transport:	XXXXX		XXXXX												
Air Quality:	XXXXX	XXXX	ΚX												
Education/Community Facilities:	XXXXX			XXXXX											
Green Infrastructure	XXXXX						xxxxx								
Open Space:	70000						AAAAA								
Health:	XXXXX						XXXXX								
Utilities:	XXXXX						XXXX								
Waste, Recycling &	XXXXX						XXXX	· X							
Energy Management:															
Steps to accelerate deli	very														
XXXXX	•														
Delivery assumptions															
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12 13 14 15	16 17	18	19	20	21	22	23	24	25	26	27	28			

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		
	e (Summary from Infrastructure Development P	
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	More detailed assessment required to identify if junction enhancements required.
	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	(Source: SABP).

Educ	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) N/A. Not in an AQMA (Source: SABP) schools planning area: 0009 Bulwell. facilities:																		
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						Medic		-				stakeholders and tenants of							
				-	_	Albans						Bulwell Riverside to ensure							
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						nearby		•	•			optimal use of facility							
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				may	also in	npact o	on capa	acity.											
Utilit	ies:					dentifi													
Wast	te, Rec	ycling	&	No is	sues id	dentifi	ed												
Ener	gy Mar	nagem	ent:																
Steps to accelerate delivery																			
N/A																			
Deliv	ery as	sumpt	ions																
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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** Possible contamination issues. Adjacent to a Contamination: 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 Ideally the local public transport the current planning permission. Two new network, which caters for the vehicle accesses proposed on Firth Way (one employment uses at Blenheim, exclusively for HGVs). No direct city centre could be extended to make bound buses directly serving the site. similar provision for the site if Nearest bus services located on Sellars developed. (Source: SABP) Wood Drive. (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 N/A Facilities: Green Infrastructure Opportunities to protect and enhance Open Space: 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** 15-25-11-12-13-14-16-17-18-19-20-21-22-23-24-26-27-13 14 15 18 19 25 12 16 17 20 21 22 23 24 26 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 P	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,	

				creat	ion of	additio	onal ac	е									
				elsev	vhere.	(Sourc	e: LAP	P)									
Healt	:h:			Area	2. Cato	chmen	t of Pr	imary (Н	Hucknall Road have developed							
				provi	ders: I	Huckna	ıll Road	d Medi	р	plans to increase capacity by							
				Quee	n Bow	er Sur	gery, S	outhG	ir	iternal	config	uratio	n of th	eir			
				Pract	ice, Th	e Alice	Medi	cal Pra	р	remise	s.						
				Sumr	mary N	1essag	e: Pote	ential p									
				grow	th in n	earby	area m	nay imp	oact or	ı							
				pract	ice de	mand.	A nun	nber o	f local								
				pract	ices ar	e reac	hing ca	apacity	. Soutl	hglade							
				Healt	h Cent	re is a	large	new pu	urpose	built							
				healt	h cent	re whi	ch has	existir	ng phys	sical							
				capa	city to	delive	r addit	ional									
				арро	intmei	nts/ser	vices.	There	are na	itional							
				work	force i	ssues 1	hat m	ay imp	act on								
				capa	city.												
Utiliti	ies:			No is	sues ic	lentifie	ed										
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed										
Energ	gy Mar	nagem	ent:														
Steps	to ac	celera	te deli	very													
N/A																	
Deliv	ery as	sumpt	ions														
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								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.

Issues/Constraints	Residential C3, predominantly family housing a	
•	dent on the delivery of a wider flood risk mitiga	tion scheme
•	(Summary from Infrastructure Development P	
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	Sequential Test needed.
	Leen. Prior written EA consent required for	(Source: SABP).
	works within 8m from the top of bank. EA	(000.00.00.00.)
	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)	
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	Some tolerance for primary. Combined area	Only small number of houses
Facilities:	developments exceeding 500 could trigger a	(5) outlined in application –
	S106 claim. Primary catchment is Bulwell St	therefore no Education S106
	Mary's, if planning area is nominated it is	claim is being made. If this
	0009 Bulwell. Secondary schools are	number increases (to more than
	projected to be full for the foreseeable	10) then Education to be
	future - developments are likely to trigger a	

	,												notified so a further assessment							
				is Bul	lwell A	can be made.														
				nomi	nated	it is OC	61 No	rth We												
Green	n Infra	structi	ıre	A buf																
Open	Space	e :		be cr	eated	along t	the eas	stern b												
				site t	o prote	ect and	d enha	nce th												
				River	Leen l	ocal V	Vildlife	Site. (Opport	unitie	5									
				for in	nprove	d wall	king an	d cycli	ng											
				conn	ections	s throu	igh the	site a												
				River	Leen.	(Sourc	e: LAP	P)												
Healtl	h:			Area	1. Cato	chmen	t of Pr	imary	Care		R	ise Par	rk have	devel	oped					
				provi	ders: F	arksid	e Med	ical Pr	actice,		0	utline	plans t	o expa	and.					
					view Si	• ,		•				Facilitate dialogue between								
					gfield I						st	stakeholders and tenants of								
				_	ery, St							-	Rivers			<u>)</u>				
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Discus	Discussions with landowner																			
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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

Issues/Constraints		
None		
•	(Summary from Infrastructure Development P	
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	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 300 could trigger a	monitored. Education should
	S106 claim. Primary catchment is	be consulted as applications
	Southglade, if planning area is nominated it	come forward to allow them to
	is 0010 BesTop. Secondary schools are	provide up to date information
	projected to be full for the foreseeable	on demand vs capacity. If S106
	future - developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Oakwood, if planning area is	planning area contributions
	nominated it is 0062 North East / Central.	would be used on.
Green Infrastructure	Residential development should include	
Open Space:	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	
Hoalth:	elsewhere. (Source: LAPP)	Hucknall Boad have developed
Health:	Area 2. Catchment of Primary Care providers: Hucknall Road Medical Centre,	Hucknall Road have developed plans to increase capacity by
L	providers. Huckitali Nodu Medical Ceritle,	pians 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.												iternal remise		uratio	n of th	eir
Utiliti	ies:			No is	sues ic	lentifie	ed									
Wast	e, Rec	ycling 8	&	No is	sues ic	lentifie	ed									
Energ	gy Mar	nagem	ent:													
Steps	to ac	celerat	e deli	very												
N/A																
Deliv	Delivery assumptions															
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12	13	14	15	16	17	18	19	20	23	24	25	26	27	28		

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.

	nantiy family housing, with proportion of site reta	
Issues/Constraints		
None		
Required infrastructure	(Summary from Infrastructure Development Pla	n (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	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 300 could trigger a	monitored. Education should be
	S106 claim. Primary catchment is Southglade,	consulted as applications come
	if planning area is nominated it is 0010	forward to allow them to
	BesTop. Secondary schools are projected to	provide up to date information
	be full for the foreseeable future -	on demand vs capacity. If S106
	developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary catchment	advise on which school or
	is Oakwood, if planning area is nominated it is	planning area contributions
	0062 North East / Central.	would be used on.
Green Infrastructure	Residential development should include	
Open Space:	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	
Haalth.	elsewhere. (Source: LAPP).	Hughest Bass de des
Health:	Area 2. Catchment of Primary Care providers:	Hucknall Road have developed
	Hucknall Road Medical Centre, Queen Bower	plans to increase capacity by

	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.										pee r	iternal remise	_	uratio	n of the	eir
Utilit	ies:			No iss	sues id	entifie	d									
Wast	e, Recy	ycling 8	<u>&</u>	No iss	sues id	entifie	d									
Energ	gy Mar	nageme	ent:													
Steps	s to acc	celerat	e deliv	ery												
N/A																
Deliv	ery as	sumpt	ions													
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
										30	30	25				

7 PA7 Hucknall Road/Southglade Road - Southglade Food Park

Site	details																					
Own	ership	– City	Counc	il																		
	ning St																					
No recent planning activity. Reliant on grant funding, which is being sought. Awaiting another round of												d of										
funding.																						
Empl	loymer	nt B1 a	nd B2.																			
	s/Con																					
None	9																					
Requ	iired in	frastr	ucture	(Sumr	nary fi	rom In	frastru	ıcture	Devel	opmen	t Plar	Plan (IDP))										
Infra	structı	ıre		Sumi	mary A	ssessi	ment				F	urther	Work									
Cont	aminat	ion:		Knov	n con	tamina	ation is	sues.	Known	groun	d											
				gas is	sues ii	n the a	rea (S	ource:	SABP)													
Emer	rgency	Servic	es:	No is	sues ic	lentifi	ed															
	d Risk:			Site >	•1ha –	site sp	ecific	FRA re	quired													
					Site >1ha – site specific FRA required (Source: SABP).																	
				N/A	under	lain by	a prin															
				(Sou	ce: LA	PP).																
Trans	sport:			Vehic	cle acc	ess acl	nievab	le fron														
				and/	or Sou	thglad	e Roac	l. Likel														
				traffi	с сара	city wi	thin lo	cal ne	ar													
				bus s	ervice	s on H	ucknal	l Road	, some	bus												
				servi	ces als	o avail	able fr	om So	uthgla	de												
				Road	. Cycle	route	provis	ion or	Huckr	nall												
				Road	. (Sour	ce: SA	BP)															
Air Q	uality:			N/A.	Not in	an AC	MA (S	ource:	SABP)													
Educ	ation/0	Comm	unity	N/A																		
Facili	ities:																					
Gree	n Infra	structi	ure	N/A																		
	n Space	2:																				
Healt	th:			N/A	N/A																	
Utilit	ies:			No is	sues ic	lentifi	ed															
Wast	te, Rec	ycling	&	No is	sues ic	lentifi	ed															
Ener	gy Mar	nagem	ent:																			
Steps	s to ac	celera	te deli	very																		
N/A																						
Deliv	ery as	sumpt	ions																			
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12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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

Issues/Constraints		
None		
Required infrastructure	(Summary from Infrastructure Development P	lan (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	impro	veme	nt of lo	cal LW	/S/LNR									
				at Su	nrise F	Iill. (So	urce: l	LAPP)											
Healt	h:			Area	2. Cato	chmen	t of Pr	imary (Care		Н	ucknal	ll Road	have (develo	ped			
				provi	ders: I	Huckna	all Road	d Medi	cal Ce	ntre,	р	lans to	increa	ase cap	acity b	ру			
				Quee	n Bow	er Sur	gery, S	outhG	lade M	1edical	ir	internal configuration of their							
				Pract	ice, Th	e Alice	e Medi	cal Pra	ctice.		р	premises.							
				Sumr	mary N	1essag	e: Pote	ential p	opula [.]	tion									
				grow	th in n	earby	area m	nay imi	oact or	ı									
				pract	ice de	mand.	A nun	nber o											
				pract	ices ar	e reac	hing ca	apacity											
				Healt	h Cent	re is a	large	new pu											
				healt	h cent	re whi	ch has	existir											
				capa	city to	delive	r addit	ional											
				арро	intmei	nts/ser	vices.	There											
				work	force i	ssues t	that m	ay imp	act on										
				capa	city.														
Utiliti	ies:			No is	sues ic	lentifie	ed												
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed												
Energ	gy Mar	nagem	ent:																
Steps	to ac	celerat	te deli	very															
N/A																			
Deliv	ery as	sumpt	ions																
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					76 80														

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 P	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	Traffic impacts upon Edwards
•	arrangements required, as the site is	Lane/Oxclose Lane junction
	surrounded by existing residential	may require testing. (Source:
	development. Vehicle access would need to	SABP)
	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)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 300 could trigger a	monitored. Education should
	S106 claim. Primary catchment is Robin	be consulted as applications
	Hood, if planning area is nominated it is	come forward to allow them to
	0010 BesTop. Secondary schools are	provide up to date information
	projected to be full for the foreseeable	on demand vs capacity. If S106
	future - developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Park Vale if planning area is	planning area contributions
	nominated it is 0062 North East / Central.	would be used on.
Green Infrastructure	Residential development should include	
Open Space:	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/L	.NRs; n	ew eq	uipped	l play a	rea.						
				(Sour	ce: LA	PP)										
Healt	h:			Area provi Quee Pract Sumr grow pract pract Healt healt capac appo	2. Cate ders: I en Bow ice, The mary Mary Mary Mary Mary Mary Mary Mary M	chmen Huckna Ver Sur Hessag earby mand. Te reac tre is a re whi delive nts/sei	all Road gery, S e Medi e: Pote area m A nur hing ca large ch has r addit rvices.	imary of Medical Pracential prace	p ir p	lans to	increa config	ase cap	develo pacity k n of th	ру		
				capa				ω,p								
Utilit	ies:			•	sues ic	dentifie	ed									
Energ	e, Rec	nagem	ent:		sues ic	dentifie	ed									
Steps	to ac	celera	te deli	very												
N/A																
Deliv	ery as	sumpt	ions	,	T											
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											

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

Notice Consideration of consitiv	to neighbouring use required	
	ve neighbouring use required	des (IDD))
•	(Summary from Infrastructure Development P	T T T T T T T T T T T T T T T T T T T
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	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 500 could trigger a	monitored. Education should
	S106 claim. Primary catchment is Southwark,	be consulted as applications
	if planning area is nominated it is 0009	come forward to allow them to
	Bulwell. Secondary schools are projected to	provide up to date information
	be full for the foreseeable future -	on demand vs capacity. If S106
	developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Ellis Guilford if planning area is	planning area contributions
	nominated it is 0061 North West / Central.	would be used on.
Green Infrastructure	The provision of formal playing areas near to	
Open Space:	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)	

Healt	h:			Area	1. Cate	chmen	t of Pr	imary	Care		R	ise Par	k have	devel	oped			
								ical Pr						о ехра	•			
				Leen	view S	urgery	, River	lyn Me	dical C	Centre,				gue be		1		
						•		re, Ris				stakeholders and tenants of						
					_			cal Cer	В	Bulwell Riverside to ensure								
				_	•			ential p		tion		optimal use of facility						
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				_		•		ber of										
								apacity										
							_	force i										
				may	also in	pact c	n capa	acity.										
Utiliti	ies:			No is	sues ic	lentifie	ed	-										
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed											
Energ	gy Mar	nagem	ent:															
Steps	to ac	celerat	te deli	very														
N/A																		
Deliv	ery as	sumpt	ions															
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12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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)									

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. Utilities: No issues identified Waste, Recycling & No issues ide	Educa Facilit	ation/(Comm	unity	Prima plann Bulw Secon catch	ary cat ning are ell. De ndary S ment i is nom	chmer ea is n evelopi S106 c is Bulw	nt is Cr omina ment v laim. S vell Aca	abtree ted it i vill trig Second ademy	_	if ining	tl sc	ducation duc	n appli I. If S1 I then s) or pl	cation 06 is to advise anning	comes to be so to on white g area(s	ought nich s)
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. Utilities: No issues identified Waste, Recycling & Energy Management: Steps to accelerate delivery City Council owned land to be transferred/sold to developer Delivery assumptions 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27- 27- 27- 27- 27- 27- 27- 27- 27- 27		_		ure	creat site (! the si throu incor space corrid Leen oppo	e habi Stanto ite and igh the poration es and dor. Op culver rtuniti	tats bone Pone Spring use of sconne opertu	oth with and Fighead of green eminations of the fight of	hin an Pasture LWS corrietural I to the to ope	en r							
Utilities: Waste, Recycling & No issues identified Energy Management: Steps to accelerate delivery City Council owned land to be transferred/sold to developer Delivery assumptions 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27-	Healt	h:			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.								utline acilitat takeho ulwell	plans t e dialo lders a Rivers	to expand ogue be and ter ide to	and. etweer nants o ensure	f
Energy Management: Steps to accelerate delivery City Council owned land to be transferred/sold to developer Delivery assumptions 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27-	Utiliti	ies:							,								
City Council owned land to be transferred/sold to developer Delivery assumptions 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27-		-			No is	sues ic	lentifie	ed									
Delivery assumptions 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27-	•																
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12																	
50 100 100	14	13	14	13	10	1/	10	13	20	<u> </u>	~~	23	24				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		. ()
•	(Summary from Infrastructure Development P	1
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	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 500 could trigger a	monitored. Education should
	S106 claim. Primary catchment is Southwark,	be consulted as applications
	if planning area is nominated it is 0009	come forward to allow them to
	Bulwell. Secondary schools are projected to	provide up to date information
	be full for the foreseeable future -	on demand vs capacity. If S106
	developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Ellis Guilford if planning area is	planning area contributions
	nominated it is 0061 North West / Central.	would be used on.
Green Infrastructure	N/A.	
Open Space:		
Health:	Area 1. Catchment of Primary Care	Rise Park have developed
	providers: Parkside Medical Practice,	outline plans to expand.
	Leenview Surgery, Riverlyn Medical Centre,	Facilitate dialogue between
	Springfield Medical Centre, Rise Park	stakeholders and tenants of
	Surgery, St Albans Medical Centre.	Bulwell Riverside to ensure
	Summary message: Potential population	optimal use of facility
	growth in nearby area may impact on	
	practice demand. A number of local	
	practices are reaching capacity.	

				There	e are n	ationa	l work	force i	ssues t	hat								
				may	may also impact on capacity.													
Utilit	ies:			No is	No issues identified													
Wast	e, Rec	ycling	&	No issues identified														
Energ	Energy Management:																	
Steps	Steps to accelerate delivery																	
N/A																		
Deliv	Delivery assumptions																	
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12	13	14	15	16	16 17 18 19 20 21 22 23 24 25 26 27 2											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		
	(Summary from Infrastructure Development P	lan (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.															
Utilit	ies:			No is	sues ic	lentifie	ed									
Wast	te, Rec	ycling	&	No is	sues ic	lentifie	ed									
Ener	gy Mar	nagem	ent:													
Steps	s to ac	celerat	te deli	very												
Own	er and	NCC c	oopera	ating in	order	to fac	ilitate	develo	pment	t	•	•		•		•
Deliv	ery as	sumpt	ions													
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12	13	14	15	16											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

	(Summary from Infrastructure Development P	I
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	Schools planning area: 0009 Bulwell	
Facilities:		
Green Infrastructure	N/A.	
Open Space:		
Health:	Area 2. Catchment of Primary Care	Hucknall Road have developed
	providers: Hucknall Road Medical Centre,	plans to increase capacity by
	Queen Bower Surgery, SouthGlade Medical	internal configuration of their
	Practice, The Alice Medical Practice.	premises.
	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.	
Utilities:	No issues identified	
Waste, Recycling &	No issues identified	
Energy Management:		
Steps to accelerate deli	very	

N/A	I/A															
Deliv	Delivery assumptions															
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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.

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Issue	s/Cons	straint	s																
None	<u>,</u>																		
Requ	ired in	frastr	ucture	(Sumr	nary fi	om In	frastru	ıcture	Devel	pmen	t Plar	(IDP))						
	structu					ssessr	nent				F	urther	Work						
Cont	aminat	ion:		None															
	gency	Servic	es:	No is	sues ic	lentifie	ed												
Flood	d Risk:						ite spe	cific FI											
				•	ce: SA														
Trans	sport:									s park			•	s upon					
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						-				centre		eed te	sting.	(Source	e: SABI	۲).			
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				the s	ite will	need	to be o												
				accou	unt of	any an	nenity												
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	uality:				Not in	an AQ	MA (S												
	ation/0	Comm	unity	N/A															
Facili																			
	n Infra		ıre			n close	•												
Open	Space	::				and La	-												
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Healt	h·			N/A	CC. LA	· · <i>)</i>					N	N/A							
Utilit					sues in	lentifie	-d	- 1	N/A										
	e, Recy	cling i	<u> </u>																
	gy Mar	_		No issues identified															
	s to acc			verv															
N/A				1.71															
	ery as	sumpt	ions																
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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		
	(Summary from Infrastructure Development P	
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).	

Heal	th:			provi Bilbo Surge Centr Sumr grow pract pract natio	ders: (rough ery, Str re. mary M th in n ice der ices ar	Grange Medic Telley Hand Messag Mess Messag Messag Messag Messag Messag Messag Messag Messag Messag	e Farm ral Cen Health e: Pote area m A nur hing ca	imary i Medic tre, Bil Centre ential p nay imp mber o apacity es that	d	Current review of a development at Strelley Health centre underway which has significant scope for expansion.							
Utilit	ies:			No is	sues ic	lentifie	ed										
Wast	te, Rec	ycling	&	No is	sues ic	lentifie	ed										
Ener	gy Mar	nagem	ent:														
Steps	s to ac	celera	te deliv	very													
N/A																	
Delivery assumptions																·	
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17 PA18 Vernon Road - Former Johnson Dyeworks

Site details

Ownership – Part City Council owned / part privately owned site.

Planning Status

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.

Issues/Constraints

Flood risk constraints.

Contantination leading		
Contamination land issu		(IDD))
•	(Summary from Infrastructure Development P	
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Dyeworks,	
	anecdotal asbestos dumping. (Source: SABP)	
Emergency Services:	No issues identified	
Flood Risk:	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)	
Transport:	Close to Basford NET tram stop. Vehicle	Further detailed assessment
	access potentially achievable from Vernon	may be required for traffic
	Road for general traffic, although set back	capacity impacts upon local
	from busy Vernon Road/ Nottingham Road	network. (Source: SABP)
	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)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 500 could trigger a	monitored. Education should
	S106 claim. Primary catchment is	be consulted as applications
	Heathfield/Southwark, if planning area is	come forward to allow them to
	nominated it is 0009 Bulwell. Secondary	provide up to date information
		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

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	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)															
Healt				Area provi Quee Pract Sumr grow pract Healt capac appo work capac	2. Cate ders: I en Bow ice, The mary Notes are ices are in Central to interest force icity.	chmender Surver	t of Prail Road gery, See Medi e: Pote area m A nur hing ca large ch has r addit rvices.	imary d Med couthG cal Pra ential p nay im nber o apacity new p existir ional There	ical Cellade Mactice. Dopulation	tion n nglade built sical	p ir p	lans to	increa config	ase cap	develo pacity k in of th	ру
Utilit	ies:			No is	sues ic	dentifie	ed									
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	s to ac															
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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 P	lan (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	Schools planning area: 0009 Bulwell	
Facilities:		
Green Infrastructure	Residential development should include on	
Open Space:	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	Tudor House have developed
	providers: The Medical Centre – Irfan,	outline plans to expand
	Sherwood Rise Medical Centre, Elmswood	Feasibility studies to be carried
	Surgery, Sherringdon Park Medical Practice,	out for potential developments
	Tudor House Medical Practice, Welbeck	within a number of health
	Surgery.	centres within this area.
	Summary Message: Potential population	
	growth in nearby area could impact on	
	practice demand. There are national	
	workforce issues that may impact on	
111202	capacity.	
Utilities:	No issues identified	

Wast	e, Rec	ycling	&	No is	No issues identified											
Ener	gy Mar	nagem	ent:													
Steps	s to ac	celerat	te deliv	very												
N/A																
Deliv	ery as	sumpt	ions				_									
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							18	17								

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

Site details		
	wned site (Severn Trent).	
Planning Status		
	tial development with willing owners.	
Deliverable towards the	•	
Issues/Constraints	This late plan period.	
None		
	(Summary from Infrastructure Development P	lan (IDBN
Infrastructure	TÎ Î	Further Work
	Summary Assessment	ruttier work
Contamination:	Possible contamination from former	
- C :	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	May require further detailed
	achievable off Haydn Road and/or Hucknall	assessment of vehicle capacity
	Road, offset from Haydn Road/ Hucknall	impacts upon local network.
	Road junction. Regular city centre bound	(Source: SABP)
	services on Haydn Road and Hucknall Road	
	serving the site. Site adjacent to Hucknall	
	Road Commuter Cycle Route. (Source: SABP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 500 could trigger a	monitored. Education should
	S106 claim. Primary catchment is Haydn, if	be consulted as applications
	planning area is nominated it is 0007 Forest	come forward to allow them to
	Fields. Secondary schools are projected to	provide up to date information
	be full for the foreseeable future -	on demand vs capacity. If S106
	developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Oakwood, if planning area is	planning area contributions
	nominated it is 0062 North East / Central.	would be used on.
Green Infrastructure	N/A.	Would be used on:
Open Space:	14/74.	
Health:	Area 5. Catchment of Primary Care	Tudor House have developed
ricaitii.	providers: The Medical Centre – Irfan,	outline plans to expand
	Sherwood Rise Medical Centre, Elmswood	Feasibility studies to be carried
	Surgery, Sherringdon Park Medical Practice,	out for potential developments
	Tudor House Medical Practice, Welbeck	within a number of health
	Surgery.	centres within this area.
	Summary Message: Potential population	centres within this area.
	growth in nearby area could impact on	
	practice demand. There are national	
	l ·	
	workforce issues that may impact on	
Litilities	capacity. No issues identified	
Utilities:		
Waste, Recycling &	No issues identified	
Energy Management:		
Steps to accelerate deli	very	

N/A																
Deliv	ery as	sumpt	ions													
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
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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.

Issue	s/Cons	straint	S													
None																
Requ	ired in	frastr	ucture	(Sumr	nary fi	om In	frastru	cture	Develo	pmen	t Plar	ı (IDP)				
Infra	structı	ıre		Sumr	mary A	ssessr	nent				F	urther	Work			
Cont	aminat	ion:		None	<u>:</u>											
Emer	gency	Servic	es:	No is	sues ic	lentifie	ed									
Flood	d Risk:				Under ce: LA		a prin	cipal a								
irans	sport:			via Sp Likely netw Mans facilit SABP Adeq	oondor suffice ork. Ci sfield F ties ov) uate p	n Stree ient tr ty cen koad. E er Mar arking	et and/ affic ca tre bou existing ensfield should roposa	or Ma apacity and bu pedes Road.	nsfield in loc s servi strian o (Sourc	Street al ces on crossin ee: as par	g					
Air Q	uality:			N/A.	Not in	an AQ	MA (S	ource:	SABP)							
Educ Facili	ation/(ties:	Comm	unity	Schoo	ols pla	nning	area: 0	007 Fc	rest F	ields						
	n Infra 1 Space		ıre	N/A.												
Healt	th:			Area	5											
Utilit	ies:			No is	sues ic	lentifie	ed									
	e, Reco			No is	sues ic	lentifie	ed									
	s to ac			very					,							
N/A																
Deliv	ery as	sumpt	ions													
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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.

receivership.		
Required infrastructure	(Summary from Infrastructure Development P	lan (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	Potential of a tram stop located adjacent to site between Wilkinson Street and Basford may want to be considered.
	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:	
Air Ouglitus	LAPP).	
Air Quality: Education/Community	N/A. Not in an AQMA (Source: SABP)	Capacity will continue to be
Facilities:	Some tolerance for primary. Combined area developments exceeding 500 could trigger a	monitored. Education should
racilities.	S106 claim. Primary catchment is	be consulted as applications
	Whitemoor, if planning area is nominated it	come forward to allow them to
	is 0008 BilBrox. Secondary schools are	provide up to date information
	projected to be full for the foreseeable	on demand vs capacity. If S106
	future - developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Ellis Guilford if planning area is	planning area contributions
	nominated it is 0061 North West / Central.	would be used on.
Green Infrastructure	Site is adjacent to the River Leen LWS and	
Open Space:	this green corridor should be protected and	
	enhanced using soft landscaping. There is	
	potential for this development to help	

					ess ide		•	•	n										
				the a	rea. (S	ource:	LAPP)												
Healt	h:				2. Cato			•							develo	•			
					ders: F					•		plans to increase capacity by							
					n Bow					ledical		internal configuration of their							
					ice, Th						р	remise	es.						
					mary N	_		-											
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					intmer														
					force i	ssues t	that m	ay imp	act on										
				capa															
Utiliti	ies:			No is	sues ic	lentifie	ed												
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed												
Energ	gy Mar	nagem	ent:																
Steps	to ac	celerat	te deliv	very															
Discu	ssions	with r	new ov	vner. D	ecom	missio	ning ne	earby g											
Deliv	ery as	sumpt	ions																
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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.

	(Summary from Infrastructure Development P	
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	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 500 could trigger a	monitored. Education should
	S106 claim. Primary catchment is Melbury, if	be consulted as applications
	planning area is nominated it is 0008 BilBrox.	come forward to allow them to
	Secondary schools are projected to be full	provide up to date information
	for the foreseeable future - developments	on demand vs capacity. If S106
	are likely to trigger a Secondary S106 claim.	is to be sought they will then
	Secondary catchment is NUSA, if planning	advise on which school or
	area is nominated it is 0063 West.	planning area contributions
		would be used on.
Green Infrastructure	Residential development should include	
Open Space:	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	Current review of a
	providers: Grange Farm Medical Centre,	development at Strelley Health
	Bilborough Medical Centre, Bilborough	centre underway which has
	Surgery, Strelley Health Centre, RHR Medical	significant scope for expansion.
	Centre.	
	Summary Message: Potential population	
	growth in nearby area may impact on	

				pract	ice der ices ar nal wo	e reac	hing ca	apacity								
					ct on c			s tilat	illay a	150						
				•			<u> </u>									
Utiliti	ies:			No is	sues ic	lentifie	ed									
Wast	e, Rec	cling (&	No is	sues ic	lentifie	ed									
Energ	gy Mar	nagem	ent:													
Steps	to ac	celerat	te deliv	very												
N/A																
Deliv	ery as	sumpt	ions													
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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.									
	(Summary from Infrastructure Development P								
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 onsite 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.							

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N/A																
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24 PA26 Denewood Crescent - Denewood Centre

Site details

Ownership – Nottingham City Council and Nottinghamshire County Council

Planning Status

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.

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.

Residential C3, predominantly family housing with potential for an element of specialist housing to meet the needs of the elderly.

Issues/Constraints		
None		
Required infrastructure	(Summary from Infrastructure Development P	lan (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.

				natio	nal wo	rkforc	e issue	s that	may a	lso						
impact on capacity.																
Utilit	ies:			No issues identified												
Wast	e, Rec	ycling	&	No is	No issues identified											
Energy Management:																
Steps to accelerate delivery																
N/A																
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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 P	lan (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. 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. Utilities: No issues identified Waste, Recycling & Energy Management: No issues identified Waste, Recycling & Energy Management: Steps to accelerate delivery N/A Delivery assumptions is to be sought they will then advise on which school or planning area contributions would be used on. 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 Steps to accelerate delivery N/A Delivery assumptions I1- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27- 28- 27- 24- 25- 26- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 27- 28- 28- 27- 28- 27- 28- 28- 27- 28- 28- 27- 28- 28- 27- 28- 28- 27- 28- 28- 28- 28- 28- 28- 28- 28- 28- 28		1, 0000 PID															
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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 Opportunities to improve Nuthall Road service road, which is one way walking and cycling links northbound. Likely sufficient traffic capacity through the site should be on local network. Site served by regular city explored. (Source: LAPP) centre bound bus services on Nuthall Road. (Source: SABP) N/A. Not in an AQMA (Source: SABP) Air Quality: **Education/Community** Capacity will continue to be Some tolerance for primary. Combined area Facilities: developments exceeding 500 could trigger a monitored. Education should S106 claim. Primary catchment is be consulted as applications Whitemoor, if planning area is nominated it come forward to allow them to is 0008 BilBrox. Secondary schools are provide up to date information projected to be full for the foreseeable on demand vs capacity. If S106 future - developments are likely to trigger a is to be sought they will then Secondary S106 claim. Secondary advise on which school or

catchment is Ellis Guilford, if planning area is

nominated it is 0061 North West / Central.

planning area contributions

would be used on.

Gree	n Infra	structi	ure	Орро	ortunit	ies to i	mprov	e walk								
Open	Space	<u>:</u>		cyclir	ng links	s throu	igh the	site sl	hould l	эe						
				explo	red al	ongsid	e oppo	ortunit	ies for	habita	t					
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27 PA30 Bobbers Mill Bridge - Bobbers Mill Industrial Estate

Site details

Ownership – Privately owned site.

Planning Status

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.

Contamination, land assembly and flood risk to be resolved.									
Required infrastructure	(Summary from Infrastructure Development P	lan (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	General vehicle access							
Transport.	services operate from Bobbers Mill Bridge	potentially achievable via							
	and Alfreton Road. Existing pedestrian	Alfreton Road, off A610,							
	crossing facilities over Nuthall Road/ Aspley	although suitable access/egress							
	Lane junction. (Source: SABP)	arrangements would need to be							
	There are opportunities to improve cycle	determined. Traffic impacts							
	and pedestrian connections through the site	upon the Nuthall Road/Aspley							
	and an indicative route is shown on the	Lane junction would also need							
	Policies Map. (Source: LAPP)	to be tested. (Source: SABP)							
Air Quality:	N/A. Not in an AQMA (Source: SABP)								
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be							
Facilities:	developments exceeding 500 could trigger a	monitored. Education should							
	S106 claim. Primary catchment is Berridge, if	be consulted as applications							
	planning area is nominated it is 0007 Forest	come forward to allow them to							
	Fields. Secondary schools are projected to	provide up to date information							
	be full for the foreseeable future -	on demand vs capacity. If S106							
	developments are likely to trigger a	is to be sought they will then							
	Secondary S106 claim. Secondary local	advise on which school or							
	school is Djanogly CA if planning area is	planning area contributions							
Cua an Infrastructura	nominated it is 0062 North East / Central.	would be used on.							
Green Infrastructure	The River Leen LWS runs through the centre of the site and this should be a feature of								
Open Space:	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,								
	could be provided citilet side to bullet,								

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				the a	rea. (S	ource:	LAPP)											
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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 P	lan (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: Green Infrastructure	Schools planning area: 0008 BilBrox N/A.								
Open Space:	,								
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							

											0	•	ope fo	use an r additi		oility
Utiliti	Utilities: No issues identified															
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29 PA33 Chalfont Drive - Former Government Buildings

Site details

Ownership – Privately owned site.

Planning Status

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

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).

Original outline permission: 09/02049/POUT.

Discussions ongoing regarding the southern portion of the site.

Residential C3, predominantly family housing.

Historic asset onsite.		
Required infrastructure	(Summary from Infrastructure Development P	lan (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

											0	ffer sc	ope fo	r addit	ional	
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Utilit	ies:			No is	sues ic	lentifie	ed									
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							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). Good public transport - NCT 28 route on Transport: 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) N/A. Not in an AQMA (Source: SABP) Air Quality: Education/Community Schools planning area: 0008 BilBrox Facilities: N/A. (Source: LAPP) Green Infrastructure Open Space: Health: Area 3 **Utilities:** No issues identified Waste, Recycling & No issues identified **Energy Management:** Steps to accelerate delivery N/A

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

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

None	/Common from Infrastructure Development	New (IDD)
Infrastructure	(Summary Assessment	Further Work
	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Electricity	
Emorgoney Corvicos:	depot. (Source: SABP) No issues identified	
Emergency Services: Flood Risk:		
FIOOU 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.

Utilit	ies:			No is	sues ic	lentifie	ed									
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed									
Energ	gy Mar	nagem	ent:													
Steps	to ac	celerat	te deliv	very												
N/A																
Deliv	ery as	sumpt	ions													
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12	13	14	15	16	6 17 18 19 20 21 22 23 24 25 26									26	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) Appeal conditions seek access/new junction Transport: from Russell Drive. (Source: SABP). Trent Barton Two (every 10mins) service available from Russell Drive. N/A. Not in an AQMA (Source: SABP) Air Quality: Education/Community Schools planning area: 0005 Wollaton Facilities: Green Infrastructure Proposals should make provision for the Open Space: 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) Deer Park and Wollaton Park Health: Area 7. Catchment of Primary Care providers: Deer Park Family Medical Centre, have outlined plans to increase Wollaton Park Medical Centre, Cripps Health capacity. Centre. Cripps Health centre new **Summary Message:** building currently underway. Potential population growth in nearby area could impact on practice demand. There are national workforce issues that may impact on capacity. **Utilities:** No issues identified Waste, Recycling & No issues identified **Energy Management:**

Steps to acce	lerate delivery
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N/A

Deliv	ery as	sumpt	ions													
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33 PA37 Robin Hood Chase

Site details

Ownership – Nottingham City Council owned site.

Planning Status

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.

Community facility now seems unlikely and the retail and joint service centre are complete. What remains to be developed will likely be residential.

Anticipate deliver late in the plan period.

Residential C3, to include elderly and family housing provision and a Community Facility/Centre D1.

Issues/Constraints

Delivery assumptions

None

Required infrastructure	(Summary from Infrastructure Development P	lan (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	N/A.	
Open Space:		
Health:	Area 6. Catchment of Primary Care	Feasibility study to assess the
	providers: Bakersfield Medical Centre, Dale	potential for development of
	Surgery, Family Medical Centre, Greenwood	the Windmill Practice building
	& Sneinton FMC, Mapperley Park Medical	demonstrates scope and
	Centre, Victoria Health centre/ Mapp	possible requirement for
	Surgery, Wellspring Surgery, Windmill	development
	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	
t initial and	may impact on capacity.	
Utilities:	No issues identified	
Waste, Recycling &	No issues identified	
Energy Management:		
Steps to accelerate deli	very	
N/A		

59

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

Residential CS, Employing	nent B1, Community and Education D1.	
Issues/Constraints		
Contamination		
Required infrastructure	(Summary from Infrastructure Development P	lan (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	Some tolerance for primary – in the specific	Capacity will continue to be
Facilities:	area. Some developments could trigger a	monitored. Education should
	S106 claim. Primary local school is	be consulted as applications
	Nottingham Academy (other local school	come forward to allow them to
	could be named), if planning area is	provide up to date information
	nominated it is 0003 Sneinton. Secondary	on demand vs capacity. If S106
	schools are projected to be full for the	is to be sought they will then
	foreseeable future - developments are likely	advise on which school or
	to trigger a Secondary S106 claim.	planning area contributions
	Secondary local school is 0065 (Single 1)	would be used on.
	Nottingham Academy, alternative would be	
	Emmanuel.	
Green Infrastructure	N/A.	
Open Space:		
Health:	Area 6. Catchment of Primary Care	Feasibility study to assess the
	providers: Bakersfield Medical Centre, Dale	potential for development of
	Surgery, Family Medical Centre, Greenwood	the Windmill Practice building
	& Sneinton FMC, Mapperley Park Medical	demonstrates scope and
	Centre, Victoria Health centre/ Mapp	possible requirement for
	Surgery, Wellspring Surgery, Windmill	development
	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.	

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Utilities:				sues io											
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Waste, R	ecycling	&	No is	sues ic	lentifie	ed									
Energy N	lanagem	ent:													
Steps to	accelera	te deliv	very	у											
N/A															
Delivery	assumpt	tions													
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12 13	14	15	16	17	18	19	20	21	22	23	24	25	26	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.

None		
	(Summary from Infrastructure Development P	lan (IDP))
Infrastructure	Summary Assessment	Further Work
Contamination:	Possible contamination issues. Former industrial uses. (Source: SABP)	Turther Work
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. Matthius 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 \$106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure	N/A.	
Open Space: 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	

Wast	e, Rec	ycling	&	No issues identified												
Energ	gy Mar	nagem	ent:													
Steps	Steps to accelerate delivery															
N/A																
Delivery assumptions																
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
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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		
	(Summary from Infrastructure Development P	
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	Schools planning area: 0003 Sneinton	
Facilities:		
Green Infrastructure	Opportunities to enhance the adjacent	
Open Space:	Colwick Woods LWS and Colwick Woods	
	Nature Reserve. (Source: LAPP)	
Health:	Area 6. Catchment of Primary Care	Feasibility study to assess the
	providers: Bakersfield Medical Centre, Dale	potential for development of
	Surgery, Family Medical Centre, Greenwood	the Windmill Practice building
	& Sneinton FMC, Mapperley Park Medical	demonstrates scope and
	Centre, Victoria Health centre/ Mapp	possible requirement for
	Surgery, Wellspring Surgery, Windmill	development
	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.	
Utilities:	No issues identified	

Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed									
Energ	gy Mar	nagem	ent:													
Steps	Steps to accelerate delivery															
N/A	N/A															
Deliv	Delivery assumptions															
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12	13	14	15	16											
					16											

37 PA41 Alfreton Road - Forest Mill

Site details

Ownership – Privately owned site.

Planning Status

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.

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.

Ongoing Pre App regarding the outline element.

Site partly cleared and subject to proactive regeneration activity by NCC and site owners. Retail A1, food & drink A2, A3 (as component of mixed use scheme), residential C3, student accommodation (sui generis).

Possible contamination.		
	(Summary from Infrastructure Development P	lan (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	Schools planning area: 0004 Lenton	
Facilities:		
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	

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

	ipated		letion	date a	utumn	2019.										
lecuo	s/Cons	straint	c													
None		oti aiiit	3													
		frastri	ucture	(Sumr	narv fi	rom In	frastrı	icture	Develo	opmen	t Pla	n (IDP))			
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	d Risk:			N/A (Under	lain by	, a prir	icipal a	auifer)						
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				Ilkest	on Ro	ad. Sei	ved by	/ Strell	ey com	mutei	-					
				cycle route. (Source: SABP)												
Air Q	Air Quality: N/A. Not in an AQMA (Source: SABP)															
	ation/0	Comm	unity	Scho	ols pla	nning	area: 0	004 Le	nton							
Facili																
	n Infra		ıre	N/A.												
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12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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** Possible contamination issues due to former Contamination: 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) Vehicle access potentially achievable via Transport: 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 Schools planning area: 0004 Lenton Facilities: Green Infrastructure N/A. Open Space: Health: Review of Radford Health Area 4. Catchment of Primary Care providers: Greenfields MC, Mayfield MC, centre to look at internal Radford Health Centre – Phillips, Radford reconfiguration to increase Medical Practice – NTU, St Lukes Surgery, capacity. The Fairfields Practice, The Forest Practice, **Practices within Mary Potter** Centre do not have any scope

				Victo	ria/Ma	арр Не	alth ce	entre, l	ligh gr	een	to	ехра	nd into	adjoir	ning ar	eas
				Medi	cal Pra	ctice.					0	f the b	uilding	;.		
				Sumr	nary N	1essag	e: Pote	ential p	opula	tion						
				grow	th in n	earby	area m	nay imp	oact or	1						
				pract	ice de	mand.	A nun	nber o	f local							
				pract	ices ar	e reac	hing ca	apacity	. Ther	e are						
				natio	nal wo	rkforc	e issue	s that	may a	lso						
				impa	ct on c	apacit	у.									
Utilit	ies:			No is	sues ic	lentifie	ed									
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed									
Ener	gy Mar	nagem	ent:													
Steps	to ac	celerat	te deliv	ery												
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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 P	lan (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	Capacity considerations upon
	via Lenton Boulevard or Sandfield Road,	Derby Road corridor and Derby
	although would need to be set back from	Road/Lenton Boulevard
	Lenton Boulevard/Derby Road junction.	junction would need to be
	Capacity considerations upon Derby Road	determined. (Source: SABP)
	corridor and Derby Road/Lenton Boulevard	Improvements to cycling and
	junction would need to be determined.	walking links to and through the
	Regular city centre-bound buses on Derby	site should be explored.
	Road and Ilkeston Road. (Source: SABP)	(Source: LAPP)
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community	S106 claim already made. Primary planning	Claim already made - £503,660
Facilities:	area nominated is 0004 Lenton. Secondary	
	planning area nominated is 0068 Single 4	
	NUAST.	
Green Infrastructure	N/A.	
Open Space:		
Health:	Area 4. Catchment of Primary Care	Review of Radford Health
	providers: Greenfields MC, Mayfield MC,	centre to look at internal
	Radford Health Centre – Phillips, Radford	reconfiguration to increase
	Medical Practice – NTU, St Lukes Surgery,	capacity.
	The Fairfields Practice, The Forest Practice,	Practices within Mary Potter
	Victoria/Mapp Health centre, High green	Centre do not have any scope
	Medical Practice.	to expand into adjoining areas
	Summary Message: Potential population	of the building.
	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 &	No issues identified	
Energy Management:	ivo issues identined	
Steps to accelerate deli	l verv	
steps to accelerate dell	v Cı y	

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

Issues/Constraints		
None		
	(Summary from Infrastructure Development P	
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	Primary schools are projected to be full for	Education must be consulted
Facilities:	the foreseeable future - developments are	when an application comes
	likely to trigger a primary S106 claim.	forward. If S106 is to be sought
	Primary catchment is Edna G Olds (other	they will then advise on which
	local school could be named), if planning	school(s) or planning area(s)
	area is nominated it is 0004 Lenton.	contributions would be used
	Secondary schools are projected to be full	on.
	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.	
Green Infrastructure	There are opportunities to introduce new	
Open Space:	greenspace and landscaped areas to	
	improve access to open space and improve	
	biodiversity. (Source: LAPP)	
Health:	Area 4. Catchment of Primary Care	Derby Road Health Centre have
	providers: Derby Road Health Centre.	developed plans to increase
	Summary Message:	capacity by expanding their
	Potential population growth in nearby area	premises.
	is likely to impact on practice demand. There	
	are national workforce issues that may	
	impact on capacity.	
Utilities:	No issues identified	
Waste, Recycling &	No issues identified	
Energy Management:		
Steps to accelerate deli	very	
N/A		

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

Issues/Constraints		
Possible flood risk		
Required infrastructure (Summary from Infrastructure Development Pla	n (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	Primary schools are projected to be full for	Education must be consulted
Facilities:	the foreseeable future - developments are	when an application comes
	likely to trigger a primary S106 claim.	forward. If S106 is to be
	Primary catchment is Dunkirk (other local	sought they will then advise
	school could be named), if planning area is	on which school(s) or
	nominated it is 0004 Lenton. Secondary	planning area(s) contributions
	schools are projected to be full for the	would be used on.

		fc	resee	able f	uture	- deve	lopme	ents ar	e likel	У					
		to	trigge	er a Se	econda	ary S10	06 clai	m.							
		Se	econda	ary ca	tchme	nt is B	Blueco	at Bee	chdal	e					
		(c	ther l	ocal so	chool	could l	be nai	ned),	if						
		pl	annin	g area	is no	minate	ed it is	0063	West.						
Green Infrastructu	ure	A	n 8m e	easem	ent fo	r river	and f	lood r	isk						
Open Space:		m	anage	ement	adjac	ent to	the L	een ma	ay be						
		re	equire	d and	this p	rovide	s oppo	ortuni	ties to						
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Utilities:			npact o issu												
	0		o issu												
Waste, Recycling &		IN	o issu	es idei	шес										
Steps to accelerate		(OT)													
Discussions with la															
Delivery assumpt		ilei													
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	_	15	16	17	18	19	20	21	22	23	24 15	25 10	26	27	28
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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.

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Conta	aminat	ion:						issues.		er						
		Comic		-				SABP)								
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								_								
				any proposal will need to address this. To the north east of the site Abbey Street/												
									•	Route						
				_	-		-	-		Source						
				LAPP			C	•	-							
Air Q	uality:			N/A.	Not in	an AQ	MA (S	ource:	SABP)							
Educa	ation/0	Comm	unity	N/A												
Facili	ties:															
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Open	Space	2:						d throu	-							
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					ecting	to this	. (Sou	ce: LA	PP)							
Healt				N/A							N	I/A				
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N/A Deliv	ery as	sumpt	ions													
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44 PA49 NG2 West - Enterprise Way

	details																
			ately o	wned s	ite												
	ning St																
	•		•	sion: 1				•								3, or h	otel
			-	ii Gene	ris), in	cludin	g lands	scaping	g, servi	ce yar	ds,	car	oarkii	ng and			
	:ular/p			cess.													
Issue	s/Con	straint	:S														
None	<u>)</u>																
			ucture	(Sumr	nary fi	om In	frastru	ıcture	Develo	pmen	it P	lan (IDP)				
Infra	structı	ıre		Sumr	mary A	ssessn	nent					Fui	rther	Work			
Cont	aminat	tion:		Know	n con	amina	ition is	sues. F	ormer	· Royal							
				Ordn	ance f	actory.	(Sour	ce: SAl	3P)								
Emer	gency	Servic	es:	No is:	sues ic	entifie	ed										
Flood	d Risk:			The G	Greate	Notti	ngham	Strate	egic Flo	od Ris	sk						
					sment		_		_								
				risk o	f flood	ing be	fore a	nd afte	r the								
					letion	_				ank							
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				-	f flood												
				clima	te cha	nge re	turn p	eriod.	Source	e: SAB	P)						
				With	in area	of me	dium	and hig	h floo	d risk							
				(unde	erlain k	y a pr	incipal	aquife	er) (Sou	ırce:							
				LAPP			•	·	, ,								
Trans	sport:			Vehic	le acc	ess pot	tential	ly achie	evable	via							
	•				prise \	-		-									
					ity on	-	-										
				regul	ar (ten	mins)	city ce	entre b	ound l	bus							
				servi	ce ope	rating	on Qu	eens D	rive. N	IET							
				Route	e / NG	2 tram	stop a	djacer	nt to th	e site,	,						
				which	n may	affect	access	point	for site	e. The							
				site is	serve	d by th	ne new	tram	stop o	n							
				Enter	prise \	Way. (9	Source	: SABP)								
Air Q	uality:			N/A.	Not in	an AQ	MA (S	ource:	SABP)								
Educ	ation/0	Comm	unity	N/A													
Facili	ties:																
Gree	n Infra	structi	ure	Gree	n corri	dor ald	ng the	adjac	ent rai	lway							
Oper	Space	e :		line s	hould	be reta	ained a	and an	y onsit	e							
				lands	caping	shoul	d com	prise s	emi- n	atural							
				habit	ats to	link to	and co	mpler	nent tl	he							
				adjac	adjacent Queen's Meadow. (Source: LAPP)												
Healt	th:			N/A	N/A												
Utilit	ies:			No is	sues ic	entifie	ed										
	e, Rec	vcling	<u> </u>		sues ic							1					
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	s to ac			verv								1					
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	ery as	sumnt	ions														
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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.

None		
	(Summary from Infrastructure Development P	lan (IDP))
Infrastructure	Summary Assessment	Further Work
Contamination:	Known contamination issues. Former Royal	Turner work
Contamination.	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	Feasibility of using existing car
	Experian Way. Additional junction/access	park access road, which
	unlikely to be feasible on Queens Drive, due	currently is not adopted, would
	to proximity of two adjacent junctions. City	need to be determined. Traffic
	Link is a regular (ten mins) city centre bound	capacity impacts may require
	bus service operating on Queens Drive.	further detailed assessment,
	Served by tram stop on Enterprise Way. NET	once scale of site is confirmed.
	Phase Two travels through the business	(Source: SABP)
	park. (Source: SABP) Development should have regard to	
	potential highway improvements on	
	Experian Way, safeguarded under TR2.9.	
	(Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	
Education/Community	N/A	
Facilities:		
Green Infrastructure	Soft landscaping should link with the green	
Open Space:	corridor to the south of the site. (Source:	
	LAPP)	
Health:	N/A	
Utilities:	No issues identified	
Waste, Recycling &	No issues identified	
Energy Management:		

N/A	N/A															
Deliv	ery as	sumpt	ions													
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
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46 PA52 University Boulevard - Nottingham Science and Technology Park

Site details

Ownership -

Health:

Utilities:

Planning Status

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).

Application covers northern part of the site (c.25% of the allocated site's total area).

Expected to come before November 2018 Planning Committee.

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 N/A Facilities: Green Infrastructure Development should give consideration to Open Space: the adjacent Tottle Brook and Beeston Sidings LNR and their protection and

enhancement. (Source: LAPP)

No issues identified

N/A

Wast	e, Rec	ycling	&	No is	No issues identified											
Energ	nergy Management:															
Steps	s to ac	celerat	te deliv	very												
N/A																
Deliv	Delivery assumptions															
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
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47 PA53 Electric Avenue

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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 aguifer) (Source: LAPP) Transport: Vehicle access potentially achievable off May require further detailed Tottle Road. Egress from site onto Queens assessment of traffic capacity Drive, achievable via adjacent roundabout, impacts upon the local network. with central reservation on Tottle Road. Site (Source: SABP) served by NCT48 (10mins) and NCT 49 (15 mins) on Queens Drive. Site adjacent to Big Track circular cycle route. (Source: SABP). Air Quality: N/A. Not in an AQMA (Source: SABP) Education/Community N/A Facilities: Green Infrastructure An element of green space should be Open Space: provided and integrated into the layout of the development. (Source: LAPP) N/A Health: No issues identified **Utilities:** No issues identified Waste, Recycling & **Energy Management:** Steps to accelerate delivery Discussions with new owner **Delivery assumptions** 17-11-12-13-14-15-16-18-19-20-21-22-23-24-25-26-27-

28

48 PA54 Boots site

Site details

Ownership - Privately owned site.

Planning Status

Current planning application: 14/02038/POUT. Outline planning permission approved subject to completion of S106 (anticipated shortly).

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.

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.

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.

Issues/Constraints

Possible contamination

Possible contamination								
Required infrastructur	e (Summary from Infrastructure Development P	lan (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	May require further detailed						
	Humber Road South and Thane Road. New	assessment of traffic capacity						
	link road between Thane Road and Main	impacts upon local network.						
	Road built. Internal connections between	(Source: SABP).						
	the two would need to consider industrial	A transport assessment is						
	traffic and to avoid rat running traffic. Site	required in line with Appendix B						

	served reg Adjacent t and Unive (Source: S. There are and walkin including a from Univ running th a bridge of east the si safeguard help facilit site (TR2.2 Policies M	o the B rsity Bo ABP). opporting routed proposersity B rough to ver the te is sulling and ate accoand TF	unities es to an sed pe oulevar he site railwa oject to highwess im (2.12)	for end through the control of the c	ng s	of the C LAPP).	ore St	rategy	. (Sour	ce:		
Air Quality:	Not in an A				P)		+					
	Combined			•		•						
	careful co			-								
	redevelop of air qual											
	receptors.	•		•	W SCIIS	itive						
Education/Community	Schools pl			•	enton							
Facilities:												
Green Infrastructure	Site is adja											
Open Space:	buffer are						oe					
	retained o					ai to						
	deficiencie			-	-	nle						
	existing or				-		e-					
	provision	•										
	(Source: L											
Health:	Area 4. Ca	tchmen	t of Pr	imary	Care			Derby R	load H	ealth (Centre	have
	providers:	•		lealth	Centre			develop	•			
	Summary	_						capacity	•	pandii	ng thei	r
	Potential	-	_			-		premise	es.			
	is likely to	•	•				re					
	are nation impact on			ssues	uidt M	ау						
Utilities:	No issues											
Waste, Recycling &	No issues											
Energy Management:			- - -									
Steps to accelerate deli	very											
N/A												
Delivery assumptions												
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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	Schools planning area: 0001 Clifton									
Facilities:										
Green Infrastructure	Proposals should not adversely affect the									
Open Space:	Local Wildlife Site to the east of the site.									
	(Source: LAPP)									
Health:	Area 8. Catchment of Primary Care	Rivergreen Medical Centre have								
	providers: Clifton Medical Practice, John Ryle	outlined plans to increase								
	Medical Centre, Rivergreen Medical Centre,	capacity.								
	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.									
Utilities:	No issues identified									
Waste, Recycling &	No issues identified									
Energy Management:										
Steps to accelerate deli	very									

De	liver	y assur	npti	ons

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								10	10							

50 PA56 Sturgeon Avenue - The Spinney

Site details

Ownership - Privately owned.

Planning Status

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.

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.

Issues/Constraints		
None		
Required infrastructure	(Summary from Infrastructure Development P	lan (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	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 500 could trigger a	monitored. Education should
	S106 claim. Primary catchment is Dovecote,	be consulted as applications
	if planning area is nominated it is 0001	come forward to allow them to
	Clifton. Secondary schools are projected to	provide up to date information
	be full for the foreseeable future -	on demand vs capacity. If S106
	developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Farnborough (but Emmanuel	planning area contributions
	could be named).	would be used on.
Green Infrastructure	Proposals should not adversely affect the	
Open Space:	Local Wildlife Site adjacent to the site.	
	(Source: LAPP)	
Health:	Area 8. Catchment of Primary Care	Rivergreen Medical Centre have
	providers: Clifton Medical Practice, John Ryle	outlined plans to increase
	Medical Centre, Rivergreen Medical Centre,	capacity.
	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.	
Utilities:	No issues identified	
Waste, Recycling &	No issues identified	
Energy Management:		
Steps to accelerate deli	very	

N/A	N/A															
Deliv	ery as	sumpt	ions													
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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 P	lan (IDP))								
Infrastructure	Summary Assessment	Further Work								
Contamination:	Possible contamination issues. Closed landfill									
	adjacent. Will require CL investigation,									
	possibly remediation (Source: SABP) No issues identified									
Emergency Services:										
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 centrebound 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 \$106 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 protect bot and avoid a two LWS's, Reserve an buffer of se potential for address op including for LAPP).	h the soldverse Cliftor Holmer this contract	setting e impa n Wood ne Pit S tural h develo ce defi									
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									een Me d plans /.		Centre rease	have
Utilities:	May impact											
Waste, Recycling &	No issues id	dentifie	ed									
Energy Management:												
Steps to accelerate del	very						•					
N/A												
Delivery assumptions												
11- 12- 13- 14-	15- 16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12 13 14 15	16 17	18	19	20	21	22	23	24	25	26	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	Impacts upon A453							
	Green Lane. Half hourly bus service on	improvements, in terms of							
	Green Lane (NCT3). Site located new tram	traffic capacity, may require							
	stop on Southchurch Drive (Clifton Centre).	further detailed assessment.							
	Site connects to the Clifton Commuter Cycle	(Source: SABP).							
	Route. (Source: SABP)								
Air Quality:	N/A. Not in an AQMA (Source: SABP)								
Education/Community	Schools planning area: 0001 Clifton								
Facilities:									
Green Infrastructure	Where possible the layout should seek to								
Open Space:	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:								
The alkla.	LAPP).	Diversion Medical Control base							
Health:	Area 8. Catchment of Primary Care providers: Clifton Medical Practice, John Ryle	Rivergreen Medical Centre have outlined plans to increase							
	Medical Centre, Rivergreen Medical Centre,	capacity.							
	Sunrise Medical Centre.	Capacity.							
	Summary Message:								
	Potential population growth in nearby area								
	could impact on practice demand.								
	There are national workforce issues that								
	may impact on capacity.								
Utilities:	No issues identified								
Waste, Recycling &	No issues identified								
Energy Management:									
Steps to accelerate deliv	very								

N/A	N/A															
Deliv	Delivery assumptions															
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
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								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.									
		lon (IDD))							
Infrastructure	(Summary Assessment	Further Work							
	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	Impacts upon A453							
	Summerwood Lane and/or Farnborough	improvements, in terms of							
	Road. NCT2 operating every 15 mins from	traffic capacity, may require							
	Summerwood Lane. New tram stop at the	further detailed assessment.							
	junction of Farnborough Road/ Southchurch	(Source: SABP).							
	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:								
Air Ourlitur	LAPP).								
Air Quality:	N/A. Not in an AQMA (Source: SABP)								
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be							
Facilities:	developments exceeding 500 could trigger a	monitored. Education should							
	S106 claim. Primary catchment is Highbank,	be consulted as applications							
	if planning area is nominated it is 0001	come forward to allow them to							
	Clifton. Secondary schools are projected to	provide up to date information							
	be full for the foreseeable future -	on demand vs capacity. If S106							
	developments are likely to trigger a	is to be sought they will then advise on which school or							
	Secondary S106 claim. Secondary catchment is Farnborough (but Emmanuel								
	could be named).	planning area contributions would be used on.							
Green Infrastructure	The site is adjacent to both the Green Belt	would be used oil.							
Open Space:	(as amended) and within a Landscape								
Open Space.	Character Area (as identified in the Greater								
	Nottingham Landscape Character								
	Assessment). Both designations require								
	sensitive design to minimise impacts,								
	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													
	,													
Health:	corridors/habitat creation. (Source: LAPP). 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.													
Utilities: Waste, Recycling &		ies identifi ies identifi												
Energy Management:														
Steps to accelerate deliv	ery													
N/A														
Delivery assumptions														
11- 12- 13- 14- 12 13 14 15		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 intu 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	Assessi	ment				F	urther	Work				
Contamination:	Possible co railway lar and remed	d. Will	requir	e CL in									
Emergency Services:	No issues	dentifi	ed										
Flood Risk:	N/A (unde (Source: L		a prin	cipal a									
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 therefore is no furth (Source: S	e a	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						١	N/A					
Utilities:	No issues	dentifi	ed										
Waste, Recycling & Energy Management:	No issues	dentifi	ed										
Steps to accelerate deli	very												
N/A													
Delivery assumptions													
11- 12- 13- 14- 12 13 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	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											

Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed									
Energ	gy Mar	nagem	ent:													
Steps	Steps to accelerate delivery															
N/A																
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
									175	175						

56 PA62 Creative Quarter - Brook Street East

Site details

Ownership -

Planning Status

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.

Development partners E	sideprint.	
Issues/Constraints		
None		
Required infrastructure	(Summary from Infrastructure Development P	lan (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:	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	

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

57 PA64 Creative Quarter - Sneinton Market

Site details

Ownership – Nottingham City Council owned site.

Planning Status

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.

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.

Sneinton Market redevelopment for mixed use complete.

Issues/Constraints		
None		
Required infrastructure	(Summary from Infrastructure Development P	lan (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 \$106 is to be sought they will then advise on which school or planning area contributions would be used on.
Green Infrastructure	N/A.	
Open Space:		
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

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								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) No issues identified **Emergency Services:** Flood Risk: N/A (underlain by a principal aquifer) (Source: LAPP) Transport: TR2.1 Highway Route Improvement to Lower Further detailed assessment of Parliament Street and Penny Foot Street and traffic capacity impacts Southwell Road. General vehicle access required. (Source: SABP) 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) Air Quality: Site close to an AQMA and close to the Air quality assessment/ Eastcroft Energy from Waste plant. dispersion modelling may be required. (Source: LAPP) Proposals should aim to improve or ensure no further deterioration in air quality. (Source: LAPP) **Education/Community** (170) This development would trigger a Capacity will continue to be Facilities: monitored. Education must be S106 claim. Primary local school is William Booth (other local school could be named), if consulted as applications come planning area is nominated it is 0003 forward to allow them to provide up to date information Sneinton. Secondary schools are projected to be full for the foreseeable future on demand vs capacity. If S106 developments are likely to trigger a is to be sought they will then Secondary S106 claim. Secondary local advise on which school or school is 0065 (Single 1) Nottingham planning area contributions Academy alternative would be Emmanuel or would be used on. NUAST. Green Infrastructure N/A. Open Space: Health: Area 6. Catchment of Primary Care Feasibility study to assess the providers: Bakersfield Medical Centre, Dale potential for development of Surgery, Family Medical Centre, Greenwood the Windmill Practice building

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Ener	gy Mar	nagem	ent:													
Steps	s to ac	celera	te deli	very												
N/A																
Deliv	Delivery assumptions															
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															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	g Nottingham Castle.	
Required infrastructure	(Summary from Infrastructure Development P	
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 \$106 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 \$106 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)	

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N/A																
Deliv	Delivery assumptions															
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60 PA67 intu Broadmarsh Centre and surrounding area

Site details

Ownership - Privately owned site.

Planning Status

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.

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.

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.

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.

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.

Broadmarsh West anticipated to deliver residential as part of mixed-use scheme, late in plan period.

Required infrastructur	e (Summary from Infrastructure Development P	lan (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	

						_	way Ro	oute R2.4 ar	nd										
				-			_	_	es Map										
					ce: LA														
Air Q	uality:			<u> </u>			QMA -	propo	sals sh	ould	S	ite clos	se to a	n AQN	1A - air				
	•				o impr						q	quality assessment may be							
					•				urce: l	APP)		equire			•				
Educ	ation/0	Comm	unity						neintor				•		•				
Facili	ties:																		
Gree	n Infra	structi	ure	Propo	osals s	hould	incorp	orate r											
Open	Space	2:		quali	ty pub	lic real	m. (So	urce: l											
Healt	th:			Area	8. Cato	chmen	t of Pr	imary	В	Bridgeway are currently									
				provi	ders: E	3ridge\	way Pr	actice,	d	developing their premises to									
				Healt	h Cent	tre – La	arner,	Nems	e. ir	ncrease	e dema	and.							
				Sumr	mary N	1essag	e:				L	imited	scope	to exp	and in	to			
				Poter	ntial po	opulati	ion gro	wth in	nearb	y area	а	djoinir	ig area	s of th	e build	ling.			
				is like	ely to i	mpact	on pra	ictice o	deman	d. The	e								
				are n	ationa	l work	force i	ssues t	that ma	ay									
				impa	ct on c	apacit	у.												
Utilit	ies:			No is	sues ic	lentifie	ed												
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed												
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														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.

Site subject to contamin	ation, flood risk constraints.	
Required infrastructure	(Summary from Infrastructure Development P	lan (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

				nlans	forward to allow them to															
				planr						. :										
							•		re pro	•		provide up to date information on demand vs capacity. If S106 is to be sought they will then								
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					lopme		•	_	_				_	•		en				
					•				lary lo	cal	_		on whic							
					ol is 00	•	•		•			planning area contributions would be used on.								
					•	lterna	tive wo	ould be	e Emm	anuel (or w	ould b	e used	on.						
				NUAS	ST.															
Greer	n Infra	structı	ure	New	open s	pace,	linking	to the	;											
Open	Open Space: area and the Canal towpath, should be provided. (Source: LAPP)																			
				provi	ded. (S	Source	: LAPP)												
Healt	Health: Area 8. Catchment of Primary Care providers: Bridgeway Practice, Meadows													Bridgeway are currently						
				provi	ders: E	3ridge\	d	developing their premises to												
				Healt	h Cent	tre – La	arner,	Nems	. ir	ncrease	e dema	nd.								
				Sumr	mary N	1essag	e:		Li	imited	scope	to exp	and in	to						
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												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

Conservation Area	IC. management for any lumburg about the Day of the country of the	Ion (IDD))
Infrastructure	(Summary from Infrastructure Development P	
	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	Consideration of recently
	from Station Street, although possible local	pedestrianised Station Street
	access/ capacity constraints, which would	adjacent to site will need to be
	need further assessment. Area likely to be	considered.
	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)	
Air Quality:	Site close to an AQMA - proposals should	Site close to an AQMA - air
	aim to improve or ensure no further	quality assessment may be
	deterioration in air quality. (Source: LAPP)	required. (Source: LAPP)
Education/Community	Schools planning area: 0002 Meadows	No claim if still Student
Facilities:		Accommodation
Green Infrastructure	Redevelopment should carefully consider	
Open Space:	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).	

Healt	h:			Area	8. Cato	chmen	t of Pr	В	Bridgeway are currently									
				provi	ders: E	3ridgev	way Pr	actice,	Mead	ows	d	developing their premises to						
				Healt	h Cent	tre – La	arner,	. in	increase demand.									
				Summary Message:									Limited scope to expand into					
				Potential population growth in nearby area adjoining areas of the building											ling.			
				is likely to impact on practice demand. There														
				are n	re national workforce issues that may													
				impa	pact on capacity.													
Utilit	ies:			No is	No issues identified													
Wast	e, Rec	ycling	&	No is	No issues identified													
Energ	gy Mar	nagem	ent:															
Steps	to ac	celerat	te deliv	very														
N/A																		
Deliv	ery as	sumpt	ions															
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								110										

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 P	lan (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	N/A.	7.000mmoddion
Open Space:	,	
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 n	ationa	l work	force i	ssues t	hat ma	ay						
				impa	npact on capacity.											
Utilitie	es:			No is	sues ic	lentifie	ed									
Waste	e, Recy	ycling	&	No is	o issues identified											
Energ	y Man	agem	ent:													
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N/A																
Delive	ery ass	sumpt	ions													
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														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

Dem	oncion	compi	icte an	a site (orcur c c	. Carr	critiy 3	CCKIIIg	, pre-ie							
Issue	s/Cons	traint	:s													
None	<u> </u>															
			ucture					ıcture	Develo	pmen		n (IDP))				
Infra	structu	ire		Sumr	mary A	ssessr	nent					Further	Work			
Conta	aminat	ion:							Variou							
								Source	: SABP)						
	gency	Servic	es:			lentifie	-									
Flood	d Risk:			Withi LAPP		rea of	high fl	ood ris	sk (Sou	rce:						
Trans	sport:			Site b	Site bounded by railway line to the north.								uire d	etailed	k	
					Vehicle access potentially achievable from									traffic		ity
I						_			Vay. Re	_		impacts				
					bus services operate along Carrington							conside	_	-		
					Street/Arkwright Street. New tram stop at							downgr				
					_				the Hu	ıb/ NE		subsequ				
					works. Site is in close proximity to Nottingham Station transport interchange							Souther	n Relie	ef Rout	e. (Sou	urce:
					_			•		_	:	SABP)				
						•	ailway	line to	o the n	ortn.						
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Healt	h:			Area			<u> </u>	<u></u>	,							
Utiliti				No issues identified												
	e, Recy	/cling	&	No issues identified												
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	ery as	sumpt	ions													
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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.

Possible contamination		
	(Summary from Infrastructure Development P	lan (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	May require detailed
	Waterway Street West. Traffic Street is a no	assessment of traffic capacity
	through route. City-Link bus service operates	impacts on local network, also
	frequently on Meadows Way. Site located	considering aspiration to
	near to Nottingham Train Station and new	downgrade Canal Street, and
	tram stop. Links into cycle network	subsequent increased traffic on
	implemented as part of NET Phase 2. Train	Southern Relief Route. (Source:
	station nearby with NET tram stop at station.	SABP).
	(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).	
Air Quality:	Site within an AQMA, and is close to the	Dispersion modelling may be
All Quality.	Eastcroft Energy from Waste Facility and the	necessary, depending on the
	London Road Heat Station (Source: LAPP).	scale of the proposal. (Source:
	Zonaon noda near station (source: 2 ii i j.	LAPP).
Education/Community	Schools planning area: 0002 Meadows.	Claim already made for
Facilities:	Named school is Welbeck	15/03198/PFUL3
Green Infrastructure	Opportunities should be explored to open	
Open Space:	up Tinkers Leen watercourse to provide a	
	green corridor with associated amenity and	
	wildlife benefits. (Source: LAPP)	

Healt	h:			Area	8. Cato	chmen	t of Pr	ridgew	ay are	curre	ntly					
				provi	ders: E	3ridgev	way Pr	actice,	d	evelop	ing the	eir prei	mises t	to		
				Healt	h Cent	tre – La	arner,	Nems I	e. in	increase demand.						
				Sumr	mary N	1essag	e:		Li	Limited scope to expand into						
				Pote	ntial po	pulati	on gro	wth in	a	adjoining areas of the building.						
				is like	ely to i	mpact	on pra	ctice c	re							
				are n	ationa	l work	force i	ssues t	hat ma	ay						
				impa	ct on c	apacit	у.									
Utilit	ies:			No is	sues ic	lentifie	ed									
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed									
Energ	gy Mar	nagem	ent:													
Steps	to ac	celerat	te deli	very												
N/A																
Deliv	ery as	sumpt	ions				_									
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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.

Possible contamination.		
Required infrastructure	(Summary from Infrastructure Development P	lan (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.

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			are n	ationa	l work	force i	ssues t								
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Utilities:			No is	sues ic	lentifie	ed									
Waste, Re	ecycling	g &	No is	sues ic	lentifie	ed									
Energy M	anager	nent:													
Steps to a	acceler	ate deli	very												
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Delivery a	assump	tions				_									
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67 PA74 Canal Quarter - Arkwright Street East

Site details

Ownership – Part NCC and part privately owned site.

Planning Status

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.

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. Plans to develop remainder of NCC ownership for offices.

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

	wate	rcours	e to cr	eate a										
	(Sou	rce: LA	PP)											
Health:	Area	8. Cato	chmen	t of Pr	imary (Care		В	Bridgeway are currently					
	prov	iders: E	3ridgev	way Pr	actice,	Mead	ows	d	evelop	ing the	eir pre	mises t	0	
	Heal	th Cent	tre – La	arner,	Nems I	Platfor	m One	e. in	crease	e dema	nd.			
	Sum	mary N	1essag	e:		Li	mited	scope	to exp	and in	to			
	Pote	ntial po	pulati	on gro	wth in	a	djoinin	ig area	s of th	e build	ling.			
	is lik	ely to ii	mpact	on pra	ictice c	leman	d. Thei	~e						
	are r	ationa	l work	force i	ssues t	hat m	ay							
	impa	ct on c	apacit	у.										
Utilities:	No is	sues ic	lentifie	ed										
Waste, Recycling &	No is	sues ic	lentifie	ed										
Energy Managemen	nt:													
Steps to accelerate	delivery													
N/A														
Delivery assumptio	ns			_										
11- 12- 13- 1	14- 15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-	
12 13 14 1	15 16	17	18	19	20	21	22	23	24	25	26	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

Issues/Co	nstraint	S													
None															
Required	infrastr	ucture	(Sumr	nary fi	rom In	frastru	ıcture	Develo	pmen	t Pla	an (IDP	·))			
Infrastruc				nary A					•			r Work			
Contamina	ation:						_	. Vario							
Emergenc	y Servic	es:		sues ic					•						
Flood Risk			Withi LAPP		rea of	mediu	ım floc	d risk	(Sourc	e:					
Transport	:		Prima Crocu onto unlika Mead	ary vel us Stre Londo ely. Re	nicle a et. No n Roa gular l Vay. T	Finkers ccess v egress d. Trafi bus sei rain sta	vould r s from fic capa vices o								
Air Quality	/ :		Site is	s close	to AC	(MA ar Source		it	requir	sion mo	endent	on sca	ale of		
Education Facilities:	/Comm	unity	Schoo	ols pla	nning	area: C	002 M	eadow	/S			•			
Green Infr Open Spac		ure	N/A.												
Health:			provi Healt Sumr Poter is like are n	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.								way are oping the se dem d scope ing area	neir pre and. e to exp	mises oand ir	nto
Utilities:				No issues identified											
Waste, Re Energy Ma	, .		No is	sues ic	lentifi	ed									
Steps to a	ccelera	te deli	very												
N/A															
Delivery a	ssumpt	ions													
11- 12- 12 13	13- 14	14- 15	15- 16	16- 17	17- 18	18- 19	19- 20	20- 21	21- 22	22 23		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.

Required infrastructure Summary Assessment Summary Assessment Further Work																	
Required infrastructure (Summary from Infrastructure Development Plan (IDP)) Infrastructure Summary Assessment 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) 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) Education/Community Facilities: No issues identified N/A. Schools planning area: 0003 Sneinton Facilities: No issues identified N/A. Vehicle access potentially achievable from London Road. Site not served directly by public transport. Nearest regular bus assessment of traffic capacity impacts upon the local network. (Source: SABP) Where possible new walking and cycling routes should have regard to planned highway improvements near the site as part of the Southern Growth Corridor (TR2.2). (Source: LAPP) 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) Education/Community Facilities: No issues identified N/A. Development Source: N/A No issues identified	Issue	s/Con	straint	:S													
Infrastructure	Possi	ible co	ntamir	nation.													
Possible contamination issues. Former car showroom and workshops. (Source: SABP)	Requ	iired in	frastr	ucture	(Sumr	nary fi	rom In	frastru	ıcture	Develo	opmer	ıt Plaı	n (IDP))			
Showrom and workshops. (Source: SABP)	Infra	structı	ıre		Sumi	mary A	ssessi	nent				F	urther	Work			
Emergency Services: 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) 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) Education/Community Facilities: Green Infrastructure Open Space: Health: Area 8 Utilities: No issues identified Waste, Recycling & Energy Management: No issues identified No issues identified No issues identified To la	Cont	aminat	ion:		Possi	ble co	ntamir	nation	issues.	Forme	er car						
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Schools planning area: 0003 Sneinton Schools planning								ומנוטוו	III dii	quanty	/ .	LAPP)					
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Utilities: No issues identified Waste, Recycling & Energy Management: No issues identified Steps to accelerate delivery N/A Delivery assumptions 11- 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27-		-	··		Area	8											
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	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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.

Possible contamination.		
Required infrastructure	(Summary from Infrastructure Development P	
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	May require detailed
	London Road /Incinerator Road. Site not	assessment of traffic capacity
	served directly by public transport. Nearest	impacts upon the local network.
	regular bus services are on Carrington	(Source: SABP)
	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).	
Air Quality:	Site is close to AQMA and to Eastcroft	Dispersion modelling may be
	Energy from Waste Facility - proposals	needed dependent on scale of
	should aim to improve or ensure no further	development / proximity to the
	deterioration in air quality. (Source: SABP)	chimney. (Source: LAPP).
Education/Community	Schools planning area: 0003 Sneinton	
Facilities:		
Green Infrastructure	If possible the Tinkers Leen culvert should be	
Open Space:	opened up to improve its ecological value.	
	(Source: LAPP)	
Health:	Area 8	
Utilities:	No issues identified	
Waste, Recycling &	No issues identified	
Energy Management:		
Steps to accelerate deli	very	

N/A																
Deliv	ery as	sumpt	ions													
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28

71 PA78 Waterside – London Road, South of Eastcroft Depot

Site details (Scope for resid	dential though none assumed)	
Ownership -		
Planning Status		
Current planning history: 1	7/02854/PFUL3. Change of use of land to veh	nicle rental use (sui generis) to
include erection of 100 sq.	m. office building and 77 sq. m. ancillary was	shbay.
The remaining part of the s	site is potentially developable with PA77	
Issues/Constraints		
Possible contamination.		
Required infrastructure (So	ummary from Infrastructure Development P	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	Traffic capacity impacts upon
	Cattle Market Road /Incinerator Road.	local network may require
	Site not directly served by public	further detailed assessment.
	transport. No pedestrian crossing	(Source: SABP).
	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).	
Air Quality:	Site is within an AQMA and in close	Dispersal modelling may be
	proximity to waste and heat station	required dependent on
	facilities – proposals should aim to	scale/height of development.
	improve or ensure no further	(Source: LAPP)
	deterioration in air quality. (Source:	
Education/Community	LAPP)	
Education/Community Facilities:	Schools planning area: 0003 Sneinton	
Green Infrastructure	The Tinkers Leen culvert runs though the	
Open Space:	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	

Utilit	ies:			N	o issue	es iden	tified									
Wast	aste, Recycling & No issues identified															
Energ	nergy Management:															
Steps to accelerate delivery																
N/A																
Deliv	ery as	sumpt	ions													
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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 P	lan (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	Traffic capacity impacts upon
	Ironmonger Road. No right turn in and out of	local network may require
	Meadow Lane from London Road. Site not	further detailed assessment.
	directly served by public transport. Nearest	(Source: SABP).
	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).	
Air Quality:	Site is in close proximity to an AQMA and to	Dispersal modelling may be
	waste and heat station facilities – proposals	required dependent on
	should aim to improve or ensure no further	scale/height of development.
	deterioration in air quality. (Source: LAPP)	(Source: LAPP)
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 200 could trigger a	monitored. Education should
	S106 claim. Primary catchment is	be consulted as applications
	Greenfields, if planning area is nominated it	come forward to allow them to
	is 0002 Meadows. Secondary schools are	provide up to date information
	projected to be full for the foreseeable	on demand vs capacity. If S106
	future - developments are likely to trigger a	is to be sought they will then
	Secondary S106 claim. Secondary	advise on which school or
	catchment is Farnborough (but Emmanuel or	planning area contributions
Croon Infrastructure	NUAST could be named).	would be used on.
Green Infrastructure	Any proposal should be designed to exploit	
Open Space:	the canal frontage and to protect and	
	improve the existing green corridor. (Source: LAPP)	
	LAFF	

Healt	th:			Area	8. Cato	chmen	t of Pr	imary (Care		В	ridgew	ay are	curre	ntly			
				provi	ders: E	3ridge\	way Pr	actice,	Mead	ows	d	evelop	ing the	eir prei	mises t	0		
				Healt	h Cent	tre – La	arner,	Nems	Platfor	m One	. in	increase demand.						
				Sumr	nary N	1essag	e:				Li	Limited scope to expand into						
				Poter	ntial po	pulati	on gro	wth in	nearb	y area	a	adjoining areas of the building.						
				is like	ely to in	npact	on pra	ctice c	leman	d. The	·e							
				are n	ationa	l work	force i	ssues t										
				impa	re national workforce issues that may npact on capacity.													
Utilit	ies:			No is	sues ic	lentifie	ed											
Wast	e, Rec	ycling	&	No is	sues ic	lentifie	ed											
Energ	gy Mar	nagem	ent:															
Steps	s to ac	celerat	te deliv	ery														
N/A																		
Deliv	ery as	sumpt	ions															
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12	13	14	15	16	16 17 18 19 20 21 22								25	26	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.

Possible contamination.		
Required infrastructure	(Summary from Infrastructure Development P	lan (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	
Air Ouglitus	the site. (Source: LAPP)	
Air Quality:	N/A. Not in an AQMA (Source: SABP)	Conscitutuill continue to be
Education/Community	Some tolerance for primary. Combined area	Capacity will continue to be
Facilities:	developments exceeding 200 could trigger a	monitored. Education should
	S106 claim. Primary catchment is William	be consulted as applications
	Booth, if planning area is nominated it is	come forward to allow them to
	0002 Meadows. Secondary schools are	provide up to date information
	projected to be full for the foreseeable	on demand vs capacity. If S106

	future - developn Secondary S106 c catchment is Farr NUAST could be r	n whice	ught they will then which school or rea contributions used on.							
Green Infrastructure	N/A.	iairieu).				oulu b	e useu	1011.		
Open Space:										
Health:	Area 8. Catchmer providers: Bridge Health Centre – L Summary Messag Potential populatis likely to impact are national work impact on capacit	way Pract arner, Nei ge: ion growt on praction force issu	tice, Mead ems Platfor th in nearb ice deman	m One y area d. Ther	d . in Li a	ridgew evelop icrease mited djoinin	ing the dema	eir prei ind. to exp	mises t	to
Utilities:	No issues identified									
Waste, Recycling &	No issues identified									
Energy Management:										
Steps to accelerate deli	very									
N/A										
Delivery assumptions		-								
11- 12- 13- 14-	15- 16- 17-	18- 19	9- 20-	21-	22-	23-	24-	25-	26-	27-
12 13 14 15	16 17 18	23	24	25	26	27	28			
								26	26	13

74 PA81 Waterside - Meadow Lane

Site details

Ownership – Privately owned site.

Planning Status

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

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.

Required infrastructure	(Summary from Infrastructure Development P	lan (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	Potential traffic capacity
	Meadow Lane. Not directly served by public	impacts upon local network
	transport. Nearest bus routes on Meadows	may require further detailed
	Way. Connects to the circular Big Track cycle	assessment. (Source: SABP)
	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.	
41 6 III	(Source: LAPP)	
Air Quality:	Site is in close proximity to an AQMA and to	Dispersal modelling may be
	waste and heat station facilities – proposals	required dependent on
	should aim to improve or ensure no further	scale/height of development.
Education/Camanage:	deterioration in air quality. (Source: LAPP)	(Source: LAPP)
Education/Community	Primary catchment is Greenfields, if planning	S106 already agreed for £83k
Facilities:	area is nominated it is 0002 Meadows.	
	Secondary catchment is Farnborough (but	
	Emmanuel or NUAST could be named).	

Gree	n Infra	struct	ure	Existi	ing bar	nk-side	habita	ats to b	oe reta	ined							
Open	Space	e :		Existing bank-side habitats to be retained and accessible riverside green corridor created providing wildlife and community													
	-			creat	ed pro	viding	wildlif										
				value	e. Oppo	ortunit	ies sho	ould be	taken	to							
				open	up Tir	nkers L	een w	aterco	urse, w	vhich							
				could	d provi	de a gi	reen co	orridor	with								
				assoc	ciated	ameni [.]	ty and	wildlif	e bene	fits.							
					ce: LA		•										
Healt	h:			Area	8. Cat	chmen	t of Pr	imary	Care		В	Bridgeway are currently					
				provi	ders: I	3ridge	way Pr	actice,	Mead	ows	d	evelop	ing the	eir pre	mises t	to	
				Healt	th Cen	tre – L	arner,	Nems	e. ir	increase demand.							
				Sumr	mary N	1essag	e:				Li	mited	scope	to exp	and in	to	
				Pote	ntial p	opulat	ion gro	wth in	nearb	y area	а	djoinin	g area	s of th	e build	ling.	
				is like	ely to i	mpact	on pra	ctice c	deman	d. The	re						
				are n	are national workforce issues that may												
				impa	ct on c	apacit	y.										
Utiliti	ies:			No is	sues ic	dentifi	ed										
Wast	e, Rec	ycling	&	No is	sues ic	dentifi	ed										
Energ	gy Mar	nagem	ent:														
Steps	to ac	celera	te deli	very													
N/A				_													
Deliv	ery as	sumpt	ions														
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	_			_					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		
	Relocation of existing uses.	
Required infrastructure	(Summary from Infrastructure Development P	lan (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	Potential traffic capacity issues
•	via Poulton Drive. Currently no right turn in	require further detailed
	and out onto Daleside Road, due to central	assessment. (Source: SABP)
	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)	
Air Quality:	Site not in an AQMA but near to waste and	Due to proximity to waste and
	heat station facilities (Source: LAPP)	heat station facilities, dispersal
		modelling may be required
		dependent on scale/ height of
		development. (Source: LAPP)
Education/Community	This development would trigger a S106	Capacity will continue to be
Facilities:	claim. Primary local school is Windmill (other	monitored. Education must be
	local school could be named), if planning	consulted as applications come
	area is nominated it is 0003 Sneinton.	forward to allow them to
	Secondary schools are projected to be full	provide up to date information
	for the foreseeable future - developments	on demand vs capacity. If S106
	are likely to trigger a Secondary S106 claim.	is to be sought they will then
	Secondary local school is 0065 (Single 1)	advise on which school or

Signatur					Nottingham Academy, alternative would be Emmanuel. planning area of would be used a primary schodeveloped on F									l on. Potential for ool to be					
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 Utilities: Waste, Recycling & Energy Management: No issues identified No issues identified No issues identified 12- 13- 14- 15- 16- 17- 18- 19- 20- 21- 22- 23- 24- 25- 26- 27- 28- 28- 28- 28- 28- 28- 28- 28- 28- 28	Gree	n Infra	structı	ure	Existi	ng bar	ık-side	habita	ats to k	oe reta	ined								
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76 PA83 Waterside - Daleside Road, Trent Lane Basin

Site details

Ownership - Privately owned site.

Planning Status

Issues/Constraints
Possible contamination.

Transport:

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.

Phase 1 complete. Phase 2 under consideration.

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.

Discussions ongoing regarding Phase 4.

Consultation on the Waterside SPD November/December 2018, which includes provision of a primary school on part of the site.

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) No issues identified **Emergency Services:** Flood Risk: 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) Within an area of medium flood risk (Underlain by a secondary aquifer) (Source:

New spine road (Kilpin Way) connecting Trent Lane with Poulton Drive will needs to

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

be considered.

A612. (Source: SABP).

Potential traffic capacity issues

require further detailed

assessment. (Source: SABP)

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												development scale. (Source:						
				heat	statior	n facilit	ties (Sc	ource:	LAPP)			required depending on						
Air Q	uality:			Site n	ot in a	an AQN	ЛА but	near t	o wast	e and		Air dispersion modelling may be						
					_	urce:												
							ng (TR2											
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				A mir	nimum	of 10r	n is re	quired	to pro	vide a								

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 P	lan (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 possible requirement for									t for			
				Surgery, Wellspring Surgery, Windmill							d	development				
				practice.												
				Summary Message:												
				Potential population growth in nearby area												
is likely to impact on prac						ctice c	leman	d.								
				Family Medical Centre recently increased												
				capa	capacity through premises developments.											
				There are national workforce issues that												
				may impact on capacity.												
Utilities: No issues identified																
Waste, Recycling & No iss					sues ic	lentifie	ed									
Energy Management:																
Steps	Steps to accelerate delivery															
N/A	N/A															
Deliv	Delivery assumptions															
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
									41	40		35	25	19		

78 PA86 Thane Road - Horizon Factory

Site details

Ownership – Privately owned site.

Planning Status

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.

Current planning permission 18/00748/PADA (Prior approval for demolition).

lecues/Constraints								
Issues/Constraints								
Possible contamination. Required infrastructure (Summary from Infrastructure Development Plan (IDP))								
Infrastructure	ı`							
	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:	Options for improvement of A52 under	A transport assessment is						
	consideration by Highways England. The	required for this site. (Source:						
	A52, part of the strategic highway network,	LAPP).						
	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)							
	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)							
Air Quality:	N/A. Not in an AQMA (Source: SABP)							
Education/Community	N/A							
Facilities:	17/7							
Green Infrastructure	Careful treatment is also required at							
Open Space:	boundaries adjacent to the local wildlife site							
open space.	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 reprovision should be made elsewhere on site. (Source: LAPP)												
Healt	th:			N/A	N/A											
Utilit	ies:			No is	No issues identified											
Wast	e, Rec	ycling	&	No issues identified							No issues identified					
Energ	gy Mar	nagem	ent:	nt:												
Steps	Steps to accelerate delivery															
N/A	N/A															
Deliv	Delivery assumptions															
11-	12-	13-	14-	15-	16-	17-	18-	19-	20-	21-	22-	23-	24-	25-	26-	27-
12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	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)							