

Appendix A

Strategic Site Schedules and Plans

Boots (Nottingham) and Boots and Severn Trent Land (Broxtowe)

Site Summary

ACS Designation	Strategic Location
Timescale	6 + years
Site Area	12 65 ha (80.9ha Nottingham City, 44.8ha Broxtowe)
Housing Units	1,150 (550 <u>in</u> Broxtowe, <u>up to</u> 600 <u>in</u> Nottingham City)
Employment Uses	Approx 200,000 sqm business and commercial space – high tech, high quality focus.
Other Uses	Open space and Green Infrastructure. Other uses tbc.
Ownership/Developer	Willing owners positively engaged.

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus services. Access improvements to the strategic road network and modification and adoption of internal road layout required. Pedestrian route to NET stop. Provision of Integrated Sustainable Transport package.	Access strategy required as part of detailed master-plan and TA as part of planning application.
Utilities	<p>Electricity -no known abnormal requirements-<u>Install a new transformer at Boots Primary and a new circuit from there to Nottingham.</u></p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated subject to phasing.</p> <p>Further work required to confirm most appropriate WWTW.</p> <p>Water supply – no abnormal requirements subject to phasing.</p>	<p><u>Further dialogue with Western Power.</u></p> <p>Opportunities for extension to existing CHP facilities.</p> <p>Further dialogue with Severn Trent as detailed proposals emerge.</p>

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Infrastructure	Summary Assessment	Further Work
	IT – No abnormal requirements.	
Flooding and Flood Risk	Part of the site is within Flood Zone 3 although <u>1 in 100 4:100 hundred</u> year protection is provided by the Left Bank Flood Alleviation Scheme. Sequential Test completed.	Site specific Strategic Flood Risk Assessment to inform flood mitigation strategy and disposition of uses/layout/design.
Health Facilities	Tbc could be provided in local scale retail centre.	To be reviewed as part of detailed master-plan.
Education Provision	Contributions to primary and secondary education may be required depending on final scheme details. Will require cross boundary LA collaboration.	Costs tbc confirmed in parallel with detailed master-planning and future pupil projection data (projections only valid 5 years in advance of development - accurate assessment of local school capacity required in parallel with detailed development proposals).
Emergency Services	No abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Good range of town centre facilities at Beeston. On site facilities tbc.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Protected species may be present on site.	Strategy to protect / enhance and or relocate required as part of master-plan. Opportunities to extend GI network
Contamination	Historic uses on site necessitate remediation works to parts of site. <u>Permitted waste site present at Harrimans Lane and Heat and Power Plant present on site</u>	Remediation strategy required as part of detailed master plan. <u>Potential on and off site pollution mitigation measures to be considered as proposals emerge with further dialogue with the Environment Agency</u>

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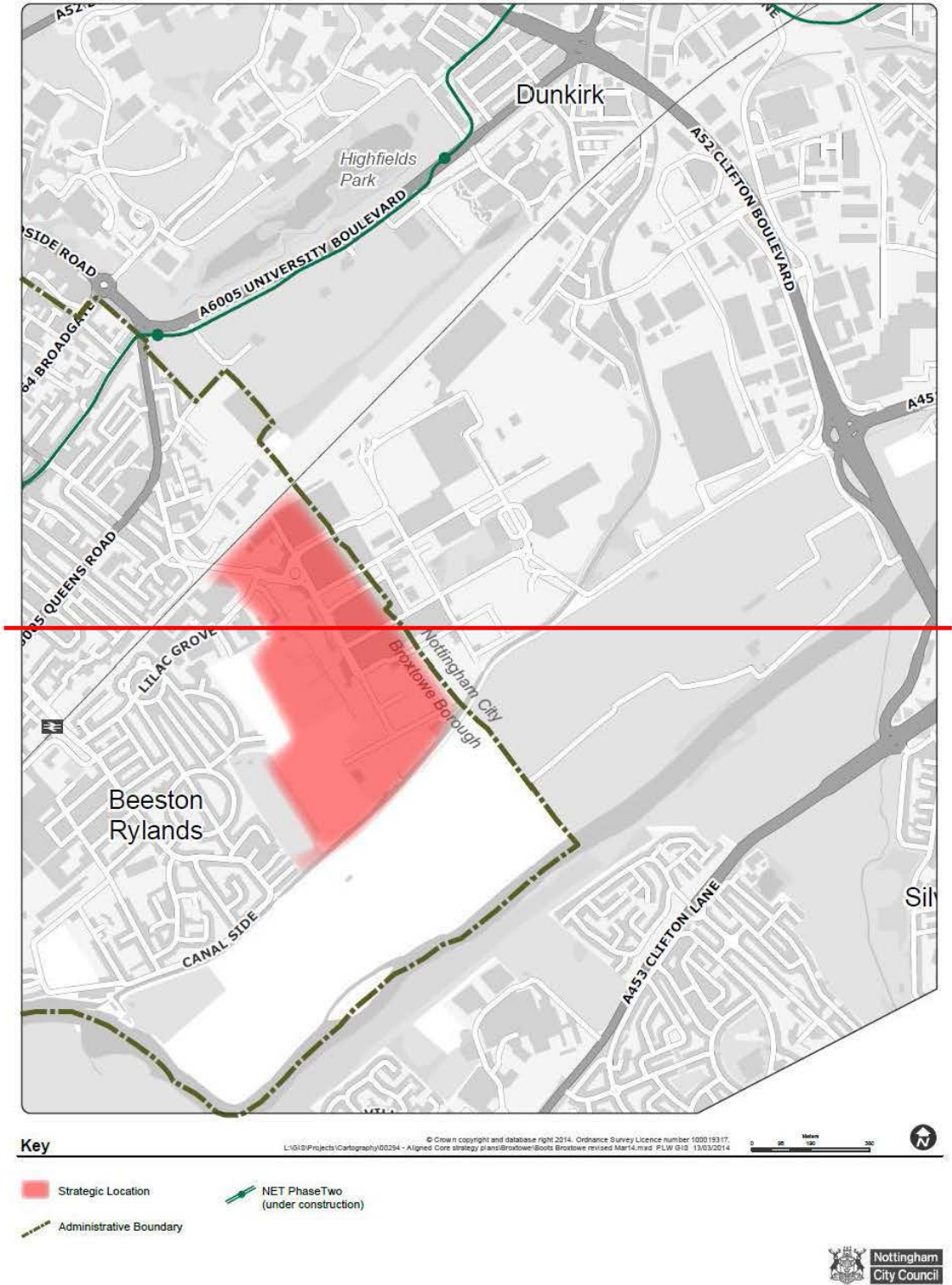
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Infrastructure	Summary Assessment	Further Work
<u>Heritage Assets</u>	<u>Several high quality Listed Buildings on site.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets. Strategy for reuse and conversion/adaptation costs required as part of detailed master-plan.</u>
Other	Several high quality listed buildings on site. Access over canal requires consent/agreements with British Waterways. Cross boundary considerations - site straddles Broxtowe and Nottingham City Council.	Strategy for reuse and conversion/adaptation costs required as part of detailed master-plan. Further dialogue as detailed proposals emerge. Ongoing joint working.

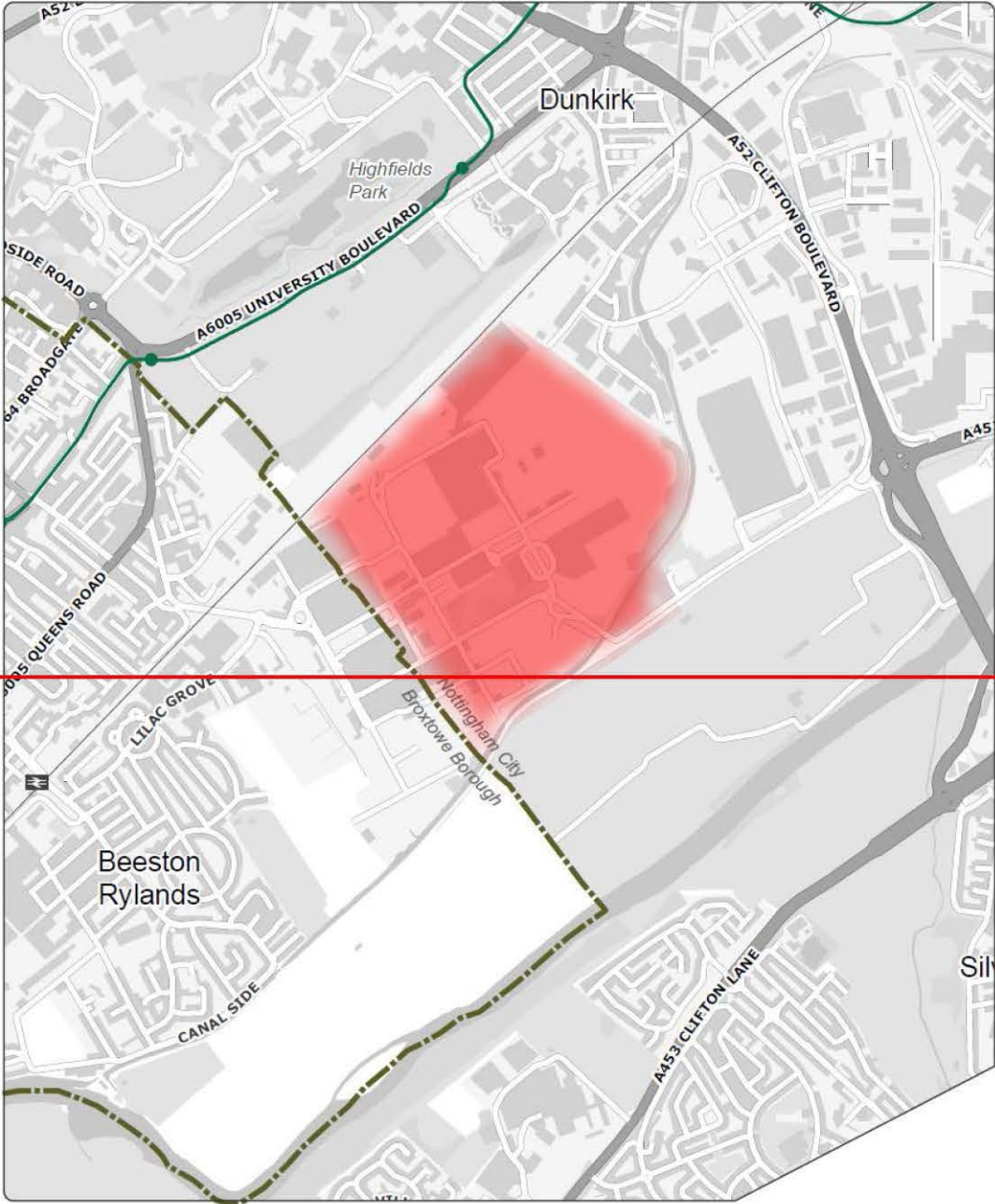
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Indicative Assessment
<p>This strategic location straddles the boundary of Nottingham City and Broxtowe Borough Councils. Delivery is expected to be towards the end of the plan period with site allocation via the two Councils' emerging Development Plan Documents. Collaboration between the two Councils and Alliance Boots, the principal land owner, has resulted in a joint Statement of Development Principles for the site. The site was confirmed as an Enterprise Zone in Spring 2011.</p> <p>This is a brownfield site with high infrastructure costs associated with contamination, flood risk, listed buildings and access. The Councils, Alliance Boots, HCA and the D2N2 Local Enterprise Partnership are proactively exploring financial tools associated with Enterprise Zone status and funding sources such as Growing Places Fund to accelerate delivery. Further site assessments and detailed master-planning to be undertaken. Ongoing dialogue with Alliance Boots and Severn Trent and Environment Agency.</p>

Boots and Severn Trent Land (Broxtowe) Indicative Plan



Boots (Nottingham) Indicative Plan



Boots site (Nottingham and Broxtowe) Indicative Plan



Key

- Indicative Site Boundary
- Administrative Boundary
- Mixed use
- Residential
- Road Network
- * Existing Landmark Buildings
- Proposed improved links to surrounding area and/or strategic road network
- Landscape Structure
- Railway Line



Field Farm, North of Stapleford (Broxtowe)

Site Summary

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	28 ha
Housing Units	450
Employment Uses	None
Other Uses	Education, Health, Green Infrastructure.
Ownership/Developer	Willing developer <u>in control of site</u> . Planning Application for 450 homes submitted Winter 2011, <u>considered by Development Control committee in April 2013 with a positive resolution to grant permission. Comprehensive Section 106 Agreement signed by all relevant parties.-</u>

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Integrated transport package required estimated at £30,000 per net developable hectare of site, est cost of £750,000 - £900,000. <u>No further highway improvements will be funded by the Highways Agency.</u>	TA submitted and further detailed work on transport impacts <u>carried out during the required as part of planning application process application.</u> Contributions <u>have been to-be</u> agreed as part of S106 <u>discussions.</u> <u>A travel plan, covering measures for reducing the number of single occupancy car journeys to and from the site and increasing the used of more sustainable modes of transport, was submitted with the application. Further dialogue with Highways Agency required regarding access to A52 and A453.</u>

Infrastructure	Summary Assessment	Further Work
Utilities	Electricity - Additional 33kV Circuits and new 33kV primary substation at Watnall required <u>no abnormal requirements.</u> Gas – no abnormal R requirements Waste water – existing service at/near capacity – see flooding info below. Water supply – no abnormal requirements IT – no abnormal requirements	Included in Western Power programme to be implemented by 2015. See flooding below.
Flooding and Flood Risk	Part of the site is within the functional floodplain (Zone 3b) of Boundary Brook and part is within the 1 in 100 year floodplain (Zone 3a). A Sequential Test was completed in Feb 2012. The site covers a complex drainage area with previous flooding occurrences due to interaction of local sewers and overland flows.	Site specific flood risk assessment and development of strategy to reduce, manage and mitigate flood risk and increase resilience (including appropriate location of dwellings and use of flood areas for GI) <u>was completed to the satisfaction of the EA as part of the outline planning application. Related conditions to be met which will include appropriate involvement from Severn Trent and the Environment Agency to secure mitigation measures.</u> Ongoing dialogue with Severn Trent and Environment Agency.
Health	Enhancements to local health infrastructure <u>assumed required</u> at an estimated cost of £427,500. <u>No contributions requested as part of the outline planning application process.</u>	Contributions to be agreed as part of S106 discussions.
Education Provision	Contribution to provide capacity at infant and junior schools required - estimated cost £525,000. Capacity within existing secondary schools.	Contributions to be agreed as part of S106 discussions.
Police Services	No abnormal requirements.	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals <u>emerge through the consideration of reserved matters planning application details.</u>
Ambulance Services	No abnormal requirements.	Further dialogue required on inclusion of standby locations as detailed proposals emerge <u>through the consideration of reserved matters planning application details.</u>

Infrastructure	Summary Assessment	Further Work
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units <u>through the consideration of reserved matters planning application details..</u>
Waste Management	No abnormal requirements.	Further dialogue on detailed proposals <u>through the consideration of reserved matters planning application details..</u>
Community Services	Good range of town centre facilities at Stapleford.	Further dialogue on detailed proposals <u>but no additional facilities required to be provided on site..</u>
Green Infrastructure	<u>Within the Greenwood Community Forest.</u> Opportunities for on site GI and open space including 2 full sized football pitches and pavilion and playgrounds. Maintenance contribution sought of £828,666.	<u>Indicative buffer of between 8 and 20 metres reserved next to boundary brook.</u> To be progressed via <u>reserved matters</u> planning application details.
Contamination	No abnormal requirements.	
<u>Heritage Assets</u>	<u>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area or heritage assets.</u>	
<u>Other</u>	<u>Potential surface coal reserves and coal mining legacy issues</u>	<u>Further review and dialogue with Coal Authority Condition 14 (requiring further ground investigation works and implementation of any necessary mitigation measures) of the draft planning permission is recommended as a result of the comments from the Coal Authority who had no objection to the application subject to the imposition of this condition.</u>

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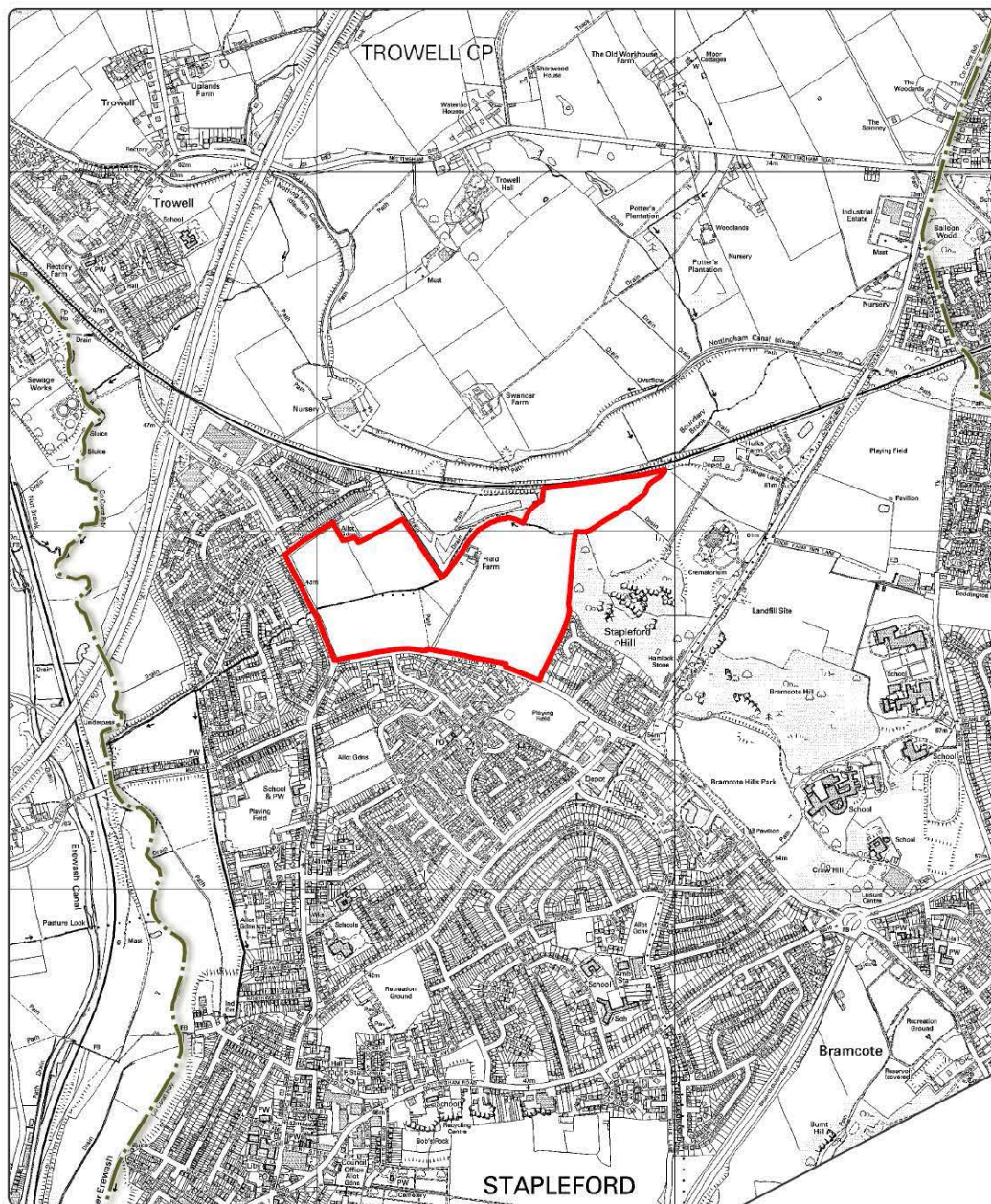
Indicative Assessment

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This is a green field site close to the existing urban area, Stapleford Town Centre and transport networks and is expected to commence within the first 5 years of the plan. A planning application has been submitted and positively considered by the Development Control committee (April 2013) and is ready for Broxtowe to determine subject to the Secretary of State withdrawing his call in direction. A section 106 agreement has been signed which provides a commitment to delivering a comprehensive package of measures designed to ensure the development is deliverable and responds positively to meeting the needs of the area.
~~and is under consideration.~~

No ~~irresolvable major~~ constraints to development have been identified. ~~_, however, joint~~ meetings with the Environment Agency and Severn Trent have identified a need for an holistic approach to fluvial, surface water and waste water drainage including recommendations from the Pitt Review which have been ~~are being to be~~ addressed through the progression of the planning application. As part of the processing of the planning application it was ~~has been~~ identified that 6% of the site comprises Grade 2 Agricultural Land and 33% Grade 3a which amounts to 10.8 Hectares. There are two individual and woodland Tree Preservation Orders which were confirmed in 2012 and extensive open areas of the site are to be retained to allow recreational use and to allow some habitat to encourage barn owl feeding.

Field Farm



Key

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OS location plans/Field Farm OS base SI 17/01/2012

 Site Boundary Administrative Boundary

Field Farm



Key

- | | | | |
|--------------------------|-------------------------------|--------------|------------------------------|
| Indicative Site Boundary | Public Open Space | Play Area | Pedestrian/Cycle Access |
| Residential | Sustainable Urban Drainage | Estate Roads | Proposed Pedestrian Link |
| Undeveloped part of site | Existing Greenery/Landscaping | Site Access | Existing Public Right of Way |

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 Nottingham City Council Strategic Urban Masterplan for Field Farm 2012/13/14



Land in the vicinity of the proposed HS2 station at Toton (Broxtowe)

Site Summary

<u>ACS Designation</u>	<u>Strategic Location</u>
<u>Timescale</u>	<u>3 -15 years with employment uses potentially provided beyond the end of the plan period in 2028.</u>
<u>Site Area</u>	<u>Minimum of 73 ha</u>
<u>Housing Units</u>	<u>Minimum of 500 with any increase to be determined through the Broxtowe Site Allocations Part 2 Local Plan Document.</u>
<u>Employment Uses</u>	<u>Minimum of 18,000 square metres B class employment space with details to be determined through the Broxtowe Site Allocations Part 2 Local Plan Document.</u>
<u>Other Uses</u>	<u>Minimum of 16ha open space, safeguarded route for a Net extension and vehicle access arrangements for the HS2 station, and additional land for community facilities including education and limited local retail provision.</u>
<u>Ownership/Developer</u>	<u>Planning Application submitted on part of the land. Willing owners positively engaged to meet the needs of HS2.</u>

IDP Constraints/Requirements Summary

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work to be coordinated by the Toton HS2 Working Group</u>
<u>Transport</u>	<p><u>Integrated transport package required. Requirement for a subsidised bus service incorporating Banks Road estate, Stapleford, Beeston and the City Centre. Access improvements to the strategic road network to include new access points off Toton/ Stapleford Lane. Transport modelling undertaken for a location west of Toton/Stapleford Lane for up to 1000 homes has been carried out. This indicates that the following mitigation works may be required including:</u></p> <p><u>A52 (T)/B6003 junction (Bardills Roundabout):</u></p> <ul style="list-style-type: none"> <u>Third traffic lane on the A52 (T) east approach</u> <u>A 3 lane circulatory carriageway connecting the A52 (T) east approach to the A52(T) west exit</u> 	<p><u>Internal roads layout to be prepared.</u></p> <p><u>Ongoing discussions with NET to ensure no conflict with the park and ride facility.</u></p> <p><u>Ongoing dialogue with HS2 to ensure no conflict with access arrangements including alternative access to the station and safeguarded extended tram to HS2 station.</u></p> <p><u>Ongoing dialogue with highway authorities and Highways Agency to confirm detailed requirements as set out in the Transport Background Paper Addendum May 2013.</u></p>

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<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work to be coordinated by the Toton HS2 Working Group</u>
	<ul style="list-style-type: none"> • <u>A 3 lane exit of the A52 (T) west exit</u> • <u>Extension to the A52(T) west approach</u> • <u>M1 Junction 25</u> • <u>Additional 60m lane on the A52(T) east off-slip to provide dedicated left turn along with extended 3 lane provision</u> <p><u>Mitigation impacts to the following County Road junctions:</u></p> <ul style="list-style-type: none"> • <u>Stapleford Lane / Darley Avenue</u> • <u>Stapleford Lane / Woodstock Road and</u> • <u>Stapleford Lane / Swiney Way.</u> <p><u>Travel Planning with the following objectives:</u></p> <ul style="list-style-type: none"> • <u>Achieve the minimum number of car movements to and from the development,</u> • <u>Reduce the need to travel to and from the site,</u> • <u>Address the access needs of site users, by supporting walking cycling and public transport,</u> • <u>Provide adequately for those with mobility difficulties.</u> <p><u>Public Transport Support:</u></p> <ul style="list-style-type: none"> • <u>Contribution to fund extension of existing bus services</u> <p><u>Safeguarding NET extension:</u></p> <ul style="list-style-type: none"> • <u>NET route safeguarded through the site</u> <p><u>Road Safety Audit.</u></p>	
<u>Utilities</u>	<p><u>Electricity – overhead power lines to be rerouted underground beneath the roads on site and a new terminal pylon located in the SW corner of the site.</u></p> <p><u>Western Power have been consulted and have no objection in principle to doing this.</u></p> <p><u>Further work required to confirm most appropriate WWTW.</u></p> <p><u>Water supply – no abnormal requirements subject to</u></p>	<p><u>Opportunities for extension to existing CHP facilities.</u></p> <p><u>Further dialogue with Western Power and Severn Trent as detailed proposals emerge</u></p>

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<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work to be coordinated by the Toton HS2 Working Group</u>
	<u>phasing. There is no objection in principle form Severn Trent to the planning application for 775 homes on the west of Toton Lane IT – No abnormal requirements.</u>	
<u>Flooding and Flood Risk</u>	<u>Site within Flood Zone 1. No significant flood risk. No significant risk for fluvial sources and therefore no specific mitigation required. Potential increase in surface water run off requiring mitigation from attenuation storage and on site SuDS provision.</u>	<u>Ongoing dialogue with the Environment Agency to ensure suitable mitigation methods are adopted.</u>
<u>Health</u>	<u>Land set aside for health facilities if required</u>	<u>Planning application contains a site for a medical centre. Further dialogue with PCT/CCG. Contributions to be agreed as part of S106 discussions.</u>
<u>Education Provision</u>	<u>Detailed assessment of education requirement suggests development would generate a need for a new primary school and extended secondary school provision would be required. Land has been set aside for a nursery school if required.</u>	<u>Proceed with development of a Master plan for the education provision. Continued dialogue with the council, education authority, developers and the planning department regarding S106 contributions.</u>
<u>Emergency Services</u>	<u>No abnormal requirements</u>	<u>Further dialogue as plans are finalised.</u>
<u>Waste Management</u>	<u>No known abnormal requirements.</u>	<u>Further dialogue as plans are finalised.</u>
<u>Community Services</u>	<u>Good range of town centre facilities available at Stapleford Town Centre. Excellent potential (NET) access to range of facilities at Beeston and Nottingham City Centre. Land set aside for a</u>	<u>Further details to be developed as part of ongoing discussions. Planning application proposals include a Local centre to be created incorporating offices, pub, restaurant/pub, education space, medical plot, limited local retail provision and day nursery.</u>

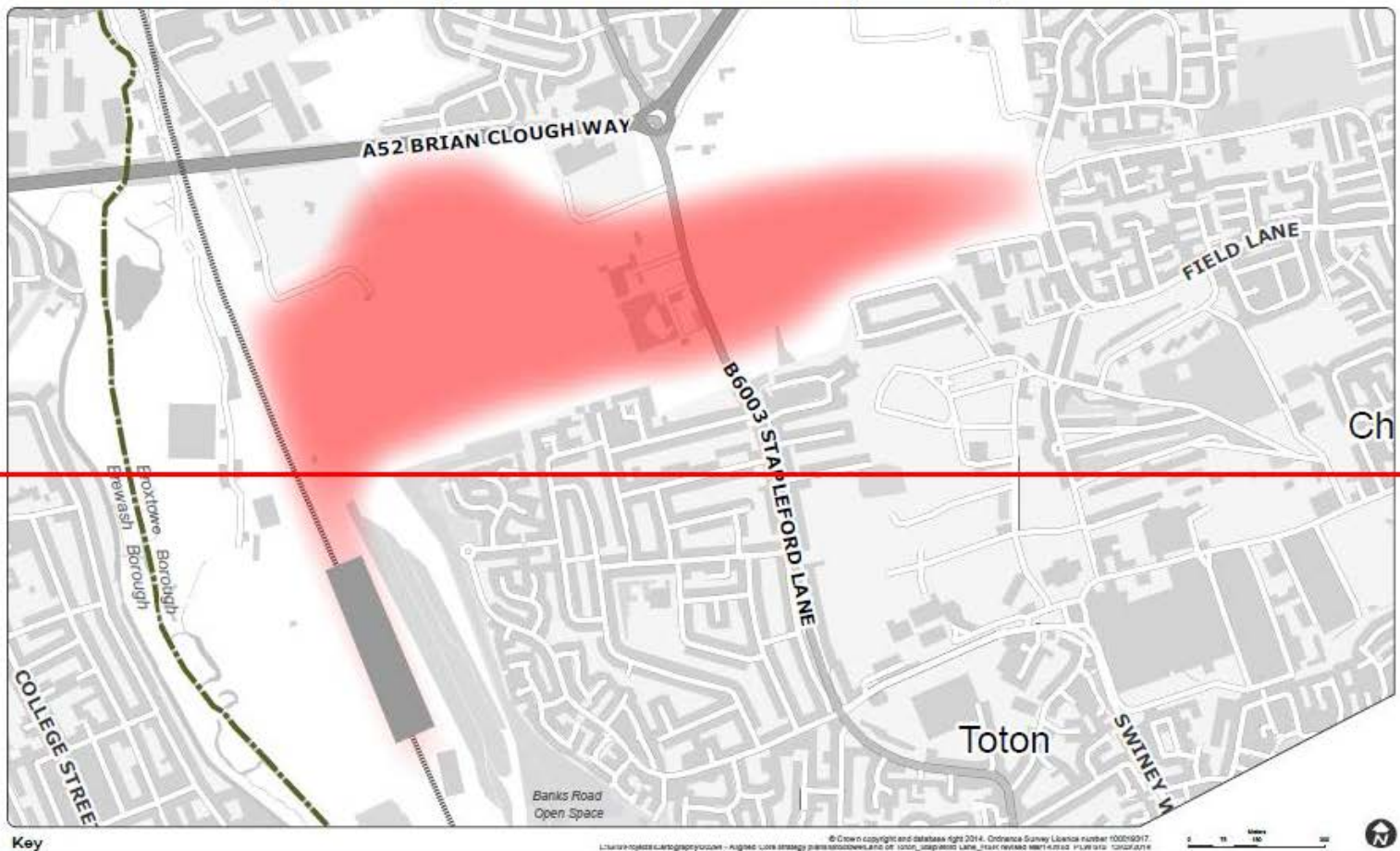
<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work to be coordinated by the Toton HS2 Working Group</u>
	<u>community building if required.</u>	
<u>Green Infrastructure</u>	<u>Extensive Green Infrastructure to be provided.</u> <u>Potential loss of hedgerows, damage to retained trees during construction, loss of roosting opportunities and bird migration patterns, degradation of local nature reserve through increased public activity from development.</u> <u>Opportunities for creation of new green infrastructure and swales which could offset negative impacts.</u> <u>Increased long term opportunities for wildlife and biodiversity and habitat creation.</u>	<u>Strategy to protect/enhance and or relocate as part of ongoing studies. Opportunities to extend GI network.</u>
<u>Contamination</u>	<u>Potential contaminants from former agricultural uses on the site.</u> <u>Potential impact on the human receptors on the site from contaminants from Toton Sidings, the sewage works and the electricity substation.</u>	<u>Gas monitoring over a 3 month period and topsoil chemical tests should be carried out to further inform remediation strategy.</u>
<u>Heritage Assets</u>	<u>No significant heritage issues on the site. Erewash have undertaken a Conservation Area character appraisal of Sandiacre Lock which identifies a vulnerability of the area to development at Toton.</u>	<u>Erewash have been invited to participate in the Working Group, and this in combination with the Sandiacre Lock Conservation Area management plan will enable development at Toton to be designed in such a way as to have full regard to maintaining the character and appearance of the Conservation Area.</u>
<u>Other</u>	<u>Following HS2 announcement strong potential for positive social-economic benefits for the wider area.</u> <u>No significant demolition issues associated with the development.</u>	<u>Strategy and detailed assessment of HS2 requirements required to be incorporated into Masterplan. Ongoing discussions as detailed proposals of HS2 emerge. Joint-working with HS2 and NET. Volterra were commissioned by Nottingham City, Broxtowe Borough, Nottinghamshire County and Derbyshire County Councils to report on maximising the economic benefits of the East Midlands HS2 station at Toton. Their final report was published in November 2013 and their conclusions in relation to the economic benefits of development in the vicinity of the HS2</u>

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work to be coordinated by the Toton HS2 Working Group</u>
		<p>station at Toton is summarised in sections 7.22 to 7.24 of their report where they point out that-</p> <p>The main implications for the proposed development at Toton is that the commencement of residential development in the vicinity of the HS2 station does not mean that other mixed uses will not be built in the future. After all, NET phase 2 makes residential development viable in the near term, bringing the benefits forward. These economic benefits will be more valuable than those that will accrue in the medium to long term.</p> <p>Meanwhile, commercial development is unlikely in the near term within the vicinity of the HS2 station at Toton – as envisaged by HS2 Ltd in its regional factsheet. The absence of a market in the area, combined with uncertainty surrounding the HS2 station that will be developed in 20 years, means that there will be huge doubts over the viability of office type developments around the station in the near or medium terms.</p>
<u>Indicative Assessment</u>		
<p>This strategic location is a green field site close to the existing urban area with existing links to Stapleford Town Centre and potential excellent future transport links to Nottingham City Centre and the rest of the UK/Europe. The site can be developed to reflect garden city principles and maintain the separate identities of Stapleford and Toton. Delivery is able to commence promptly following the adoption of the Broxtowe Site Allocations Part 2 Local Plan in 2015. From this point it is expected that the provision of housing can be built earlier in the plan period than employment development, which at the earliest is not expected to commence until the middle years of the Core Strategy time period given the conclusions of the Volterra consultants in paragraphs 7.22 to 7.24 of their report. Broxtowe have established a working group to look at all of the issues, benefits and challenges linked to development of HS2. The Council views the HS2 station as being a nationally significant location and is concerned to ensure that any development in the area is appropriate to support such a significant scheme. Part of the terms of reference for the Working Group includes the preparation of a master plan for the development of the area which will feed into the Broxtowe Site Allocations Part 2 Local Plan. Broxtowe views it as being essential that this work is allowed to conclude before development takes place and as a result it is not anticipated that development will come forward until after the adoption of the Broxtowe Part 2 Allocations Local Plan which is at Issues and Options stage now. This will allow full consideration of the requirements of HS2 and a better understanding of maximising the benefits of the</p>		

station. A planning application has been submitted for land on the west side of Toton Lane and is under consideration and negotiations have reached an advanced stage. No irresolvable constraints have been identified. If built development takes place on the east of Toton Lane then the long term defensible Green Belt boundary in this location will be confirmed in the Broxtowe Site Allocations Part 2 Local Plan. Decisions on appropriate development to the west of the Strategic Location in the more immediate vicinity of the HS2 station will need to comply with the requirements of HS2 regarding land take and access arrangements for the station. The announcement from HS2 to locate their preferred station at Toton strongly contributes to the strategic importance of the site. Continued joint working with NET, the Highways Agency and the commencement of dialogue with HS2 will be essential.

The work described above will be coordinated by the Broxtowe's Toton/ HS2 Working Group.

Land in the Vicinity of the Proposed HS2 Station at Toton (Broxtowe) Indicative Plan



Key

- Strategic Location
- Proposed HS2 Hub Station
- Administrative Boundary

Awsorth (Broxtowe)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	<u>Up to</u> 350
Other Uses	tbc

IDP Constraints/Requirements Summary

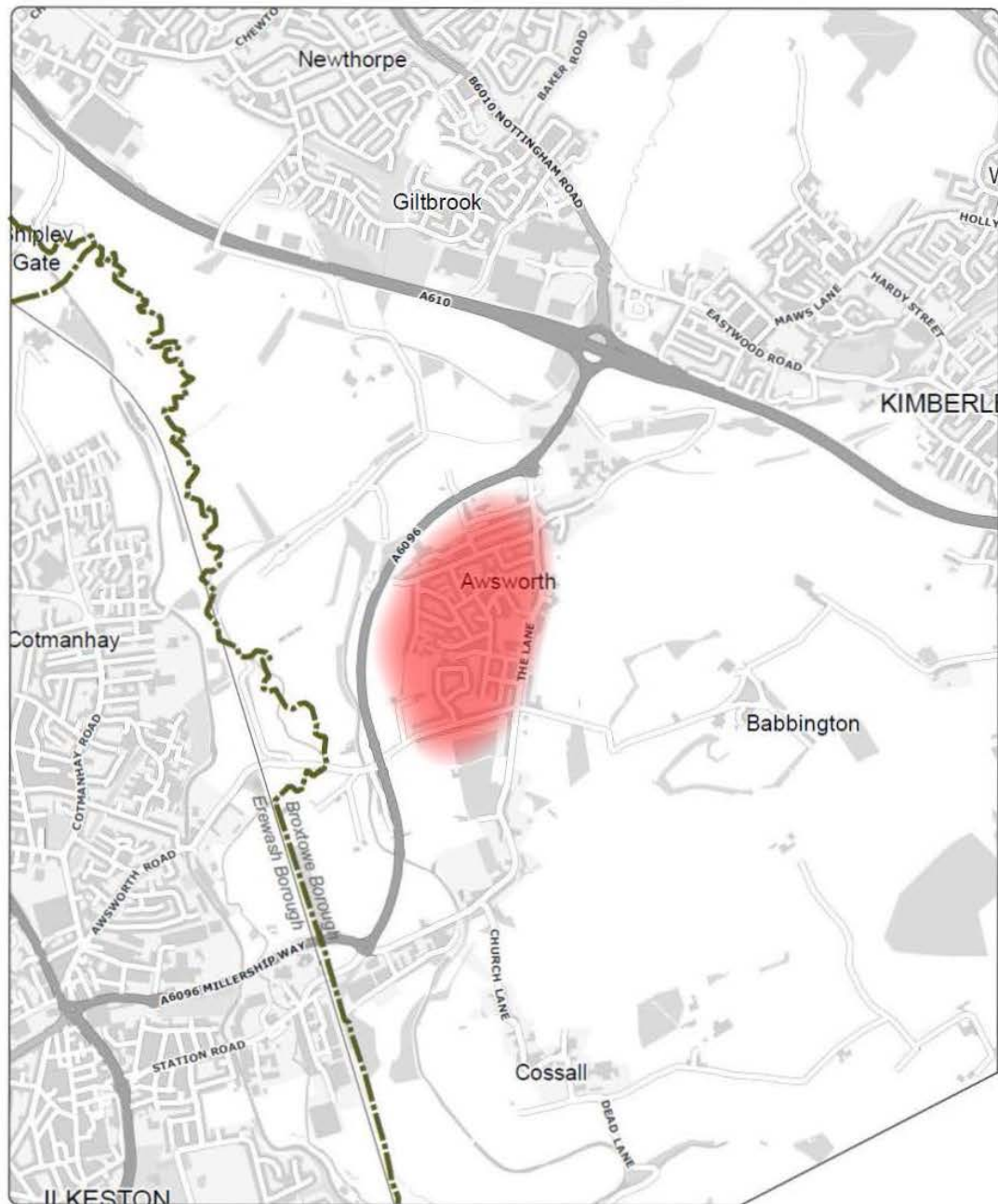
Infrastructure	Summary Assessment	Further Work
Transport	Existing frequent bus service to Ilkeston and Kimberley. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p>Electricity - Electricity - Additional 33/11KV primary required at Watnall. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. New primary at Watnall included in Western Power programme to be implemented by 2015. Additional 33kV Circuits and new 33kV primary substation at Watnall. Potentially additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available</p> <p>Gas – no abnormal requirements. IT – no abnormal requirements. Water supply/Waste water – no constraints identified subject to phasing.</p>	<p>Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge.</p> <p>Further ongoing dialogue with Severn Trent.</p>

Infrastructure	Summary Assessment	Further Work
Flooding and Flood Risk	<p>The Gilt Brook flows through land to the North of Awsworth, some of which falls in Flood Zone 3, land to the East and South of the settlement lie largely outside of the floodplain, an ordinary watercourse flows between Awsworth and Babbington.</p> <p>Settlement is located on a Secondary Aquifer. Alluvial deposits close to Erewash canal provide possible pathway for any contaminants.</p>	<p>Avoid areas of flood risk. Further flood risk assessment maybe required if land to north of settlement or land near to water course between Awsworth and Babbington be considered.</p> <p>Development proposals to ensure adequate protection to aquifer from foul and surface water flows.</p>
Health Facilities	No existing GP practice. Existing residents register with both Nottinghamshire and Derbyshire Practices.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.
Education Provision	<p>Limited capacity at existing primary schools which requires further review in consultation with education colleagues.</p> <p>Potential for reconfiguration of secondary school.</p> <p>On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £842k for primary school places and £967k for secondary school places.</p>	Potential extension of existing schools under review by Education Colleagues. Contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements.	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	Main town centre facilities located at Kimberley and Ilkeston.	Further dialogue as detailed proposals emerge.
Green Infrastructure	Within the Greenwood Community Forest. Opportunities for enhanced GI along water courses (including SINC's).	Opportunities to enhance GI to be explored as proposals emerge.

Infrastructure	Summary Assessment	Further Work
Contamination	Areas of previously used land and -landfill <u>and waste transfer station</u> present.	Appropriate desk top studies and investigation if required.
<u>Heritage Assets</u> Other	<u>3 Listed Buildings are present in Awsworth</u> Potential cross-boundary considerations.	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u> Dialogue with Nottinghamshire and Derbyshire PCT's required re health facilities and Erewash Borough Council re Town Centre facilities.
<u>Other</u>	Potential cross boundary considerations. Underlying coal strata <u>and coal mining legacy issues.</u>	Dialogue with Nottinghamshire and Derbyshire PCT's required re health facilities and Erewash Borough Council re Town Centre facilities. Appropriate desk top studies and investigation if required. <u>Further dialogue with the Coal Authority.</u>

Indicative Assessment
No major constraints to development. <u>An area of former landfill to the south west of the settlement will not impede delivery of the amount of new development proposed for Awsworth with several options available to deliver Awsworth Core Strategy housing numbers.</u> Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several -sites with existing planning permission <u>or allocated for housing in the adopted Broxtowe Local Plan</u> . Education requirements of several settlements -are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge. Proposals to have regard to presence of water courses outside of the main settlement.

Key Settlement - Awsworth (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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Brinsley (Broxtowe)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	<u>Up to 150</u> 200
Other Uses	tbc

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing frequent bus services. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p>Electricity - A<u>Additional 33/11kV primary and circuits in the Eastwood area. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point. additional 33kV Circuits and new 33kV primary substation at Watnall. Potentially – additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available</u></p> <p>Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.</p>	<p>Included in Western Power programme to be implemented by 2015.</p> <p>Further dialogue with Western Power as proposals emerge.</p> <p>Further ongoing dialogue with Severn Trent.</p>

Infrastructure	Summary Assessment	Further Work
Flooding and Flood Risk	Much of area surrounding settlement is within Flood Zone 1 and therefore low risk. Some ordinary water courses present. Land to west of Brinsley is a Secondary Aquifer. Reservoirs along the railway line to the west of the settlement are sensitive groundwater receptors and surrounded by alluvial deposits.	Should development proposals include areas covered by ordinary water courses, further flood risk assessment may be required. Development proposals to include adequate protection to aquifer from foul and surface flows. Further dialogue with EA as detailed proposals emerge.
Health Facilities	No existing GP practices. Existing residents register at Eastwood, Jacksdale and Underwood.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.
Education Provision	Close relationship with schools in Selston. Limited capacity for expansion of primary schools. Further review required with education colleagues. Re-configuration of secondary school possible. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £ 361481 k for primary school places and £ 414552 k for secondary schools <u>school places</u> .	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements	Further dialogue required on layout and mix of units.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.

Infrastructure	Summary Assessment	Further Work
Green Infrastructure	Proximity to Within the Greenwood Community Forest and proximity to the Erewash valley. Areas of POS to the east and south of Brinsley, SINC located to west and smaller SINC to west and east.	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Areas of previously used land and landfill present.	Appropriate desk top studies and investigation if required.
Heritage Assets	There is one Conservation Area within Brinsley -and 2 Listed Buildings in the area, in addition to Brinsley Headstocks .	Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.
Other	Alluvium deposits and coal strata and coal mining legacy issues.	Appropriate desk top studies and investigation if required. Further dialogue with the Coal Authority.

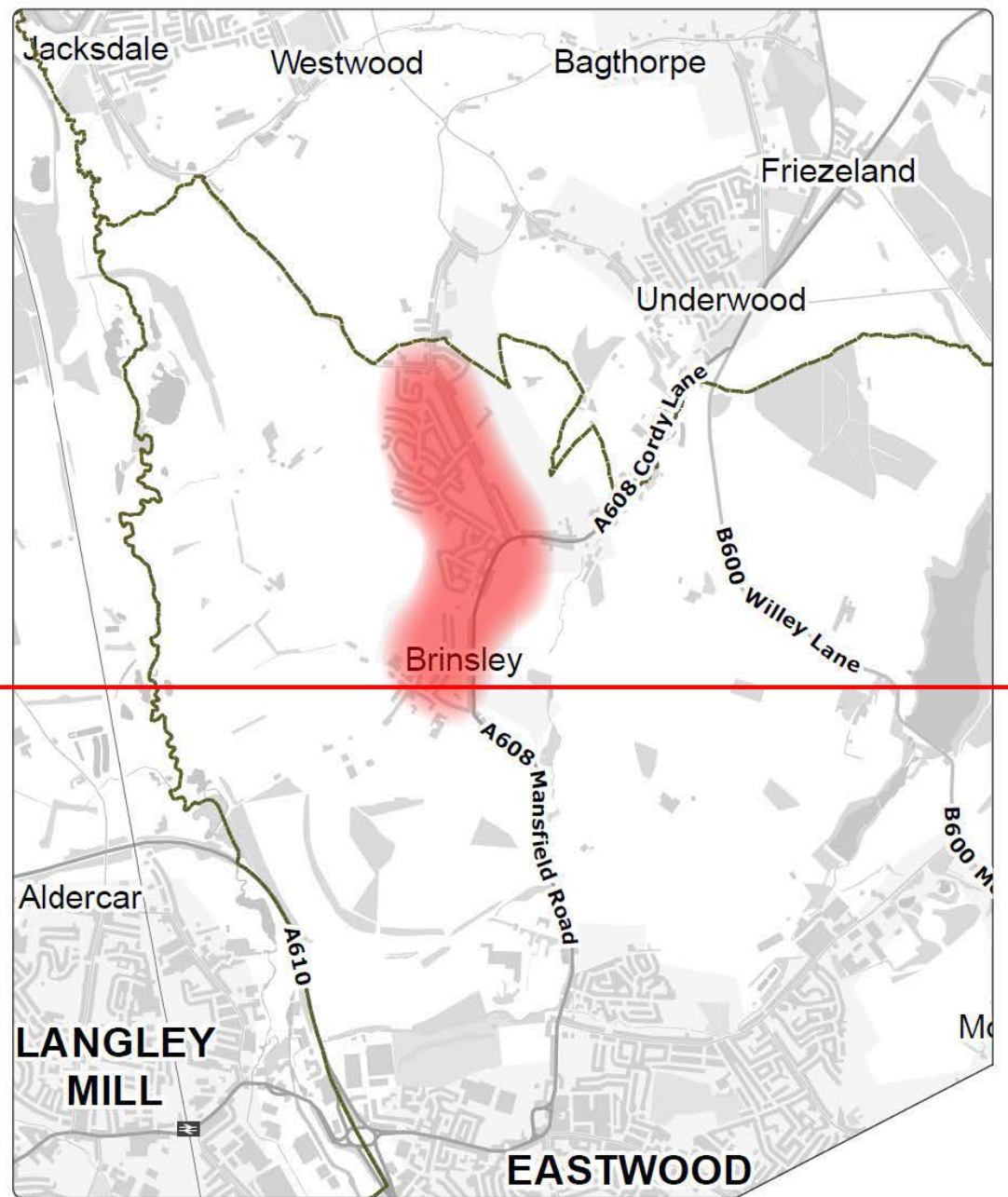
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Indicative Assessment

No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with ~~existing~~ planning permission ~~or allocated for housing in the adopted Broxtowe Local Plan.~~ Areas to the west of Brinsley are visually prominent, include a Mature Landscape Area and several Sites of Importance for Nature Conservation. The amount of development proposed in the Core Strategy can be accommodated without adversely impacting on these areas.

Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.

Key Settlement - Brinsley (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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0 100 200 300 Metres



Eastwood (Broxtowe)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	<u>Up to 1,250</u> 1,400
Other Uses	tbc

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus service. Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity - <u>Additional 33/11kV primary and circuits in the Eastwood area. Depending on phasing of this and other sites reinforcement further up the network may be required by upgrading an existing Bulk Supply Point</u> Additional 33kV Circuits and new 33kV primary substation at Watnall Potentially – additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available. Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.	Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge. Further ongoing dialogue with Severn Trent.
Flooding and Flood Risk	Much of Eastwood and surrounding area lie in Flood Zone 1 and are at low risk. However the Beauvale Brook and River Erewash <u>and Giltbrook</u> are located to the north and west <u>and east</u> of the settlement respectively. Other surface water courses to N orth and W est of settlement on alluvial deposits are sensitive to development due to potential for transmission of pollutants.	Generally low risk. Should proposals near Beavale Brook or River Erewash emerge further flood risk assessment is required. Development proposals located to avoid sensitive areas. Further dialogue with EA as proposals emerge.

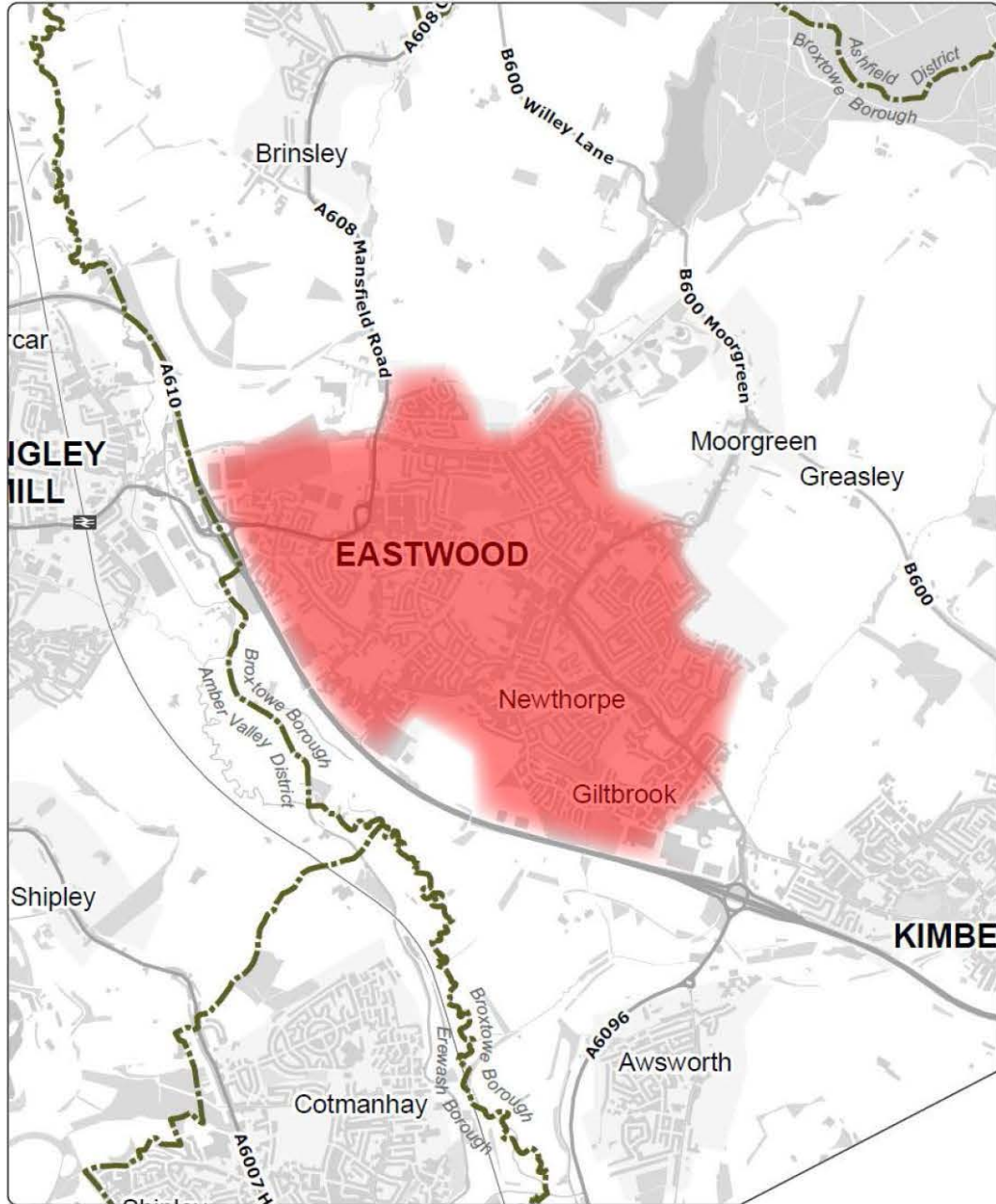
Infrastructure	Summary Assessment	Further Work
Health Facilities	4 existing GP practices.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.
Education Provision	Limited capacity at existing primary school, further review by education colleagues. Reconfiguration of secondary school possible. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £ 3m 3.36m for primary school places and £ <u>3.5m</u> 3.86m for secondary school places.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements	Further dialogue required on layout and mix of units.
Waste Management	No abnormal requirements	Further review when details proposals emerge.
Community Services	Opportunities to support existing town centre.	
Green Infrastructure	Close to <u>Within the</u> Greenwood Community Forest and <u>proximity to the</u> Erewash Valley. Large SINC located to the southwest, smaller SINC's to south and east.	Opportunities to enhance GI to be explored as proposals emerge.
Contamination	Small area of land between A610 and New Eastwood is historic landfill, piled foundations unlikely to be acceptable due to nature of waste. Areas of previously used land. <u>In proximity to a Waste Transfer Station and Household Waste Recycling Centre.</u>	Development proposals to avoid this area. Appropriate desk top studies and investigation if required.
<u>Heritage Assets</u>	Scheduled <u>Scheduled Ancient Monument present at Greasley and</u> . <u>Conservation Area and 20 Listed Buildings</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>

Infrastructure	Summary Assessment	Further Work
	<u>in Eastwood.</u>	
Other	Underlying coal strata <u>and coal mining legacy issues.-</u>	Appropriate desk top studies and investigation if required. <u>Further dialogue with the Coal Authority.</u>

Indicative Assessment
<p>No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with existing planning permission <u>or allocated for housing in the adopted Broxtowe Local Plan.</u> Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required as development proposals emerge.</p>

Key Settlement - Eastwood (Broxtowe)

Key Settlement - Eastwood (Broxtowe) Indicative Plan



Key

Strategic Location

Administrative Boundary

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0 175 350



Kimberley (including Nuthall and Watnall - Broxtowe)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	<u>Up to</u> 600
Other Uses	tbc

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Existing high frequency bus services to Nottingham. Transport modelling underway. Integrated transport/ walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p>Electricity – Electricity - new 33/11kV primary at Watnall required. Included in Western Power programme to be implemented by 2015. Additional 33kV Circuits and new 33kV primary substation at Watnall. Potentially - additional 33kV Circuits and new 33kV primary substation in the Stapleford area. Reserved site available</p> <p>Gas – no abnormal requirements IT – no abnormal requirements Water supply/Waste water – no constraints identified subject to phasing.</p>	<p>Included in Western Power programme to be implemented by 2015. Further dialogue with Western Power as proposals emerge.</p> <p>Further ongoing dialogue with Severn Trent.</p>
Flooding and Flood Risk	<p>The Gilt Brook runs to the west of Kimberley. Much of Kimberley and Watnall and land to the immediate west of Nuthall fall within Flood Zone 1 and are therefore low risk. EA maps identify some surface water flooding. A lake and ordinary watercourse are located to the south of the settlement, north of the A610.</p> <p>Area underlain by a Principal Aquifer. Underlying bedrock at Nuthall susceptible to rapid migration of pollutants.</p>	<p>Generally low flood risk but depending on the location of development further flood risk assessment (including surface water) may be required.</p> <p>Development proposals to include full protection from contamination for the aquifer/ground water and controlled waters.</p> <p>Further dialogue with EA as proposals emerge.</p>

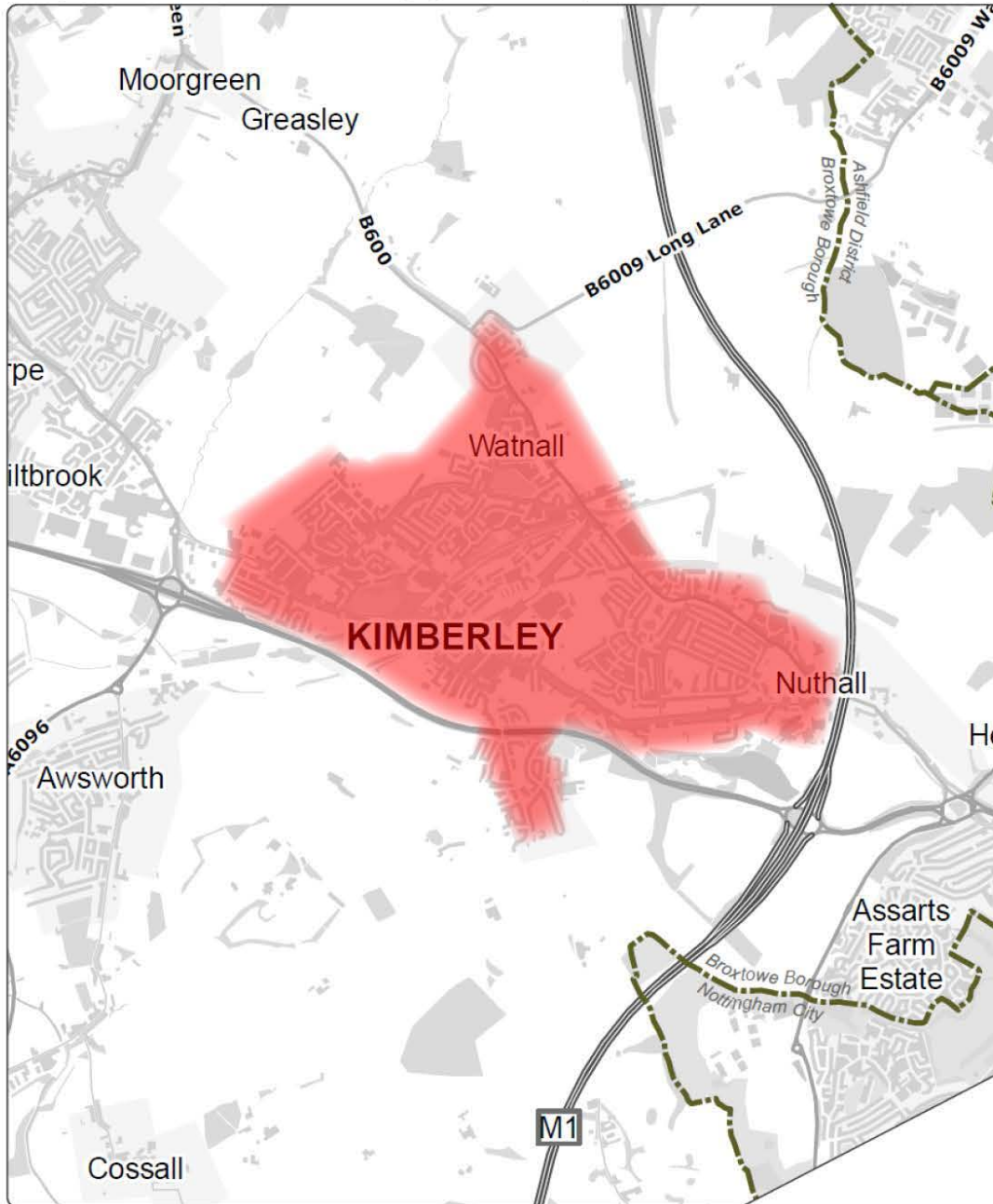
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Infrastructure	Summary Assessment	Further Work
	A total Source Protection Zone is present over High Wood Cemetery (west of A6002).	
Health Facilities	One existing GP practice.	Dialogue underway with Nottinghamshire PCT re appropriate future facilities.
Education Provision	Most primary schools nearing capacity but some potential to expand. Further review with education colleagues. Potential capacity within existing secondary schools. On the basis of Nottinghamshire County Council's education multiplier the following education contributions may be sought - £1.4m for primary school places and £1.6m for secondary school places.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on opportunities to use local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue required on inclusion of standby locations as detailed proposals emerge.
Fire and Rescue	No abnormal requirements.	Further dialogue required on layout and mix of units.
Green Infrastructure	Within the Greenwood Community Forest, local SSSI's and SINCS. Several water courses present.	Opportunities to enhance GI to be explored as proposals emerge.
Waste Management	No abnormal requirements.	
Community Services	Good range of facilities within existing settlement.	Opportunities to support existing town centre as details of proposals emerge.
Contamination	Areas of previous used land and landfill.	Appropriate desk top studies/investigation if required.
<u>Heritage Assets</u>	<u>There are two Conservation Areas within Kimberley and 13 Listed Buildings in the area.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>
Other	Underlying coal strata <u>and coal mining legacy issues.</u>	Appropriate desk top studies/investigation if required. <u>Further dialogue with the Coal Authority.</u>

Indicative Assessment
No major constraints to development. Development expected to come forward in the middle of the plan period but opportunities for earlier delivery on several sites with existing planning permission <u>or allocated for housing in the adopted <i>Broxtowe Local Plan</i></u> . Education requirements of several settlements are closely linked. Further review of how best to accommodate cumulative school places within all of the settlements of Awsworth, Brinsley, Eastwood and Kimberley will be required with close consultation with education colleagues at Nottinghamshire County Council. Further dialogue with Environment Agency required.

Key Settlement - Kimberley (Broxtowe) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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North of Papplewick Lane (Gedling)

<u>ACS Designation</u>	<u>Allocation</u>
<u>Timescale</u>	<u>To commence within first 5 years of plan period</u>
<u>Site Area</u>	<u>Development Area approximately 10 hectares. The planning application also includes land outside the strategic allocation in the same ownership to the north east which is to remain in the Green Belt for surface water attenuation.</u>
<u>Housing Units</u>	<u>300</u>
<u>Indicative Housing Mix</u>	<u>30% affordable housing</u>
<u>Employment Uses</u>	<u>None</u>
<u>Other Uses</u>	<u>Education, green infrastructure</u>
<u>Ownership/Developer</u>	<u>Willing owner. Planning application has been submitted on behalf of the Co-operative Group for 300 houses on 15.7 ha which includes additional land outside of the allocation for an Ecological Park which will be made available to the public.</u>

IDP Constraints/Requirements Summary

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Transport</u>	<p><u>A Transport Assessment has been completed as part of the planning application by the Co-operative Group. The assessment utilised the highways model for Hucknall prepared and supported by Nottingham County Council and verified by MVA Consultancy.</u></p> <p><u>Integrated transport/walking and cycling package required including links to Hucknall Station (NET/Train stops within 800 m of parts of the site).</u></p> <p><u>TA provided as part of planning application for 300 dwellings. The Co-operative Group Site is to be accessed from Papplewick Lane.</u></p>	<p><u>Contributions to highway mitigation and integrated transport/walking and cycling package be agreed as part of S106 discussions.</u></p>

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Utilities</u>	<p><u>Electricity - Update required to existing 33/11kV primary at Calverton, may also require new 33/11kV primary in the area. Depending on phasing new Bulk Supply Point may be required.</u></p> <p><u>Waste water – no abnormal constraints or requirements.</u></p> <p><u>Water supply – no abnormal constraints or requirements.</u></p> <p><u>Gas – no abnormal requirements</u></p> <p><u>IT – no abnormal requirements.</u></p>	<p><u>Early dialogue with Western Power required re phasing.</u></p>
<u>Flooding and Flood Risk</u>	<p><u>According to the Environment's Agency Flood Zones a small part of the site is in Flood Zone 2 of the River Leen with the remainder of the site being in Flood Zone 1 with other smaller watercourses that run through the site. EA comment that site has an overall low flood risk.</u></p> <p><u>A detailed flood risk assessment has been submitted with the Planning application. Following a successful challenge by the Co-operative Group's consultants to the EA's Flood Zone, the extent of Flood Zone 2 has been revised in consultation with the EA. Approximately, 1% of the site is now located in Flood Zone 2 and the remainder is in Flood Zone 1. The sequential test has been satisfied because there are no other suitable sites available which would meet the housing requirement at a lower flood risk.</u></p> <p><u>Within the site only amenity and open space would occupy the small part of the site in Flood Zone 2.</u></p>	<p><u>A sustainable drainage strategy will be required including the use of attenuation ponds to the north east of the development site along the Leen Corridor. The north east field adjoining the developable part of the site is to remain in Green Belt. For the parts of the site which cannot be drained into ponds a tank storage system will be required. The Flood Risk Assessment submitted as part of the planning application details that the risk from groundwater flooding is less than 25%. Additional site specific ground investigations may be required to provide information to accurately quantify risk of groundwater flooding.</u></p>
<u>Health</u>	<p><u>Likely that a financial contribution towards the expansion of existing primary health care surgeries will be required.</u></p>	<p><u>Contributions to be agreed as part of S106 discussions.</u></p>
<u>Education</u>	<p><u>New Primary school to be provided on 1.1 ha site cost est £3.5m, subject to an assessment demonstrating that the anticipated pupil yield cannot be accommodated in the existing school system through the extension or improvement of existing schools. Capacity to expand existing secondary school with contributions based on</u></p>	<p><u>Following consultation with the Education Authority land is set aside for an annex primary school. Details to be confirmed through the planning application process.</u></p>

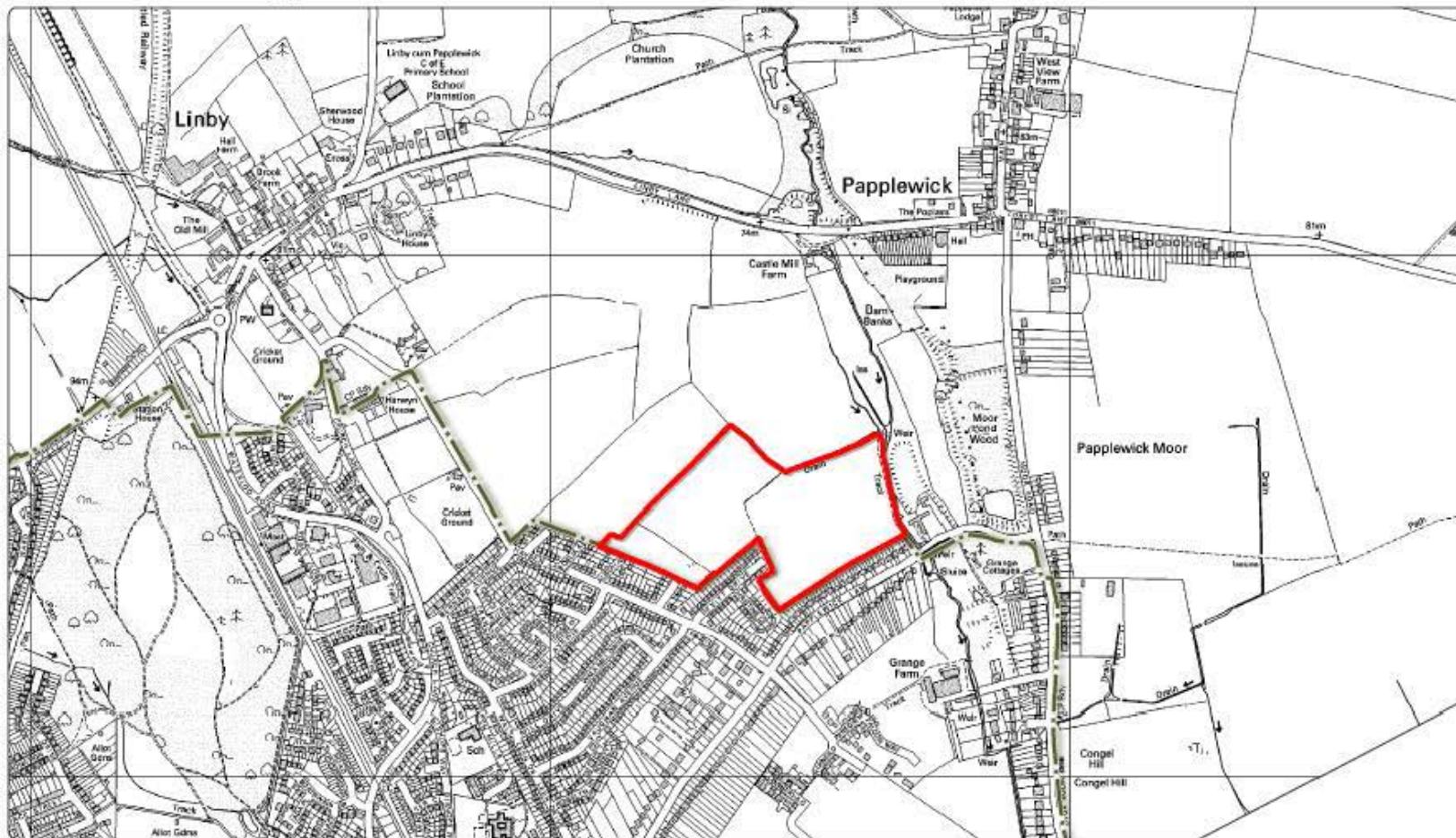
<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
	<u>Nottinghamshire County Education multiplier estimated cost is £1.24m.</u>	
<u>Police Services</u>	<u>No abnormal requirements.</u>	<u>Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required.</u>
<u>Ambulance Services</u>	<u>No abnormal requirements.</u>	
<u>Fire and Rescue Services</u>	<u>No abnormal requirements.</u>	
<u>Waste Management</u>	<u>No abnormal requirements.</u>	
<u>Community Services</u>	<u>Close to existing local centre and Hucknall Town Centre.</u> <u>Potential to support town centre regeneration.</u> <u>The planning application includes supporting information which sets out the benefits of the development in terms of helping regeneration in the town centre.</u>	
<u>Green Infrastructure/ Open Space</u>	<u>Significant GI assets on site. A significant proportion of the existing hedgerows will be retained and will form GI routes along the northern boundary. There will be a 30m buffer from the River Leen Corridor to provide public open space and pedestrian routes in this area. Additional GI is provided from Papplewick Lane through the site. Public open space of approx. 1.6ha to be provided on site with maintenance via a Management Company or through a commuted sum payment.</u> <u>Planning application extends the outline area to include the field to the north east of the safeguarded land which is</u>	<u>Further details to be agreed as part of planning application process.</u>

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
	<p><u>required for surface water attenuation. The indicative masterplan includes a network of new attenuation ponds in this north eastern area close to the Leaeen Corridor. A 30 m buffer strip along the Leaeen Corridor is also to be maintained.</u></p> <p><u>The area of land to be used for attenuation ponds will include significant landscaping and a network of green infrastructure to create an Ecological Park which will be open to the future and existing community. This area of land totals nearly 5ha and constitutes additional off site Public Open Space.</u></p>	
<u>Contamination</u>	<u>No abnormal requirements.</u>	
<u>Heritage Assets</u>	<p><u>Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Areas at Linby and Papplewick, Ancient Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby and Papplewick. There are no 'on-site' heritage assets.</u></p> <p><u>As part of the planning application an Archaeological Geophysical Survey was completed. This showed that no anomalies of archaeological potential have been identified and the archaeological potential of the site is assessed as being low.</u></p>	<p><u>A landscape and visual impact Assessment has been prepared as part of the planning application which concludes the development will not have a significant adverse impact on surrounding areas. Any further details to be progressed as part of planning application.</u></p>
<u>Other</u>	<p><u>Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.</u></p> <p><u>The Co-operative Group has secured access to their land from Papplewick Lane as proposed in the planning application.</u></p>	<p><u>Further dialogue with adjacent Local Authorities (particularly re highway, public transport and communities facilities) to help inform S106 discussions.</u></p>


Indicative Assessment

No major constraints to physical site delivery are identified. The site is close to the administrative boundaries of Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities is awaited.

Land North of Papplewick Lane



Key

 Site Boundary

 Administrative Boundary

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CG location plans Land North of Papplewick Lane CG base1/Finals/Revised Jan14 PLW 10/01/2014



Land North of Papplewick Lane



Key

- | | | | |
|--------------------------|--|-------------------------------------|---------------------------|
| Indicative Site Boundary | Proposed Improvements to River Leen Corridor/balancing ponds | Proposed Pedestrian and Cycle Links | Administrative Boundary |
| Residential | Proposed Open Space/Green Infrastructure | Proposed Vehicular Access Points | Existing Local Facilities |

Teal Close (Gedling)

<u>ACS Designation</u>	<u>Allocation</u>
<u>Timescale</u>	<u>To commence within first 5 years of plan period</u>
<u>Site Area</u>	<u>Development area approximately 48 ha</u>
<u>Housing Units</u>	<u>830</u>
<u>Indicative Housing Mix</u>	<u>affordable housing to be confirmed as part of section 106 discussions</u>
<u>Employment Uses</u>	<u>7 ha</u>
<u>Other Uses</u>	<u>Local Centre, community building, care home, education, formal and informal recreation and green infrastructure</u>
<u>Ownership/Developer</u>	<u>Proactive owner, planning application submitted</u>

IDP Constraints/Requirements Summary

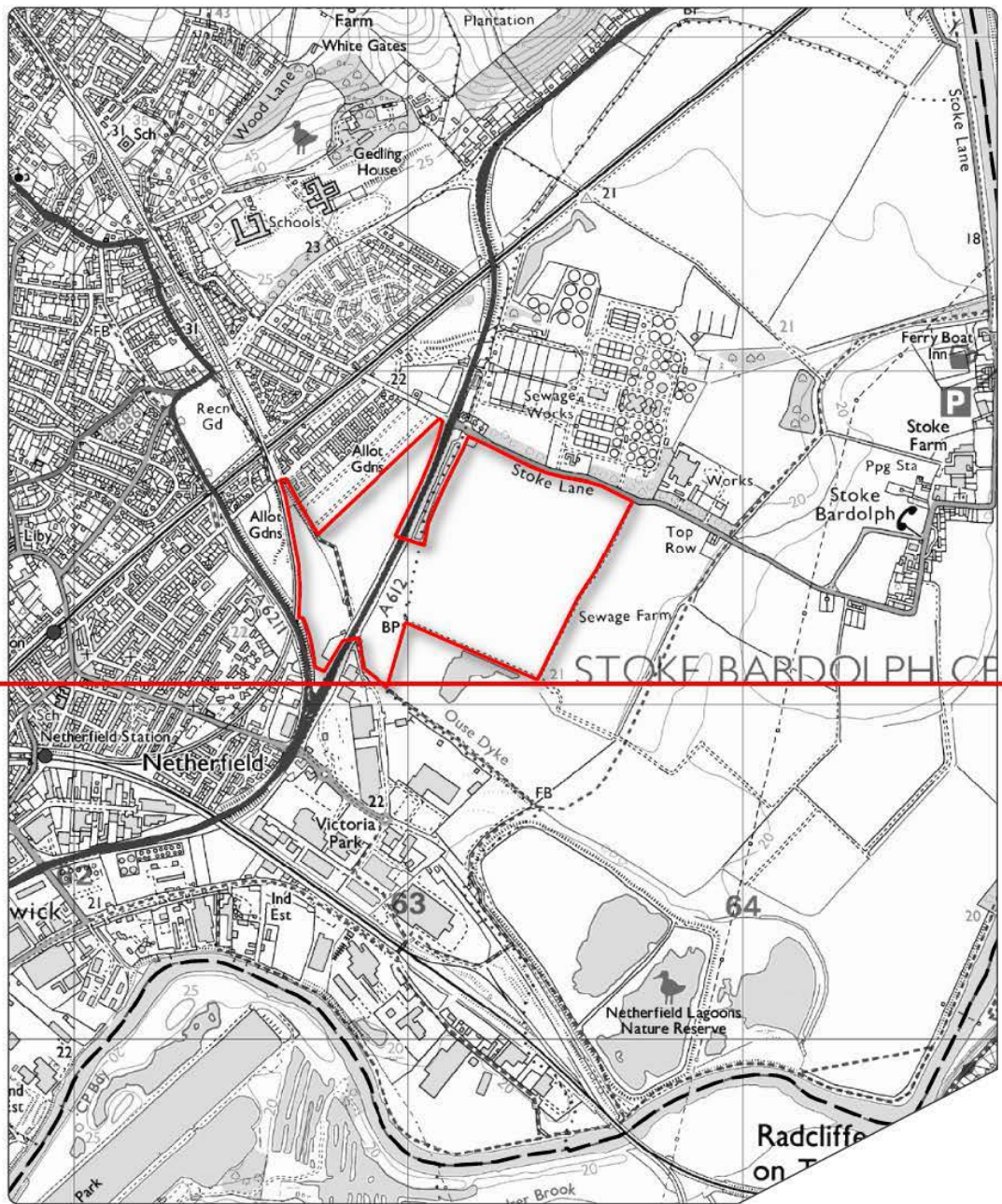
<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Transport</u>	<u>Integrated transport walking and cycling package required. Primary access to the western and eastern residential areas will be provided from the A612. The employment uses will be accessed via Stoke Lane.</u>	<u>Transport Assessment submitted as part of the planning application. Contributions sought up to about £2.3 m for integrated transport measures/public transport improvements and contribution to the Gedling Access Road/works to individual junctions in local network ,to be agreed as part of S106 discussions.</u>
<u>Utilities</u>	<u>Gas – no abnormal requirements</u> <u>Electricity – no abnormal requirements</u> <u>Water – no abnormal requirements</u> <u>IT – no abnormal requirements</u>	<u>Initial utility Information document provided as part of planning application concludes that there are potential connection points for Gas, Electricity and Water to serve the proposed development.</u>
<u>Flooding and Flood Risk</u>	<u>Part of the site is located within Flood Zones 2 and Flood Zone 3a. A watercourse the Ouse Dyke runs along the southern boundary of the site.</u>	<u>A site specific flood risk assessment (FRA) has been submitted as part of the planning application. The FRA shows that the majority of the site is only at risk of flooding in the event of a breach of the established flood defences. Details of strategy to reduce and mitigate against residual flood risk is being progressed as part of the planning application details.</u>

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Health</u>	<u>Contribution to local health care facilities required.</u>	<u>Contributions sought up to £360,000. Level of contribution to be agreed as part of section 106 discussions.</u>
<u>Education</u>	<u>New 1 form entry primary school to be provided on 1.1 ha site.</u>	<u>Contributions and phasing to be agreed as part of S106 discussions.</u>
<u>Police Services</u>	<u>No abnormal requirements</u>	<u>Further consideration of measures to mitigate any potential crime and disorder concerns at the detailed design stage required.</u>
<u>Ambulance Services</u>	<u>No abnormal requirements</u>	
<u>Fire and Rescue Services</u>	<u>No abnormal requirements</u>	
<u>Waste Management</u>	<u>No abnormal requirements</u>	
<u>Community Services</u>	<u>Local Centre to be accommodated including up to 2,800 sq. m A1 – A5 and D1.</u>	<u>Details to be progressed as part of planning application process.</u>
<u>Green Infrastructure/ Open Space</u>	<u>Significant levels of green infrastructure to be provided, including adjoining Netherfield Lagoons Local Nature Reserve and utilising as necessary the adjacent Green Belt to the south. Public open space and green infrastructure to be provided to reflect scale of development / resident needs. Replacement sport pitch provision and community building to be provided. Allotments to be provided. Landscape buffers/structural planting required around the boundaries of the site particularly to the northern/eastern boundary.</u>	<u>Details to be progressed as part of the planning application.</u>
<u>Contamination</u>	<u>The site has been subject to sewage sludge disposal. A ground condition survey is required.</u>	<u>A ground condition survey has been prepared as part of the planning application. Details to be progressed as part of planning application process.</u>

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Heritage Assets</u>	<u>There are no designated heritage assets on site.</u>	
<u>Other</u>		

<p><u>Indicative Assessment</u></p> <p><u>This is a green field site adjoining the existing urban area, close to Netherfield town centre, facilities at Victoria Park and transport networks. It is expected to commence within the first 5 years of the Plan. A planning application has been submitted and is under consideration. No major constraints to development have been identified.</u></p>

Land off Teal Close, Netherfield



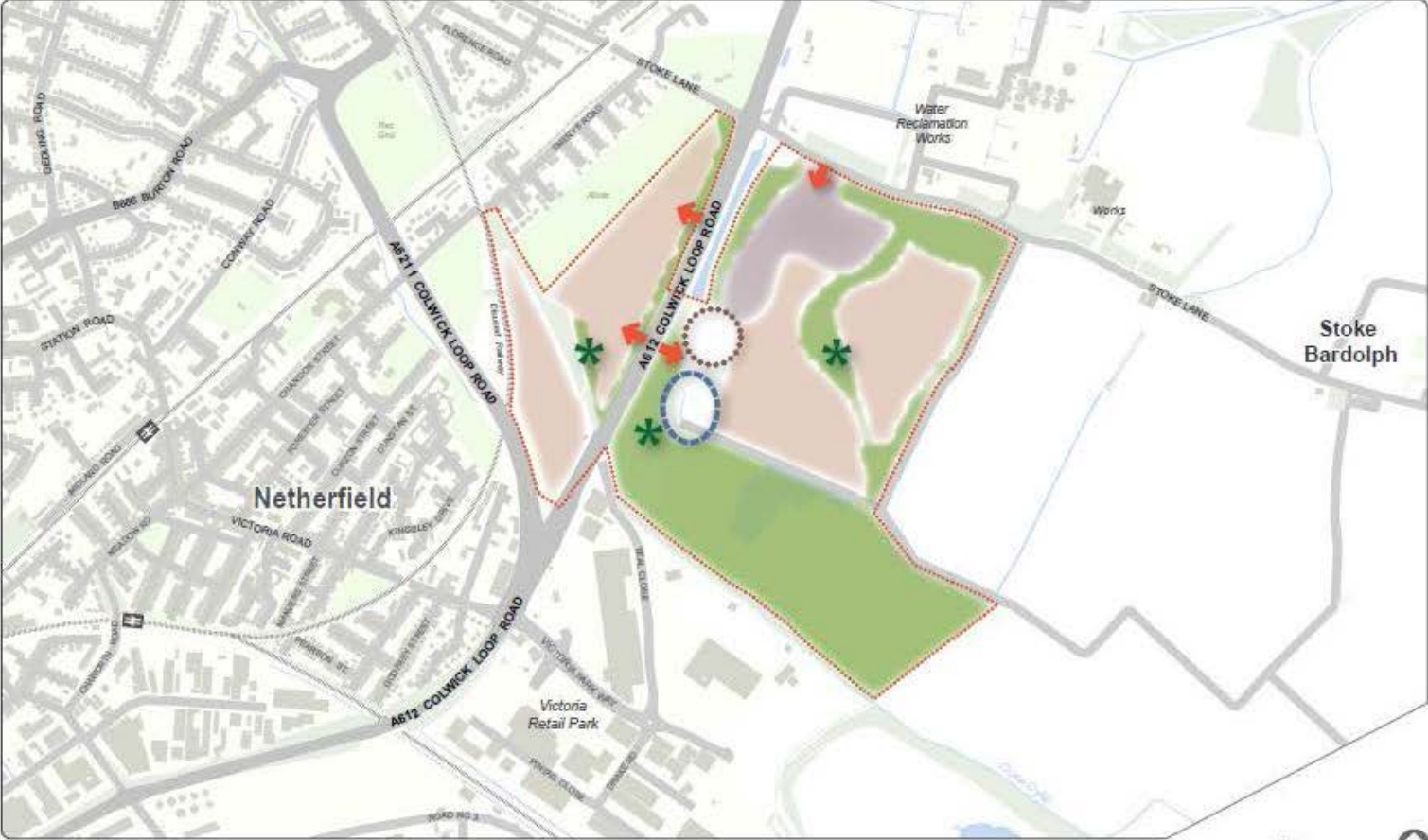
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 Local Authority Boundary

 Site Boundary



Land off Teal Close, Netherfield



- | | | | |
|-------------------------------|---------------------------------|----------------|---------------|
| Planning Application Boundary | Employment | Local Centre | Play Area |
| Residential | Open Space/Green Infrastructure | Primary School | Access Points |

Top Wighay Farm (Gedling)

ACS Designation	Allocation
Timescale	To commence within first 5 years of plan period
Site Area	26.9ha 35.6ha
Housing Units	1000
Housing Mix	30% Affordable Housing.
Employment Uses	8.5 ha (B1,B8)
Other Uses	Education, health and green infrastructure
Ownership/Developer	Willing owner. Dialogue underway.

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Access details developed. Planning permission granted for two junctions from A611/Wighay Road. Integrated transport/ walking and cycling package required including potential link buses to Hucknall NET/train station.	TA required as part of planning application. Contributions to be agreed as part of S106 discussions
Utilities	<p>Electricity - <u>Uprating Hucknall to 40MVA required.</u> <u>Depending on phasing a new Bulk Supply Point may be required. Uprating works programmed by Western Power for completion by 2015.</u>Additional 33kV circuits and new 33kV primary substation at Westville.</p> <p>Waste water - local upsizing likely to be required, subject to hydraulic modelling.</p> <p>Water supply - extensive off-site mains may be required - approx 1.5km to Wood Lane and booster pumps</p> <p>Gas – no abnormal requirements</p> <p>IT – no abnormal requirements</p>	<p>Works programmed by Central Networks for completion by 2015.</p> <p>Further dialogue with Western Power and Severn Trent re phasing as details emerge.</p>

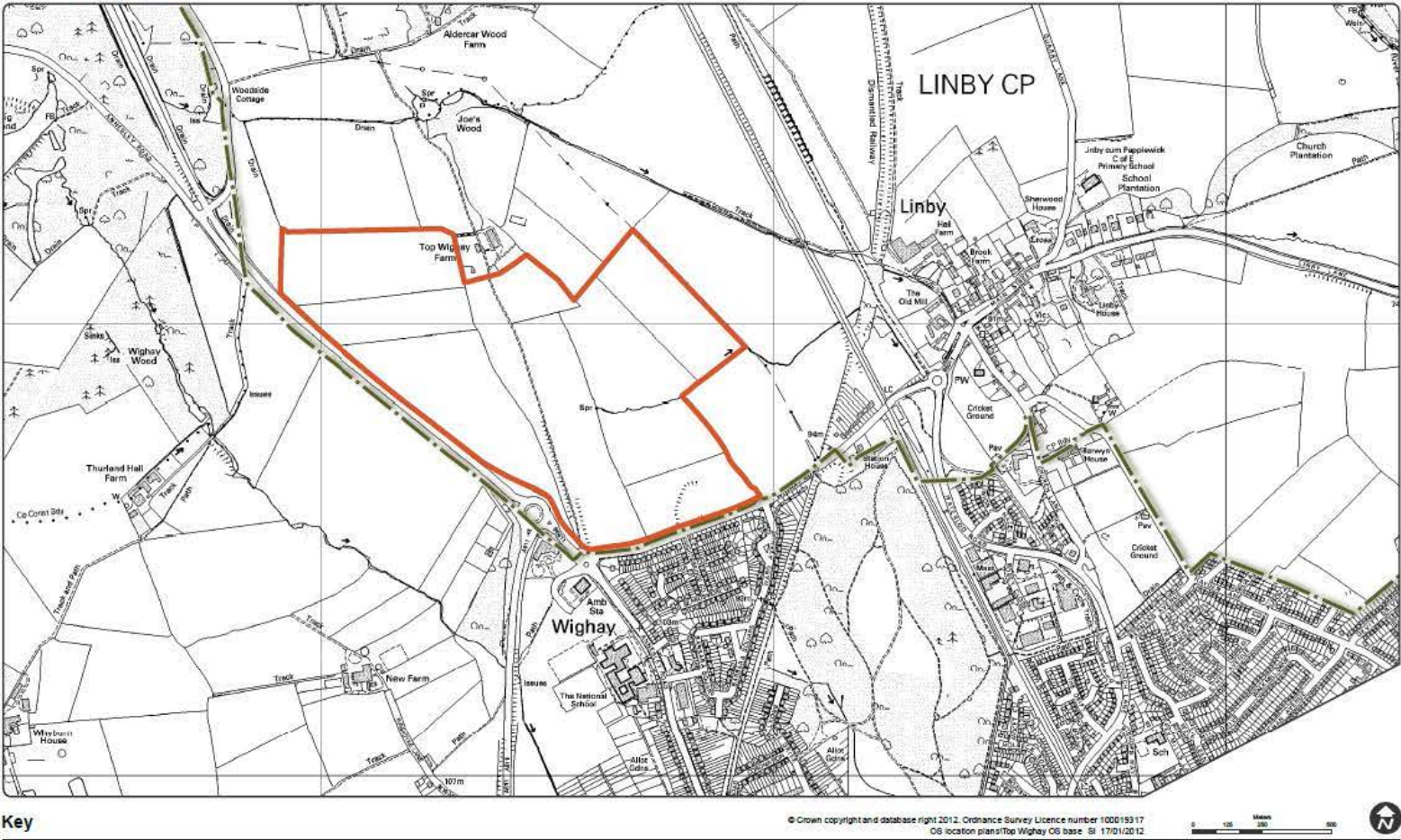
Infrastructure	Summary Assessment	Further Work
Flooding and Flood Risk	No abnormal requirements	
Health	Contributions to be sought to support health care – likely to be in the form of a contribution to existing Hucknall surgeries (info from PCT awaited).	Contributions to be agreed as part of S106 discussions. Dialogue with PCT underway.
Education Provision	New Primary School to be provided on 1.5 ha site est cost £5-5.5m. Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier est. at £2.76m	Contributions and phasing to be agreed as part of S106 discussions.
Police Services	No abnormal requirements	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No abnormal requirements	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	Nottinghamshire County Council are likely to seek contributions for a waste-recycling site. Est cost £500k	Contributions to be agreed as part of S106 discussions
Community Services	Close to existing local centres and Hucknall Town Centre. Potential to support town centre regeneration.	Further dialogue with Ashfield District Council as detailed proposals emerge.
Green Infrastructure	HRA screening record concluded scale of development would not be likely to have significant impact on any European site. Significant GI assets on site (2 x SINC SS) provide opportunities for protection and enhancement of GI. Additional public open space to be provided on site.	GI proposals to be developed as part of detailed masterplanning. Maintenance contributions to be agreed via S106 negotiations.
Contamination	Report by ECUS (May 2006) recommends desk top survey followed by excavations to check for contamination. Only likely to apply to former brickworks on Wighay Road which is part of SINC and therefore likely to form part of protected GI area.	Desk top survey to inform masterplanning.

Infrastructure	Summary Assessment	Further Work
Heritage Assets	<u>Proximity to Site of Special Scientific Interest ("Quarry Banks"), Conservation Area at Linby, Scheduled Scheduled Ancient Monuments, Historic Parks and Gardens at Newstead Abbey and Papplewick Hall, Listed Buildings present in and around Linby.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>
Other	Potential archaeological sites within the allocated land. Cross boundary considerations - close to Ashfield District Council and Nottingham City Council. Nearest town centre facilities are located in Hucknall.	A programme of investigation will need to be agreed and the protection / enhancement of any remains. Further dialogue with adjacent Local Authorities (particularly highway, public transport and communities facilities).

Indicative Assessment

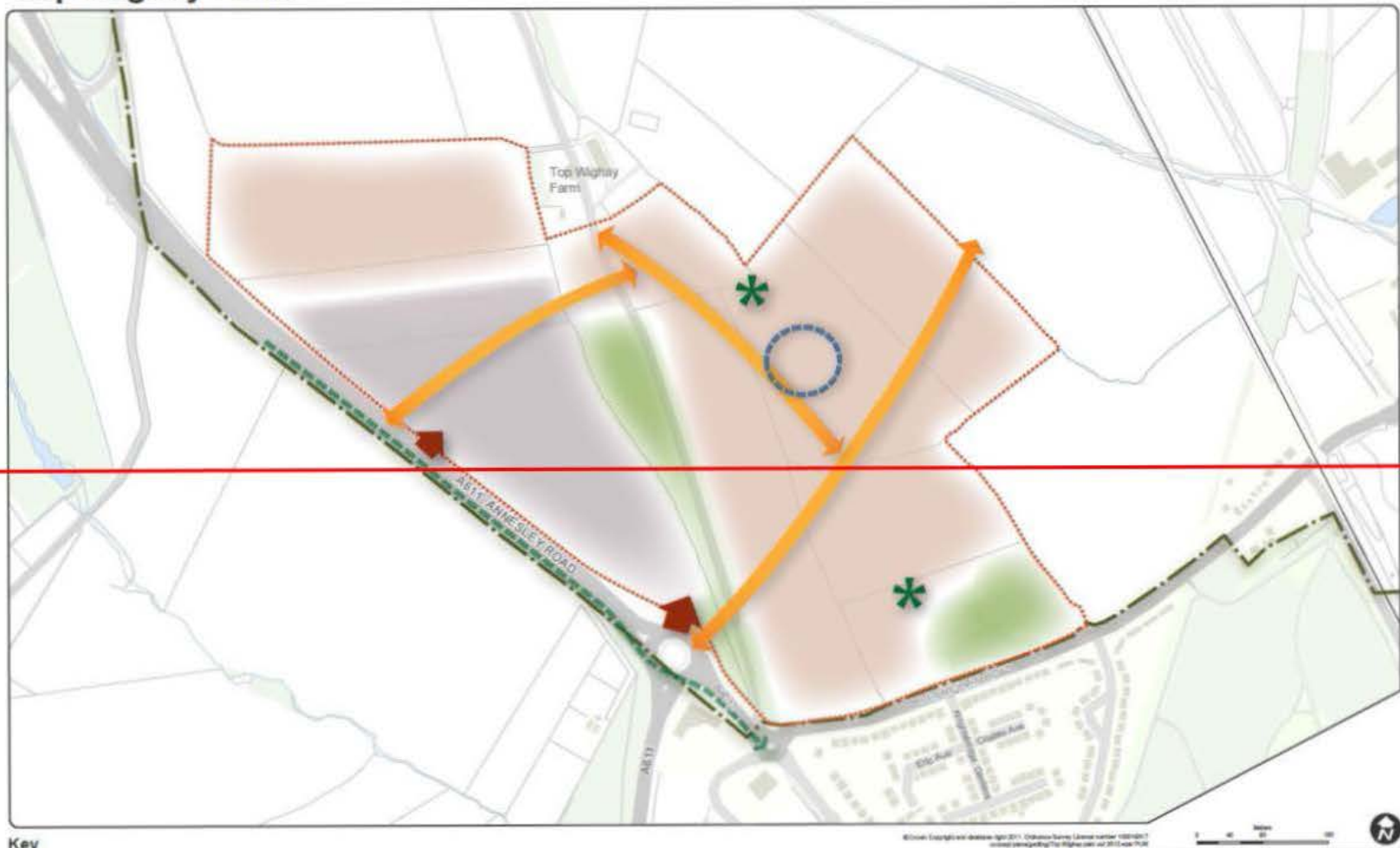
No major constraints to physical site delivery are identified. Site is located close to Ashfield District Council and Nottingham City Council and further dialogue regarding cross boundary impacts is required as detailed proposals emerge. Information on capacity of local health facilities awaited from Nottinghamshire PCT.

Top Wighay Farm



- Site Boundary
- Administrative Boundary

Top Wighay Farm



Key

- | | | | | |
|--------------------------|-------------|--|-------------------------------------|-------------------------|
| Indicative Site Boundary | Employment | Proposed Open Space/Green Infrastructure | Public Transport Corridor | Proposed Primary School |
| Administrative Boundary | Residential | Proposed Vehicular Access Points | Proposed Pedestrian and Cycle Links | Play Area |

Gedling Colliery/Chase Farm (Gedling)

<u>ACS Designation</u>	<u>Strategic Location</u>
<u>Timescale</u>	<u>Last six years of the plan</u>
<u>Site Area</u>	
<u>Housing Units</u>	<u>At least 600</u>
<u>Indicative Housing Mix</u>	<u>affordable housing to be confirmed as part of section 106 discussions</u>
<u>Employment Uses</u>	<u>At least 2 ha</u>
<u>Other Uses</u>	<u>Local Centre, education, green infrastructure</u>
<u>Ownership/Developer</u>	<u>Proactive owner, work on funding scheme for highway infrastructure underway</u>

IDP Constraints/Requirements Summary

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Transport</u>	<u>Requires delivery of the Gedling Access Road (GAR) alongside other integrated transport measures.</u>	<u>Secure funding for the GAR</u>
<u>Utilities</u>	<u>Gas – no abnormal requirements</u> <u>Electricity – no abnormal requirements</u> <u>Water – no abnormal requirements</u> <u>IT – no abnormal requirements</u>	<u>Detailed dialogue with utilities providers underway as part of planning application process.</u>
<u>Flooding and Flood Risk</u>	<u>No flooding on site. SUDs will be required to address surface water runoff.</u>	<u>Detailed SUDs scheme to be worked up as part of planning application/masterplan.</u>
<u>Health</u>	<u>Contribution to local health care facilities required.</u>	<u>Contributions to be agreed as part of section 106 discussions.</u>

<u>Infrastructure</u>	<u>Summary Assessment</u>	<u>Further Work</u>
<u>Education</u>	<u>New primary school to be provided on 1.1 ha site at a cost of £3.5 m.</u>	<u>Contributions and phasing to be agreed as part of S106 discussions.</u>
<u>Police Services</u>	<u>No abnormal requirements</u>	
<u>Ambulance Services</u>	<u>No abnormal requirements</u>	
<u>Fire and Rescue Services</u>	<u>No abnormal requirements</u>	
<u>Waste Management</u>	<u>No abnormal requirements</u>	
<u>Community Services</u>	<u>A new local centre will be provided which will include community facilities. A contribution will be required.</u>	<u>Details of contributions to be worked up as part of planning application/masterplan.</u>
<u>Green Infrastructure/ Open Space</u>	<u>Site is adjacent to the Gedling Country Park and an existing playing field. Local play facilities will be required within new residential areas.</u>	<u>Details to be progressed as part of the planning application/masterplan.</u>
<u>Contamination</u>	<u>The site is heavily contaminated due to former uses. A detailed ground survey and remediation scheme will be required.</u>	
<u>Heritage Assets</u>	<u>There are no designated heritage assets on site. There are three Grade II and one Grade 1 listed buildings to the south along Arnold Lane however impact is not considered substantial.</u>	<u>Detailed assessment of impact and mitigation to be worked up as part of planning application/masterplan.</u>
<u>Other</u>		

Indicative Assessment

This is a mixed brownfield and green field site adjoining the existing urban area, close to Gedling village. It is expected to commence within the last 6 years of the Plan. An outline planning application was submitted for the development site in 2008 (ref 2008/0460), along with a full application for the Gedling Access Road (2008/0459), but have not been determined. The key constraint to development is the need to construct the Gedling Access Road.

Gedling Colliery/Chase Farm (Gedling) Indicative Plan



- Key
- Strategic Location
 - Stage 1 Access Road
 - Administrative Boundary
 - Stage 2 Access road

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Bestwood Village (Gedling)

ACS Designation	Strategic Location
Timescale	6 + years
Housing Units	<u>Up to 500 new dwellings plus 79 existing commitments</u> 260
Other Uses	N/A

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p><u>Electricity – updating of existing 33/11kV primary at Calverton required, may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required</u></p> <p>Waste water - upsizing of sewers is likely to be required, subject to hydraulic modelling.</p> <p>Water supply – no abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Electricity – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p>	Further dialogue with <u>Western Power and</u> Severn Trent when phasing details emerge.
Flooding and Flood Risk	Watercourse located to the west of the settlement - low flood risk.	Further dialogue with EA as detailed location and layout emerges.
Health	TBC	Dialogue with PCT underway. Capacity issues to reviewed as detailed proposals emerge.

Infrastructure	Summary Assessment	Further Work
Education Provision	A new primary school may be required to accommodate school places for both the existing population and new growth. Contributions to the school from new development would be proportionate to school places generated by the new development – the estimated cost for a new primary school on a 1.1ha site is <u>£3.5m with contributions of £481k on the basis of the multiplier 5-5.5m.</u> Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of <u>£552k. £1.6m.</u>	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No abnormal requirements	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No abnormal requirements	Further dialogue on detailed proposals
Community Services	No abnormal requirements	Further dialogue on detailed proposals
Green Infrastructure	HRA screening record concluded the scale of development proposed at Bestwood would not be likely to have significant impact on any European site.	Masterplanning to identify opportunities for enhanced GI and public open space.
Contamination	<u>No abnormal requirements. BBestwood landfill and various waste licences present.</u>	<u>Appropriate desk top studies/further investigation as required.</u>
<u>Heritage Assets</u>	<u>Conservation Area, ScheduledAncient Monument and Listed Buildings present in and around Bestwood Village.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>

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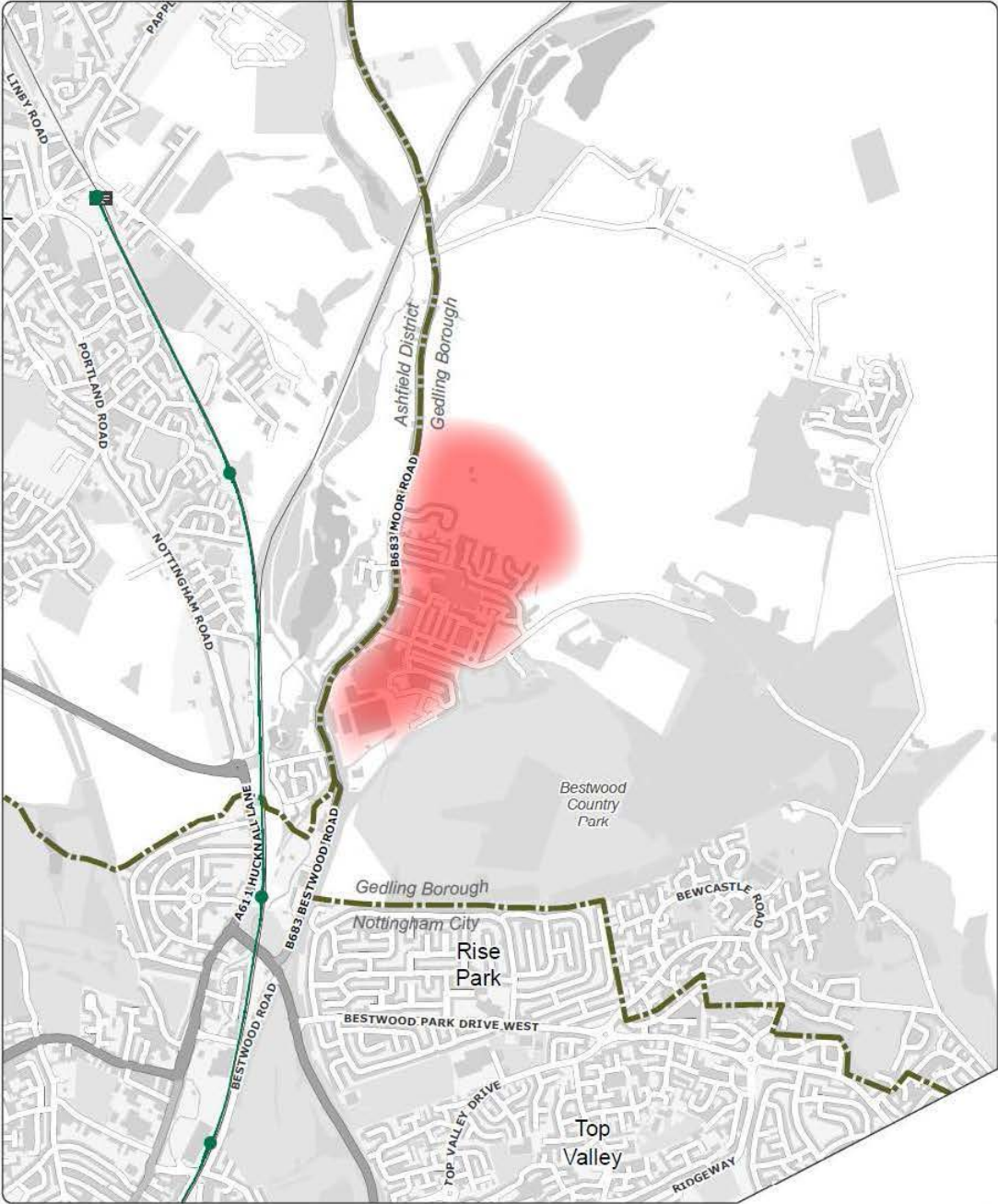
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Infrastructure	Summary Assessment	Further Work
<u>Other</u>	<u>Potential coal mining legacy issues.</u>	<u>Further review as detailed proposals emerge and further dialogue with the Coal Authority.</u>

Indicative Assessment

No major infrastructure constraints to development are identified. Further development of transport impacts and mitigation required. Phasing of development and contributions relating to school provision will be particularly important. Further dialogue with all infrastructure/service providers and the Environment Agency is required as more detailed proposals emerge.

Key Settlement - Bestwood Village (Gedling) Indicative Plan



Key

- Strategic Location
- Administrative Boundary
- NET Line 1

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Calverton (Gedling)

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	1,300 new dwellings plus 218 existing commitments <u>Up to 1,055</u>
Other Uses	N/A

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IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity – <u>updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required</u> no abnormal requirements Waste Water - upsizing of sewers is likely to be required, subject to hydraulic modelling. Water Supply - Capacity available within the network system, but some reconfiguration of the local distribution network will be necessary depending on programme of development Gas – no abnormal requirements IT – no abnormal requirements	Further dialogue with <u>Western Power and</u> Severn Trent following confirmation of location and phasing of development.

Infrastructure	Summary Assessment	Further Work
Flooding and Flood Risk	The strategic location falls outside of the flood zone but a watercourse runs along the northern boundary of the site which has an associated flood zone. The flood zone may be misaligned away from the watercourse.	EA advise that a hydrological assessment of the watercourse is recommended to inform a site-specific Flood Risk Assessment. No built development should then take place within that part of the site shown to be at flood risk by the site-specific Flood Risk Assessment. Layout to include an appropriate easement from the watercourse and SUDS to be incorporated into the scheme. Further dialogue with EA required as detailed location and layout of development emerges.
Health Facilities	To be confirmed	Dialogue with PCT underway
Education Provision	Potential capacity for expansion of existing primary school within Calverton but requires further analysis of constraints. If not possible a new primary school may be required. Potential costs range from £1.8m £3.6m based on standard multiplier to approximately £3.5m £5.5m for new school. Potential capacity to expand existing secondary schools but requires further analysis. Some reconfiguration may be required which may require contributions over the standard multiplier costs. Costs based on Notts County Education multiplier est at £2m £3.6m	Further review of potential for expansion underway by education colleagues. Requirements to be reviewed in light of future pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of school capacity when development proposals emerge and to confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Police Services	No abnormal requirements.	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No abnormal requirements.	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.

Infrastructure	Summary Assessment	Further Work
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	A Habitats Regulation Assessment Screening Report has been undertaken relating to a prospective Special Protection Area near to Calverton. The Screening Report concludes that potential significant effect cannot be ruled out without the implementation of a mitigation strategy.	<p>Masterplanning and planning applications to include appropriate mitigation measures (full details set out in the David Tyldesley and Associates Screening Record Feb 2012) including:</p> <ul style="list-style-type: none"> • Management of car parking provision in the vicinity of the prospective SPA habitat; • Avoiding the provision of a footway along Main Street west of Hollinwood Lane down to the B6386; • Maintaining further use of arable fields on the perimeter of Watchwood Plantation; • Maintaining the integrity of the fence along the B6386; • Provision of Suitable Alternative <u>Natural</u> Green Space (SANGS); • Providing high levels of open spaces and attractive green infrastructure within the development to facilitate dog walking and to promote routes to other less sensitive sites; • Reviewing the alignment of footpaths in the plantations relating to the location of breeding territories; • Provision of good quality information for walkers and dog walkers. • Review of mitigation measures should the prospective SPA be confirmed • Establishing a forum to explore co-ordination of activities to maximise recreational potential without significant adverse impact on breeding populations. • Ongoing dialogue with neighbouring Local Authorities regarding 'in-combination' effects.

Infrastructure	Summary Assessment	Further Work
Contamination	<u>Proximity to landfill sites, Calverton Colliery and several sites with waste management licences</u> No abnormal requirements.	<u>Appropriate desk top studies/further investigation as required.</u>
<u>Heritage Assets</u>	<u>Proximity to Scheduled Scheduled Ancient Monuments. Conservation Area and Listed Buildings present in and around Calverton.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>
<u>Other</u>	<u>Potential coal mining legacy issues.</u>	<u>Further review as detailed proposals emerge. Further dialogue with the Coal Authority.</u>

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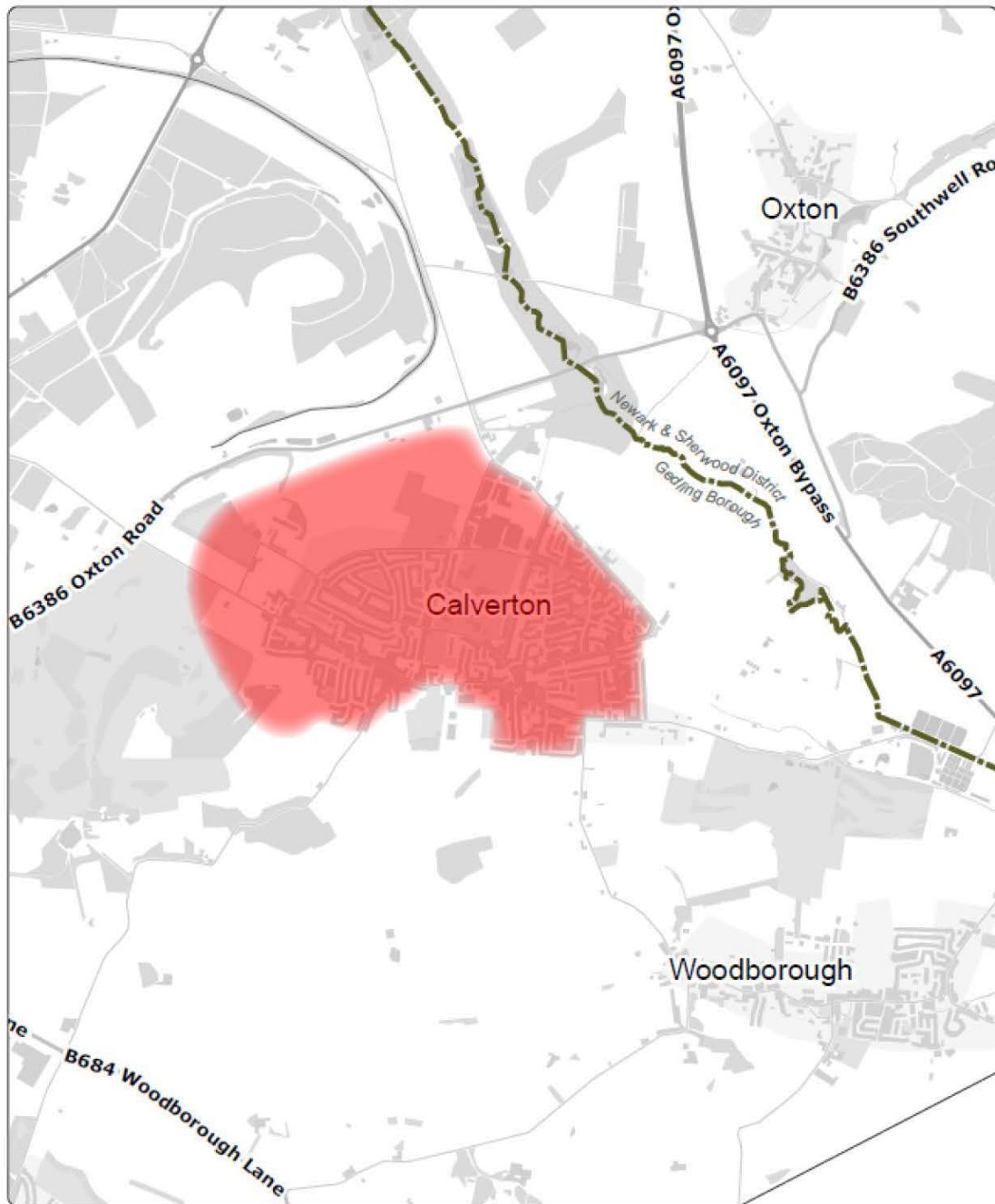
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Indicative Assessment

No major infrastructure constraints to development are identified. However, the location of a prospective Special Protection Area near to Calverton will require careful management, including mitigation measures as set out in the Habitats Regulation Assessment Screening Report (February 2012). Phasing of development and contributions relating to school provision will be particularly important to ensure capacity meets development need. Further development of transport impacts and mitigation measures is required including dialogue with all infrastructure/service providers as more detailed proposals emerge.

Key Settlement - Calverton Village (Gedling) Indicative Plan



Key

- Strategic Location
- Administrative Boundary

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Ravenshead (Gedling)

ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Housing Units	330 new dwellings plus 116 existing commitments <u>Up to 330</u>
Other Uses	N/A

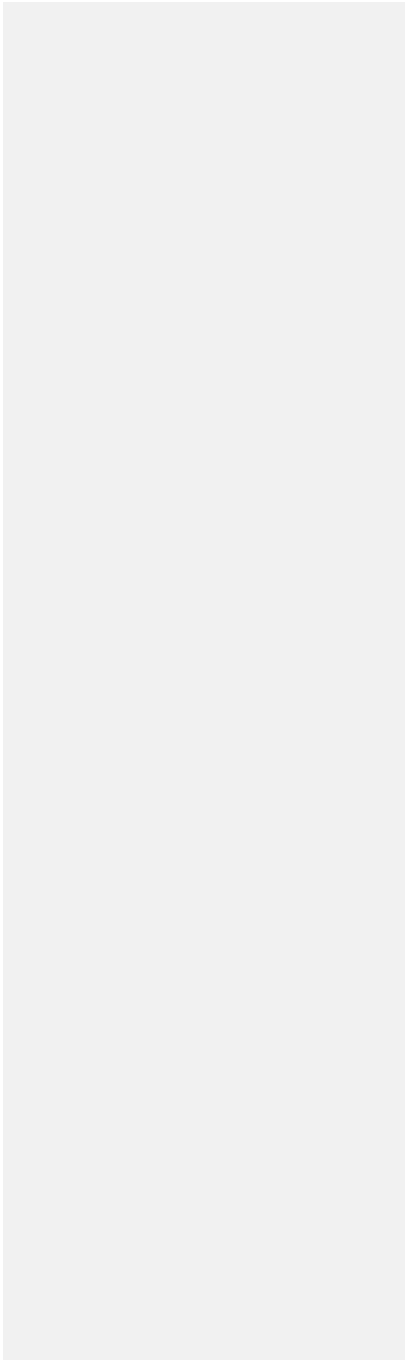
IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	Transport modelling underway. Integrated transport/walking and cycling package required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	<p>Electricity – <u>updating of existing 33/11kV primary at Calverton required may also need a new 33/11kV primary in the area. Depending on phasing a new Bulk Supply Point may be required.</u> no abnormal requirements.</p> <p>Waste Water - Low/ Medium – impact, upsizing of sewers likely to be required for large sites to the south. Sites to the north and smaller sites unlikely to cause too many issues, subject to hydraulic modelling.</p> <p>Water Supply. The Kighill site may require extensive off site mains otherwise capacity can be provided from the outlet of local booster pumps.</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p>	Further dialogue with <u>Western Power and</u> Severn Trent following confirmation of location and phasing of development.
Flooding and Flood Risk	No abnormal requirements.	
Health Facilities	To be confirmed.	Dialogue with PCT underway

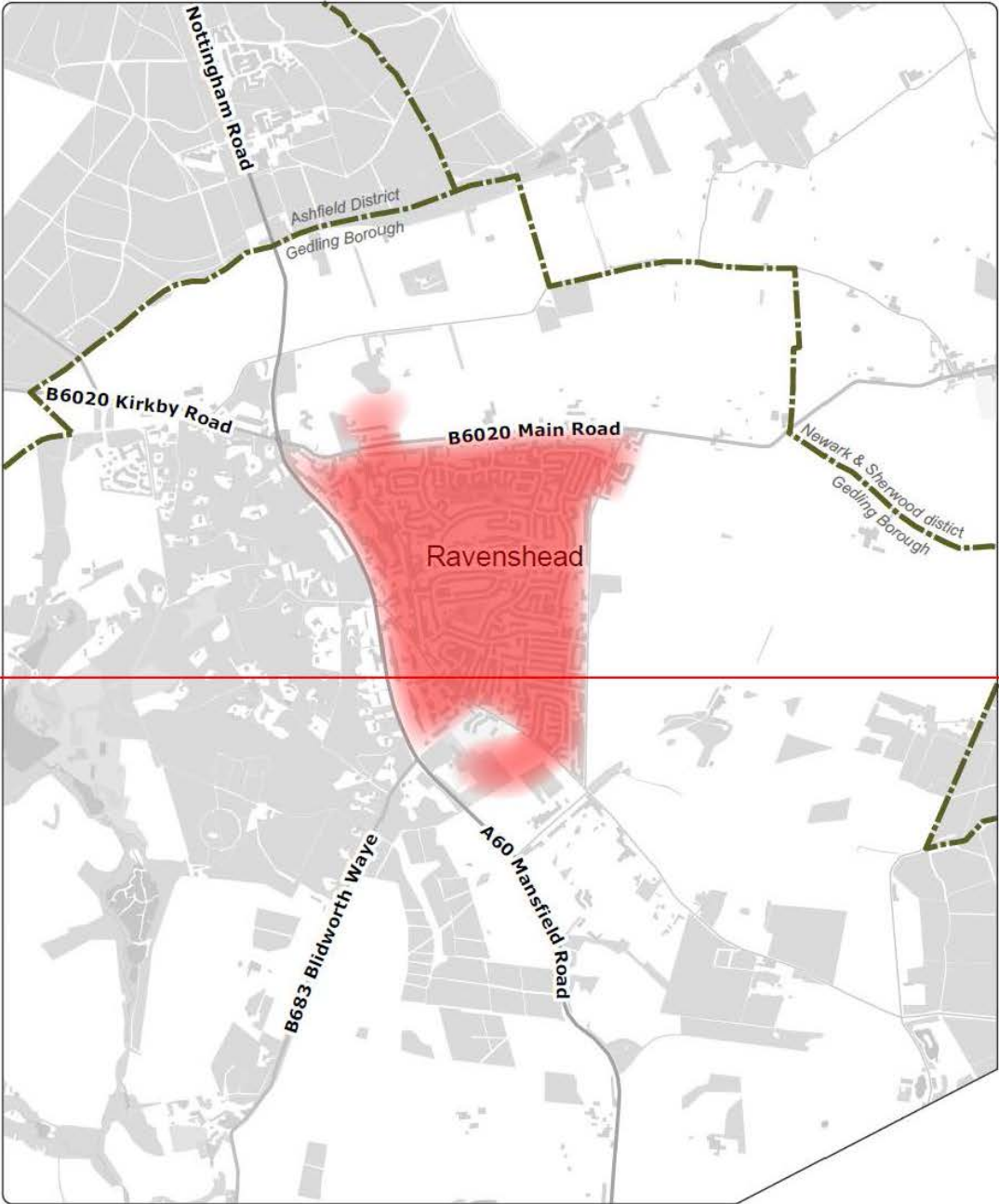
Infrastructure	Summary Assessment	Further Work
Education Provision	<p>Current information suggests sufficient capacity within primary schools to accommodate growth. <u>However should this change a contribution of £553k would be required based on the multiplier.</u></p> <p>Capacity to expand existing secondary schools. Contributions required based on Notts County Education multiplier of <u>£635K -£1.21m</u></p>	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of local school capacity when proposals emerge and to confirm if contributions to expand existing schools are required.
Police Services	No known abnormal requirements.	Further dialogue on use of local facilities for neighbourhood policing as detailed proposals emerge.
Ambulance Services	No known abnormal requirements.	Further dialogue re inclusion of standby locations required as detailed proposals emerge.
Fire and Rescue Services	No known abnormal requirements.	Further dialogue on layout and mix of units required as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	HRA Screening Report confirmed the scale of development proposed for Ravenshead would have no significant impact on any European site.	
Contamination	No abnormal requirements.	
<u>Heritage Assets</u>	<u>Proximity to Historic Park and Garden at Newstead Abbey. Special Character Area between Sheepwalk Lane and Mansfield Road (A60). Listed Buildings present around Ravenshead.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>

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Indicative Assessment
No major infrastructure constraints to development are identified. Further development of transport impacts and mitigation measures is required. Further dialogue with all infrastructure/service providers, particularly Severn Trent is required as more detailed proposals emerge.



Key Settlement - Ravenshead (Gedling) Indicative Plan



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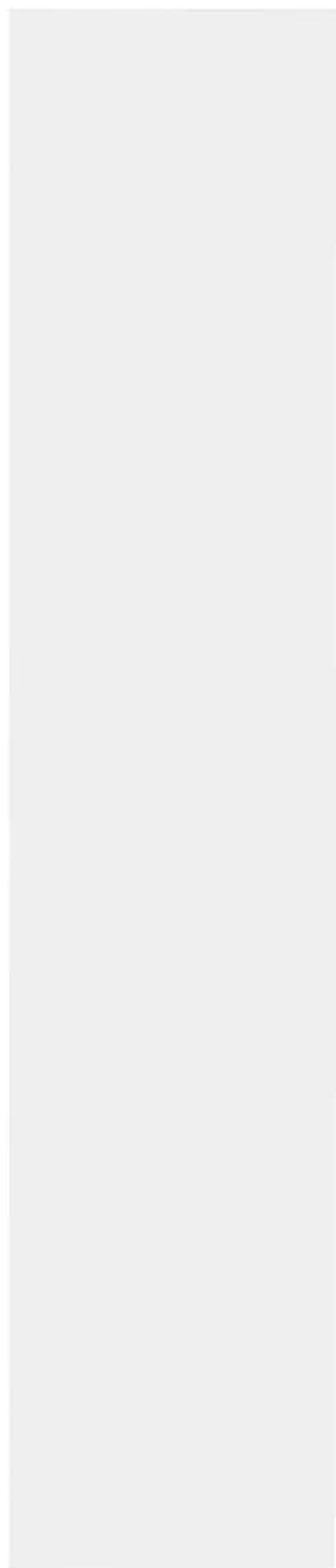
Strategic Location

Administrative Boundary

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Nottingham City Council



Stanton Tip (Nottingham City)

Site Summary

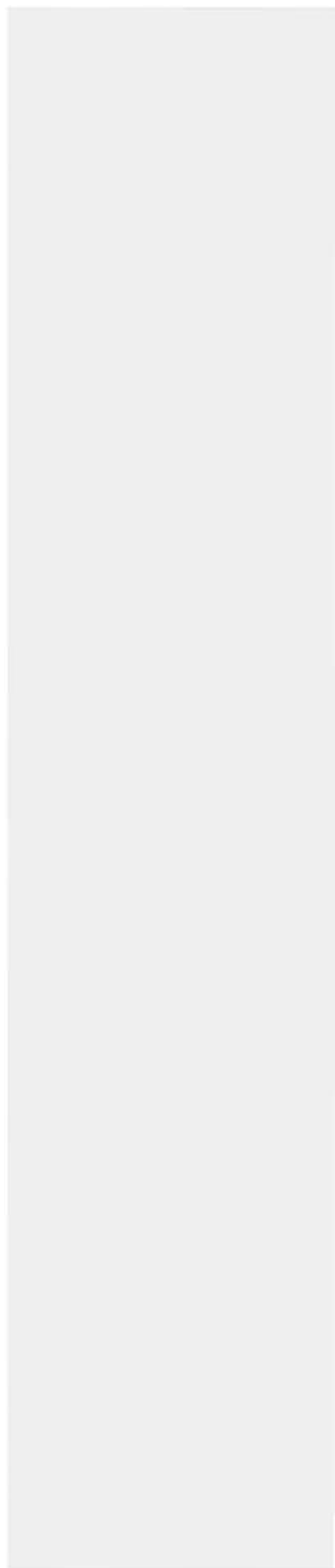
ACS Designation	Strategic Location
Timescale for Delivery	6 + years
Site Area	42ha
Housing Units	500
Employment Uses	4 – 6 ha employment land
Other Uses	Local scale retail, community uses and Green Infrastructure.
Ownership/Developer	Willing owner positively engaged. Nottingham City Council part owner.

IDP Constraints/Requirements Summary

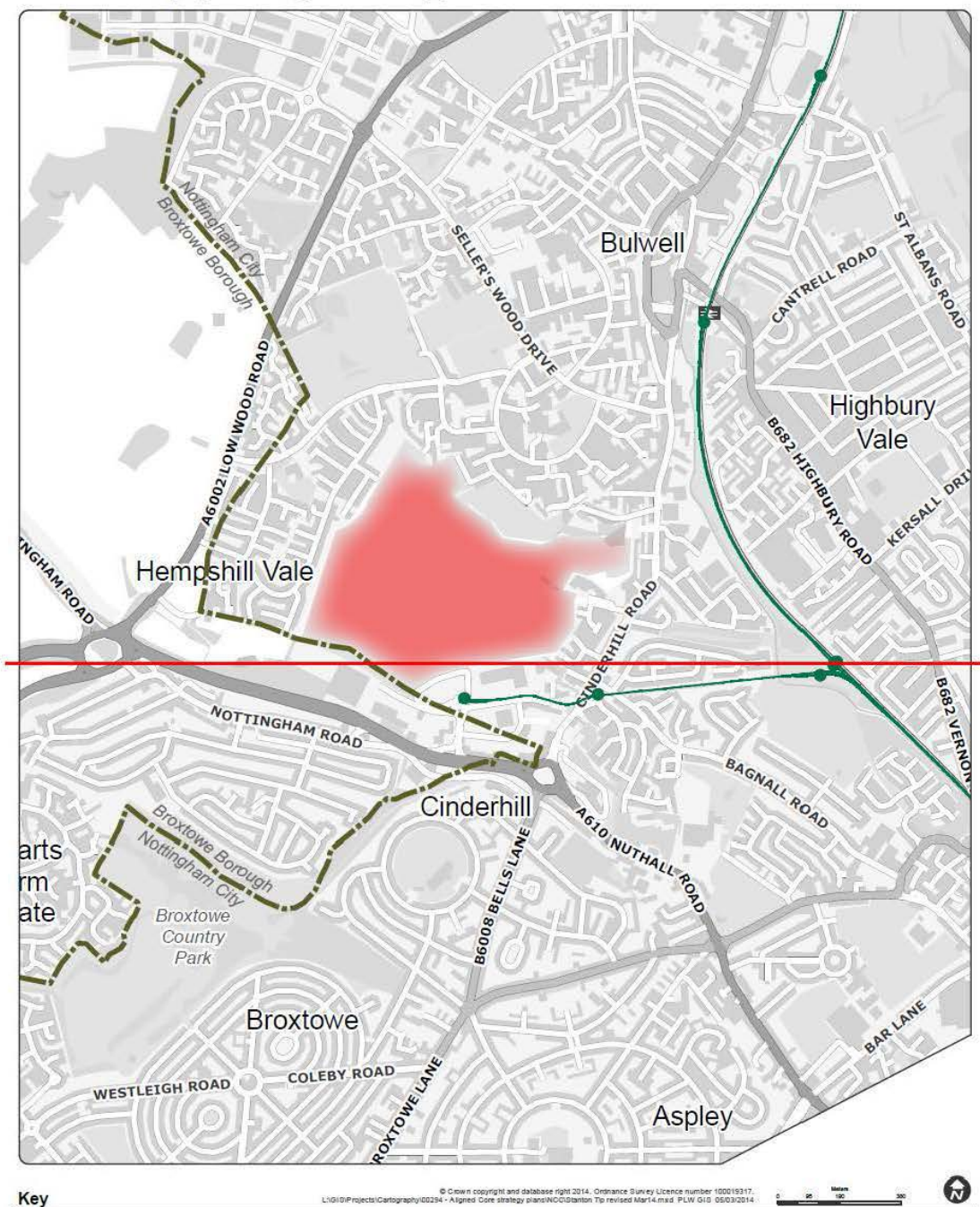
Infrastructure	Summary Assessment	Further Work
Transport	No abnormal issues anticipated. Integrated transport package required. New vehicle/ped/cycle connections with adjacent housing area required. Improved connection to NET stop required.	Transport assessment and further highway requirements to be developed as part of master-planning work.
Utilities	Electricity – No abnormal requirements Additional 33kV Circuits and new 33kV primary substation at Watnall – planned works by Western Power by 2015. Waste Water – Hydraulic modelling required to confirm connection locations. Water Supply – no abnormal requirements Gas – no abnormal requirements. IT – no abnormal requirements.	Further dialogue with Western Power <u>as proposals emerge.</u> Further dialogue with Severn Trent.
Flooding and Flood Risk	Culvert runs below part of the site and may restrict developable area/provide opportunities for GI provision. Topography of site to be considered re surface/sewer flooding.	Further study of water course and potential flood risk and opportunities to enhance Green Infrastructure areas.

Infrastructure	Summary Assessment	Further Work
Health Facilities	To be confirmed	Dialogue with Nottingham PCT.
Education Provision	On the basis of Nottingham City's education multiplier the following education contributions may be sought: 1. Contribution to primary school places of £1,030,950 2. Contribution to secondary school places of £690,400.	Education contributions to be reviewed in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.
Green Infrastructure	SINC located on site – opportunities for enhanced GI provision.	To be reviewed as part of master-plan.
Contamination	Historic uses on site necessitate remediation works with likely duration of 2-3 years.	Remediation strategy required as part of master plan and detailed proposals.
<u>Heritage Assets</u>	<u>Site is not within a designated Conservation Area and has no impact upon a designated Conservation Area or heritage assets.</u>	
Other	Site has a steep profile.	To be considered as part of master-plan. Innovative remediation and access strategy required.

Indicative Assessment
<p>Positive engagement with landowner. Development is expected to come forward mid/end of plan period. Existing allocation within the Nottingham Local Plan. Concept statement agreed and further public engagement planned by developers.</p> <p>Site boundaries and allocation to be confirmed via Nottingham City Council's emerging DPD.</p> <p>This is a brownfield site with likely abnormal costs associated with contamination and flood risk. Gas monitoring currently underway. Nottingham City Council's interest in the site to be used proactively to assist in site delivery.</p> <p>Further site assessments and detailed master-planning to be undertaken.</p>




Stanton Tip (Nottingham City) Indicative Plan



Key

Strategic Location

NET Line 1

 Administrative Boundary

Stanton Tip (Nottingham City) Indicative Plan



Key

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|---------------------------|---|-------------------------------------|--------------------------------|
| Indicative Site Boundary | Potential Employment Use | Potential Local Scale Retail Centre | NET Terminus and Park and Ride |
| Administrative Boundary | Biological Site of Importance for Nature Conservation (BSINC) | Potential Access to Site | NET Line One |
| Potential Residential Use | Potential Connections/Links to surrounding Areas/Green Space | | |



Waterside Regeneration Zone (Nottingham City)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	Mid to late plan period
Site Area	100ha
Housing Units	3,000
Employment Uses	B1, B2, B8
Other Uses	Health, education, community, retail, sport, markets, public open space and Green Infrastructure
Ownership/Developer	Ongoing dialogue established with key owners and stakeholders via Nottingham Regeneration Limited. Significant land holdings by Nottingham City Council, HCA and ISIS.

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	<p>Improved highway and more direct highway access through the Regeneration Zone required. Package of potential schemes may include:</p> <ol style="list-style-type: none"> 1. Cattle Market Road realignment estimated cost £3.5m. 2. Cattle Market Road/London Road Junction pedestrian improvements estimated cost £750k. 3. Pedestrian improvements at level crossings est cost £1.5m. 4. Environmental Improvements to Trent Lane cost tbc. 5. Lady Bay Bridge/Meadow Lane junction pedestrian crossing est cost £750k 6. A612 cycle commuter route between Waterside/Eastside/City Centre est cost £250k. 7. Lady Bay Bridge pedestrian improvements est cost £2.5m. 8. North South cycle routes Seinton/A612 to river costs tbc. 9. Eastern Bus Rapid Transit Link inc expansion of Racecourse Road P&R est cost £4.5m. 10. Safeguarded tram route along A612 to connect eastern site of City. 11. Shop link bus services connecting to Sneinton. 12. Continuous cycle and walking route adjacent to River Trent (already in place at River Crescent). 13. Integrated transport package required for each development site. 	<p>Requirements to be defined as site specific proposals emerge (early contributions agreed as part of Eastpoint development). Contributions to be agreed as part of S106 discussions/CIL and future LTP packages.</p> <p>Scheme under development by Network Rail.</p>

Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity - <u>A new Bulk Supply Point is required in the city centre to relieve load from 3 existing points. A further primary substation may be required depending on phasing and final loads.</u> Reinforcement of existing 33kV circuits and two existing 33kV primary Substations.</p> <p>Waste Water – no abnormal requirements Water Supply – no abnormal requirements Gas – no abnormal requirements. IT – no abnormal requirements.</p>	Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power.
Flooding and Flood Risk	Part of the area around Meadow Lane falls within Flood Zone 3 of the River Trent and Tinkers Leen. These parts of the regeneration zone remain at flood risk during a climate change and 1 in 1000 year flood, post completion of the Nottingham Left Bank Flood Alleviation Scheme. Culverted watercourse located to the west of the Regeneration Area.	Site specific flood risk and mitigation strategies required.
Health Facilities	To be confirmed.	Dialogue with Nottingham PCT.
Education Provision	On the basis of Nottingham City's education multiplier the following education contributions may be sought - contribution to primary school places of £6,185,700 and contribution to secondary school places of £4,142,400.	Education contributions to be reviewed on a site by site basis and in light of pupil projection data (only valid 5 years in advance of development) to provide accurate assessment of existing local school capacity and confirm if contributions to expand existing schools are appropriate or if new school provision is required.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge.

Infrastructure	Summary Assessment	Further Work
Green Infrastructure	Sneinton Greenway improvements est cost £250k. Site specific open space and Green Infrastructure. Provision to be made on site for continuous walking and cycle route along the River Trent.	Contributions to be agreed as part of site specific S106 discussions.
Contamination	Contamination in various forms likely due to historic uses. <u>Proximity to Enviroenergy, Eastcroft Energy from Waste Plant and Clinical Waste Plant.</u>	Remediation strategies required as part of detailed site proposals. <u>Appropriate desk top studies/further investigation as required to address contamination and pollution control issues</u>
<u>Heritage Assets</u>	<u>Proximity to Station Conservation Area and Colwick Hall and remains of Church and grave yard of John the Baptist, several Listed Buildings and structures present in the area</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>

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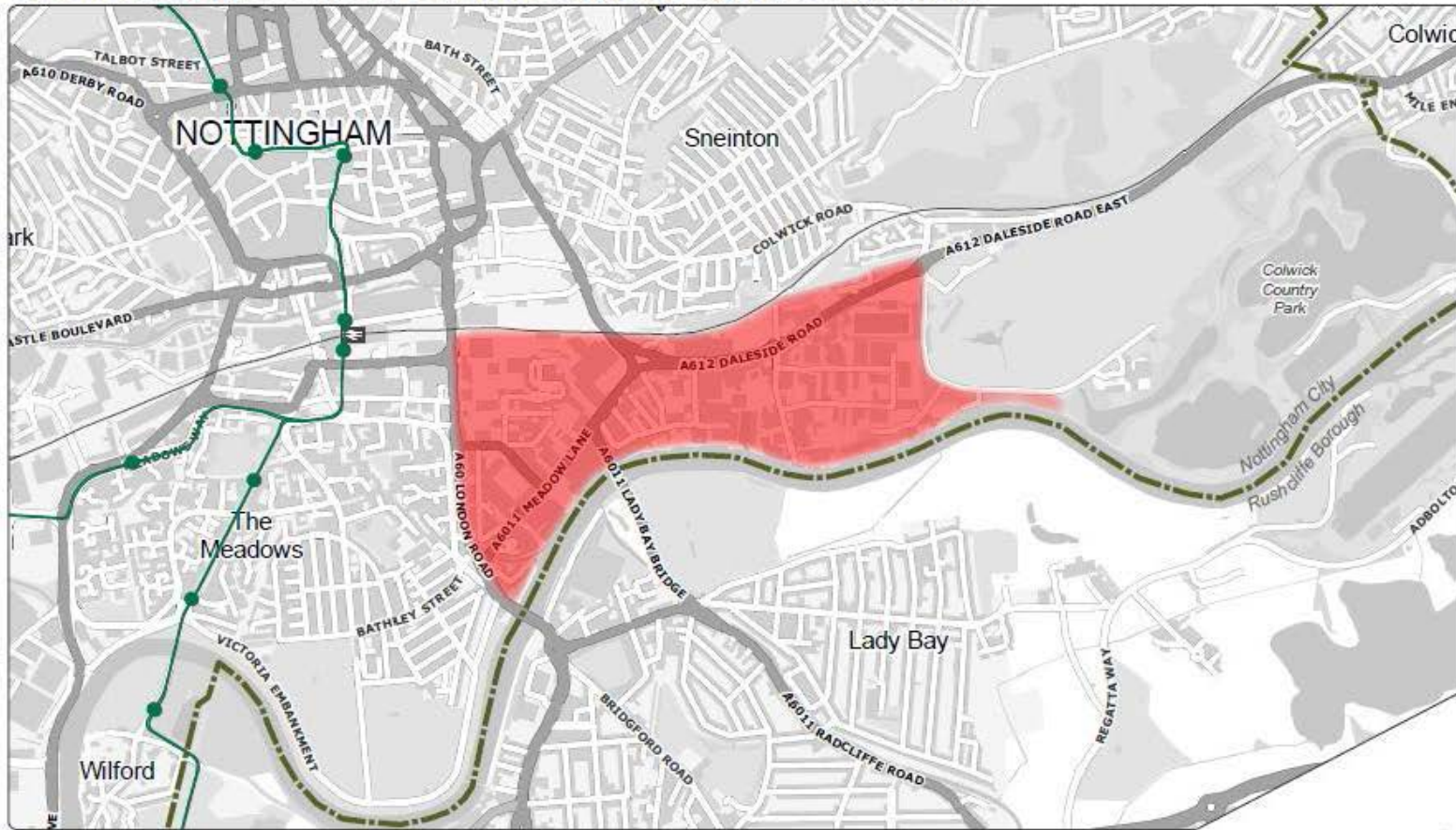
Indicative Assessment

Development is expected to come forward on a phased basis on a number of sites within the Regeneration Zone mid to end of plan period. Specific sites are to be allocated within the City Council's emerging DPD.

There are likely to be abnormal costs associated with contamination and flood risk requiring proactive and innovative delivery mechanisms by the public and private sector.

Nottingham Regeneration Limited is leading on development of regeneration proposals with a collaborative approach established for Trent Basin (13ha) involving HCA, NRL, Nottingham City, Metropolitan Housing Trust, ISIS and a potential developer. Ongoing proactive dialogue established with the Environment Agency on flood risk matters. Further assessments required as site specific proposals emerge.

Waterside Regeneration Zone (Nottingham City) Indicative Plan



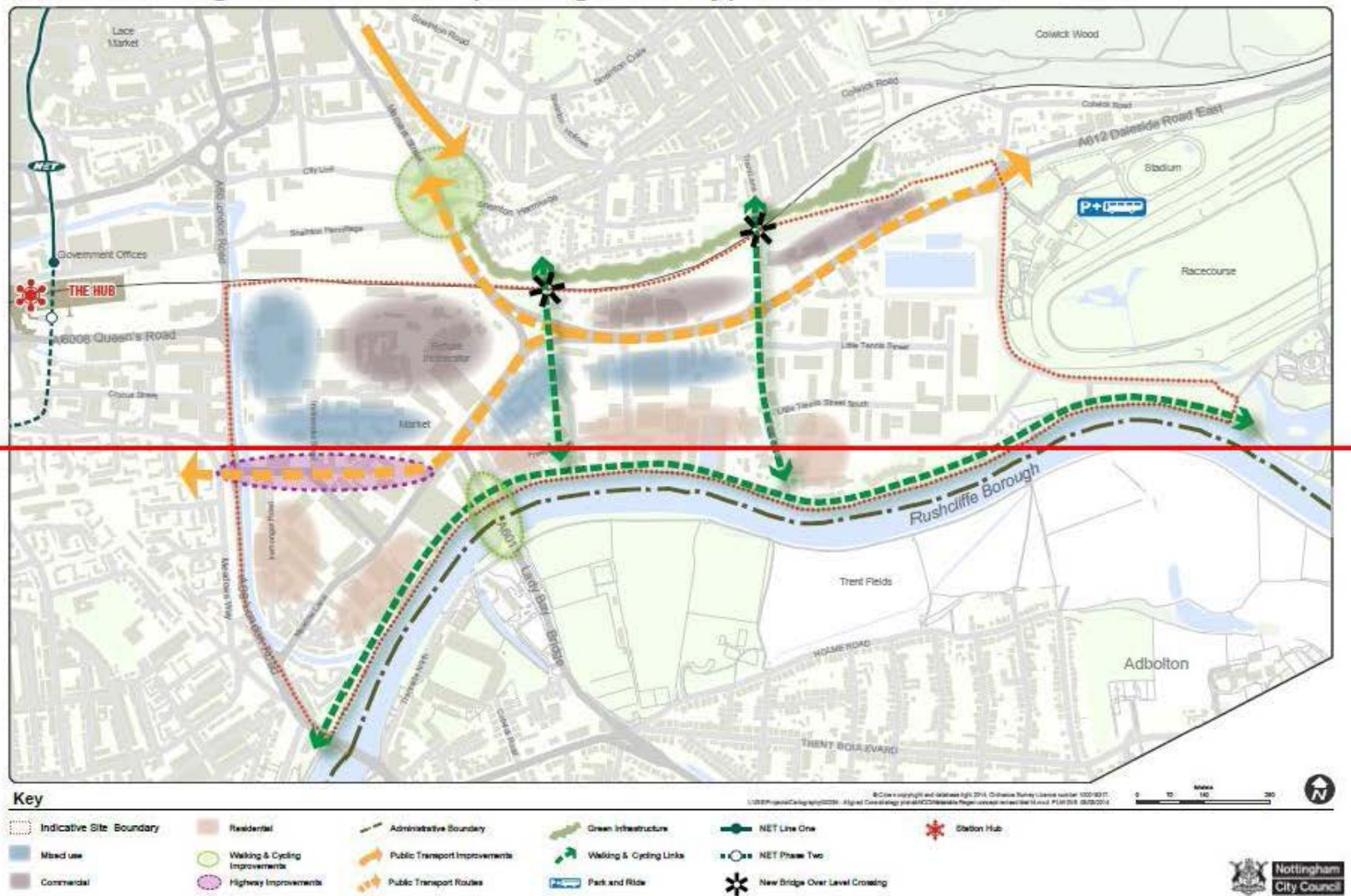
Key

- Strategic Location
- Tram route and stops
- Administrative Boundary

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Waterside Regeneration Zone (Nottingham City) Indicative Plan



Southside Regeneration Zone (Nottingham City)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	Through-out plan period
Site Area	38ha
Housing Units	TBC via DPD
Employment Uses	B1, B2
Other Uses	Transport hub, health, retail, community, public open space and Green Infrastructure (and appropriate city centre uses)
Ownership/Developer	Ongoing dialogue established with key owners and stakeholders.

IDP Constraints/Requirements Summary

Infrastructure	Summary Assessment	Further Work
Transport	<p>Improved transport connections required to secure high quality integrated transport hub at the heart of Southside Regeneration Zone. Package of potential schemes may include:</p> <ol style="list-style-type: none"> 1. The Hub Transport Interchange – under construction. 2. NET Phase Two (lines 2 and 3 of the tram) – approved. 3. Turning Point South – downgrading of inner ringroad cost tbc. 4. New Broad Marsh Bus Station cost tbc. 5. Improvements to pedestrian and cycle links at Arkwright Walk est cost £750k. 6. Cattle Market Road/ Long Road pedestrian crossing improvements (see also Waterside Regeneration Zone) est cost £750k. 	<p>Requirements to be defined as site specific proposals emerge.</p> <p>Contributions to be agreed as part of S106 discussions/CIL.</p> <p>Planning permission granted for Phase I redevelopment of Broad Marsh Shopping Centre. Dialogue ongoing.</p>

Infrastructure	Summary Assessment	Further Work
	7. Route extension for centre link services. Cost tbc. 8. Integrated transport package for each site.	
Utilities	<p><u>Electricity – a new Bulk Supply Point is required in the city centre to relieve load from 3 existing points. A further primary substation may be required depending on phasing and final loads. Opportunities for connection to District Heating network.</u></p> <p><u>Waste Water – no abnormal requirements depending on phasing</u></p> <p><u>Water Supply – no abnormal requirements depending on phasing</u></p> <p><u>Gas – no abnormal requirements</u></p> <p><u>IT – no abnormal requirements</u></p> <p>Reinforcement of existing 33kV circuits and two existing 33kV primary Substations. Opportunities for connection to District Heating network.</p>	<p>Early dialogue with <u>Western Power</u>Central Networks required re phasing, depending on planned works investment costs may be met by <u>Western Power</u>Central Networks.</p>
Flooding and Flood Rise	<p>Part of the regeneration zone around the Station Hub and Queens Road fall within Flood Zone 3 of the River Trent, Tinkers Leen and Nottingham Canal. These parts of the regeneration zone remain at flood risk during a climate change and 1 in 1000 year flood event post completion of the Nottingham Flood Alleviation Scheme.</p>	<p>Ongoing dialogue with EA. Site specific flood risk and mitigation strategies required.</p>
Health Facilities	<p>To be confirmed.</p>	<p>Dialogue with Nottingham PCT re future capacity.</p>
Education Provision	<p>Housing and education requirements to be confirmed via DPD.</p>	<p>Further dialogue as detailed proposals emerge.</p>
Emergency Services	<p>No known abnormal requirements.</p>	<p>Further dialogue as detailed proposals emerge.</p>
Waste Management	<p>No known abnormal requirements.</p>	<p>Further dialogue as detailed proposals emerge.</p>

Infrastructure	Summary Assessment	Further Work
Community Services	To be confirmed	Further dialogue as detailed proposals emerge.
Green Infrastructure	Opportunities for enhancement along canal routes and culverted watercourses.	To be negotiated as detailed proposals emerge.
Contamination	Possible contamination hot spots due to historic uses. <u>Proximity to Enviroenergy, Eastcroft Energy from Waste Plant and Clinical Waste Plant</u>	Site specific investigations as detailed proposals emerge <u>to address contamination and pollution control issues.</u>
<u>Heritage Assets</u>	<u>Incorporates part of the Station Conservation Area and adjoins the Canal Conservation Area. several Listed Buildings present.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>

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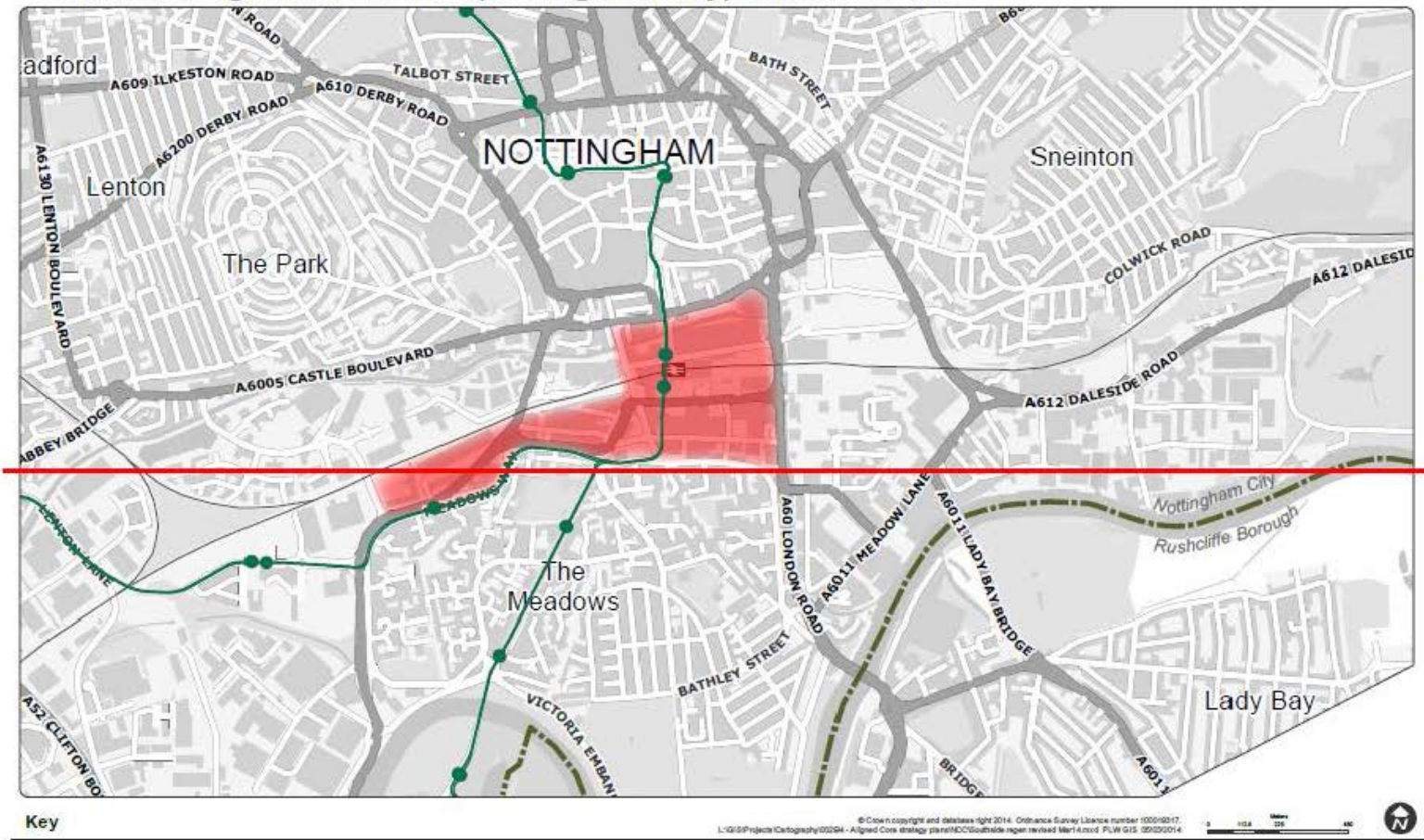
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Indicative Assessment

The Southside Regeneration Zone is one of the most sustainable commercial locations in the City and the focus of the City's integrated transport plans and growing office quarter. Further development within the zone is expected to come forward on a phased basis on a number of sites through-out the plan period with site opportunities to be identified within the City Council's emerging DPD.

Although part of the zone is within the Flood Zone 3, satisfactory approaches to flood risk have been successfully developed with close dialogue with the Environment Agency.

Southside Regeneration Zone (Nottingham City) Indicative Plan



Key

- Strategic Location
- Tram route and stops
- Administrative Boundary

Nottingham City Council

Suthside Regeneration Zone (Nottingham City) Indicative Plan



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Eastside Regeneration Zone (Nottingham City)

Site Summary

ACS Designation	Strategic Location
Timescale for Delivery	Throughout plan period
Site Area	56ha
Housing Units	TBC via DPD
Employment Uses	B1, B2
Other Uses	Retail, health, education, community, public open space and Green Infrastructure (and appropriate city centre uses).
Ownership/Developer	Ongoing dialogue established with key owners and stakeholders

IDP Constraints/Requirements Summary

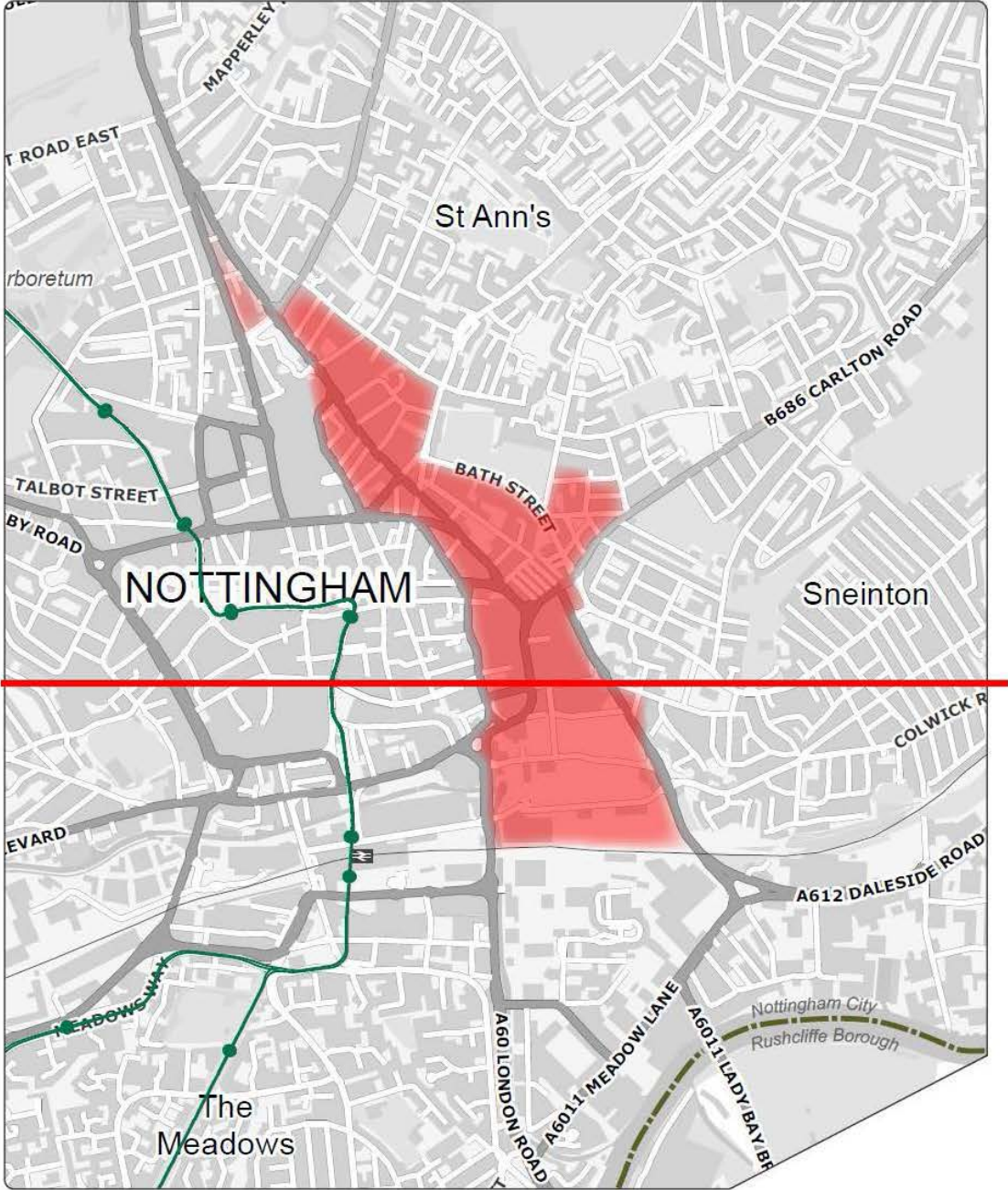
Infrastructure	Summary Assessment	Further Work
Transport	<p>Improved transport connections required to integrate Eastside successfully with City Centre and surrounding communities. Package of potential future schemes may include:</p> <ol style="list-style-type: none">1. Connecting Eastside Phase II (completion of two way route on A60 and downgrading of inner ringroad, pedestrian and cycle improvements). Estimated cost £4-5m.2. A612 Cycle Commuter Route (see also Waterside) estimated cost £250k.3. Cross city centre cycle route estimated cost £100k.4. Eastern Bus Rapid Transit Link inc expansion of Race Course P&R (see also Waterside) estimated cost £4.5m.5. Integrated transport package for each site.	<p>Requirements to be defined as site specific proposals emerge.</p> <p>Contributions to be agreed as part of S106 discussions/CIL.</p>

Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – <u>a new Bulk Supply Point is required in the city centre to relieve load from 3 existing points. A further primary substation may be required depending on phasing and final loads.</u>Reinforcement of existing 33kV circuits and two existing 33kV primary Substations</p> <p>Waste Water – Hydraulic modelling may be requireds depending on scale and phasing.</p> <p>Water Supply – no abnormal requirements</p> <p>Gas – no abnormal requirements.</p> <p>IT – no abnormal requirements.</p>	Early dialogue with Western Power required re phasing, depending on planned works investment costs may be met by Western Power. Further dialogue with Severn Trent.
Flooding and Flood Risk	Part of the regeneration zone around the Extended Island site lies within Flood Zone 3 from the River Trent and Nottingham Canal. This part of the regen zone remains at flood risk in a 1in 1000 year flood post completion of Nottingham Left Bank Flood Alleviation Scheme.	Flood risk principles for the Extended Island site agreed as part of the outline planning application. Ongoing dialogue with EA.
Health Facilities	To be confirmed depending on DPD.	Dialogue with Nottingham PCT.
Education Provision	Housing and subsequent education requirements to be confirmed via DPD.	Further dialogue as detailed proposals emerge.
Emergency Services	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Waste Management	No known abnormal requirements.	Further dialogue as detailed proposals emerge.
Community Services	To be confirmed.	Further dialogue as detailed proposals emerge
Green Infrastructure	Improvements to Sneinton Greenway (see also Waterside) estimated cost £250k.	To be negotiated as detailed proposals emerge.
Contamination	Some sites likely to have contamination constraints due to historic uses. <u>Proximity to Enviroenergy, Eastcroft Energy from Waste Plant and Clinical Waste Plant.</u>	Further assessment as site specific proposals emerge

Infrastructure	Summary Assessment	Further Work
<u>Heritage Assets</u>	<u>Proximity to 4 Conservation Areas and several Listed Buildings.</u>	<u>Further dialogue with English Heritage as proposals emerge to preserve and enhance heritage assets.</u>
Other	Victoria Leisure Centre Improvements. Est cost £9m. Sneinton Market improvements. Estimated Cost £6.8m.	Schemes are on site.

Indicative Assessment
<p>Development within the regeneration zone is expected to come forward on a phased basis on a number of sites through-out the plan period with site allocations identified within the City Council's emerging DPD.</p> <p>Public sector investment has/will be targeted to support transport and public realm improvements to support site specific private sector investment (for example Connecting Eastside/Sneinton Market). Proactive engagement is underway with key stakeholders/landowners via Nottingham Regeneration Limited. Although part of the zone is within Flood Zone 3, satisfactory approaches to flood risk have been successfully developed with close dialogue with the Environment Agency.</p>

Eastside Regeneration Zone (Nottingham City) Indicative Plan



Key

- Strategic Location
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- Indicative Site Boundary
 Public Realm Improvements
 Connecting Eastside Phase One
 NET Line One
 Mixed use
 High Frequency Bus Routes
 Connecting Eastside Future Phases
 NET Phase Two
 Walking & Cycling Improvements
 Enhanced Primary Pedestrian Routes
 Station Hub



Appendix B

Critical Infrastructure Requirements

Nature	Infrastructure Category	LA	Strategic Site (where relevant)	Description/ Infrastructure Requirements	Progress	Est. Cost £k	Funding Secured £k	Funding Source	Lead	Timescale (years)		
										0-5	6-10	10-15
Critical Strategic and Site Specific	Flood Risk	BBC GBC NCC	Boots and Severn Trent Land Eastside Waterside	River Trent Left Bank Flood Alleviation Scheme	Underway	51,000	51,000	DEFR	EA	✓		
Critical Strategic and Site Specific	Transport	BBC NCC Relevant to all	Southside Eastside Waterside Stanton Tip	NET Phase Two (Lines 2 and 3 serving the Meadows, Clifton, Beeston and Chilwell)	Underway	570,000	570,000	DFT NCC PFI	Tramlink Nottingham	✓		
Critical Strategic and Site Specific	Transport	NCC Relevant to all	Southside	Nottingham Hub. Integrated transport hub including new station car park, station facilities and NET interchange	Underway	67,000	67,000	NR NCC EMT RHT NsCC	NR	✓		
Critical Strategic	Transport	NCC		Ring Road Major. Improvements to Nottingham Ring Road	Approved	16,200	16,200	DFT LTP S106	NCC	✓		
Critical Site Specific	Contamination	BBC NCC	Boots and Severn Trent	Site Remediation	Master planning underway	tbc		Possibly GPF S106 HCA	Developer		✓	✓
Critical Site Specific	Flood Risk	BBC	Field Farm	Site specific flood risk assessment and mitigation	Planning Application	tbc	tbc	Developer	Developer	✓		

Nature	Infrastructure Category	LA	Strategic Site (where relevant)	Description/ Infrastructure Requirements	Progress	Est. Cost £k	Funding Secured £k	Funding Source	Lead	Timescale (years)		
										0-5	6-10	10-15
Critical Site Specific	Contamination	NCC	Stanton Tip	Site remediation	Master planning underway	tbc		Direct provision	Developer	✓		
Important Strategic and Site Specific	Transport	NCC RBC Relevant to all		A453 improvement scheme	Approved	164,000	164,000	DFT NsCC	HA	✓		
Important Strategic	Transport	Relevant to all		Midland Mainline Speed Improvements and Electrification	No-commitment Listed as a priority scheme by Government awaiting funding approval.	Circa £500m		Central Govt. via Network Rail	Network Rail	tbc	✓	
Important Strategic	Transport	Relevant to all		High Speed Rail 2 (outside of plan period but route decisions relevant to ACS)	Design Stage	32bn		DFT	DFT			
Important Strategic	Transport	Relevant to all		Nottingham to Lincoln Rail Improvements	No commitment	tbc		tbc	tbc	tbc		
Important Strategic	Transport	Relevant to all		Trent Resignalling. Improvements to rail signals within the Nottingham area	Underway	105,000	105,000	NR	NR	✓		
Important Strategic	Transport	Relevant to all		Track and line speed improvements on lines from Nottingham (to Birmingham, Leeds, Lincoln, Manchester, Norwich, Skegness and Worksop)	No commitment	tbc	tbc	tbc	NR	tbc		
Important Strategic	Transport	RBC NCC Relevant to all		A52 Junction Improvements (between A6200 Derby Road and Bingham) within Rushcliffe	Planning application/ No commitment	£15,000 - 18,000		Developer/CIL /HA	HA	tbc		

Nature	Infrastructure Category	LA	Strategic Site (where relevant)	Description/ Infrastructure Requirements	Progress	Est. Cost £k	Funding Secured £k	Funding Source	Lead	Timescale (years)		
										0-5	6-10	10-15
Important Strategic	Transport	BBC Relevant to all		Junction modification/traffic management M1 junctions 25, 26 and 27 (also relevant to Erewash and Ashfield which are outside the plan area)	No commitment	tbc		Developer/CIL/HA	HA	tbc		
Important Strategic	Transport	ABC	Rolls Royce	Access to the Rolls Royce site from the A611. Outside plan area but important to efficient operation of transport network	Design Stage	tbc	500	Growth Point S106	Developers	✓		
Important Strategic	Transport	NCC	Eastside	Connecting Eastside Phase II	No commitment Funding secured	4-5,000	5,000	LTP S106 TIF 2	NCC	✓ tbc		
Important Critical-Site Specific	Transport	GBC	Gedling Colliery/Chase Farm	Gedling Access Road to facilitate development of Gedling Colliery/Chase Farm. Outside of plan period, to be accelerated if possible	Stalled in progress. Planning application summer 2014.	30,000	32,400	18,000	HCA CIL NCC GBC	✓	✓	
Important Site Specific	Green Infrastructure	GBC	Calverton	Mitigation measures associated with prospective Special Protection Area	To be developed as part of master-planning	tbc		S106	GBC		✓	✓

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Notes:

Full details of other infrastructure requirements and cost/delivery assumptions can be found in the Infrastructure Delivery Plan

Abbreviations

ADC	Ashfield District Council
BBC	Broxtowe Borough Council
DEFRA	Department for Environment Food and Rural Affairs
DFT	Department for Transport
EA	Environment Agency
EMT	East Midlands Trains
GBC	Gedling Borough Council
GP	Growth Point
GPF	Growing Places Fund
HA	Highways Agency
HCA	Homes and Communities Agency
LEP	D2N2 Local Enterprise Partnership
LA	Local Authority
LTP	Local Transport Plan
NCC	Nottingham City Council
NR	Network Rail
NsCC	Nottinghamshire County Council
PFI	Private Finance Initiative
RBC	Rushcliffe Borough Council
RHT	Railways Heritage Trust