

**BROXTOWE BOROUGH COUNCIL**

# **Part 2**

# **Local Plan**

## **Infrastructure Delivery Plan**

**September 2017  
Version 25**

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# Introduction

- 1.1 The Broxtowe Borough Infrastructure Delivery Plan (IDP) is a supporting document which forms a key part of the evidence base for the Part 2 Local Plan. The purpose of the IDP is to identify infrastructure required to enable sites within the Part 2 Local Plan to be brought forward. Infrastructure is defined as the facilities and services that support local communities ranging from strategic level provision such as a new road to the creation of local play space.
- 1.2 This Plan provides a broad overview of the existing and committed infrastructure under different categories and the extent to which infrastructure requirements would act as a constraint to delivery of the Part 2 Local Plan. The IDP assesses the infrastructure requirements of the sites proposed for allocation within the Part 2 Local Plan and also considers the infrastructure needs arising from cumulative impacts from particular combinations of allocated sites.
- 1.3 The IDP should be read in conjunction with the 2013 Greater Nottingham Infrastructure Delivery Plan (GNIDP). The GNIDP was produced in support of the Aligned Core Strategies (ACS), which forms Part 1 of the Broxtowe Local Plan. This document assessed the potential impact on infrastructure arising from the projected housing growth, employment and other development over the Greater Nottingham area and was found to be 'sound' at the Examination. The IDP will not repeat work already undertaken, but instead focus on the infrastructure required to deliver development sites allocated within the Part 2 Local Plan. The preparation of the IDP has involved extensive consultation with service and infrastructure providers.

# Policy Context

- 2.1 The NPPF states that Local Plans should plan positively for the development and infrastructure required in an area. In this context, local planning authorities should work with other authorities and service providers to assess the quality and capacity of infrastructure, including for example, transport, utilities, health, education and flood risk in terms of meeting forecast demand. The government stresses that plans should be deliverable and therefore the allocated sites and scale of development identified should not be subject to such a scale of obligations that the economic viability of sites is threatened.

## Greater Nottingham Aligned Core Strategies (ACS)

- 2.2 In preparing the IDP, full regard has been given to the recently adopted Aligned Core Strategies (ACS), which sets out the development requirements for Broxtowe Borough and for its broad distribution. The strategy of the ACS is one of urban concentration with regeneration and this should ensure that the best use is made of existing infrastructure, services and facilities. A minimum of 6,150 new homes is to be provided during the period (2011 – 2028). ACS Policy 2 uses a hierarchical approach to the distribution of development in the following order:

- a) the main built up area of Nottingham (3,800 homes):

*To include:*

- i) Severn Trent and Boots sites, in Broxtowe (550 homes on the part of the site within Broxtowe Borough);
- ii) A Sustainable Urban Extension at Field Farm, north of Stapleford (450 homes).

- b) adjacent to the Sub Regional Centre of Hucknall (*not applicable to development within Broxtowe Borough*);

- c) Key Settlements identified for growth: Awsworth, Brinsley, Eastwood and Kimberley (including parts of Nuthall and Watnall), in Broxtowe;

*Consisting of:*

- i) Awsworth (up to 350 homes)
- ii) Brinsley (up to 150 homes)
- iii) Eastwood (up to 1,250 homes)
- iv) Kimberley (up to 600 homes)

d) In other settlements (not shown on the Key Diagram) development will be for local needs only.

2.3 Policy 2 of the ACS states that significant new employment development will take place on the Boots (Broxtowe-part of the site) & Severn Trent sites in Broxtowe and that retail, health, social, leisure and cultural development will be located in, or on the edge of, the town centre of Beeston.

2.4 Part 6 of ACS Policy 2 notes that local and national schemes which will impact on the plan area if implemented include:

- Reopening of Ilkeston Station (in Erewash Borough);
- Midland Main Line Speed Improvements and Electrification; and
- High Speed Rail 2 (HS2)

2.5 ACS Policy 18 acknowledges that there are known infrastructure constraints particularly relating to transport, education, open space and flood risk and further detailed assessment of these issues will be required through the Part 2 Local Plan.

## **Part 2 Local Plan**

2.6 The Part 2 Local Plan identifies specific housing and 'mixed-use' sites and includes detailed policies for development management purposes. More capacity for housing development has been identified within the main urban area than was envisaged in the ACS and this has allowed for reductions elsewhere. In general, this increased focus on the urban area should assist in making the best use of existing infrastructure.

2.7 The reductions applied to the rural area should generally tend to lessen the impact of new development on local infrastructure and therefore the assumptions for infrastructure requirements in the rural areas set out in the GNIDP are very much a 'worst case scenario' and are updated by this document.

# Methodology

## 3.1 The IDP needs to answer a number of key questions:

- Whether the overall level of growth in the Part 2 Local Plan can be supported by the necessary infrastructure;
- What the key impacts on infrastructure and services arising from the reasonable alternative sites are and whether there are any 'showstoppers' that would constrain any of these sites; and
- The cumulative impacts of the allocated sites where they need to be considered together and to consider whether the requirements of allocations either on their own or cumulatively give rise to any plan-wide viability issues.

## 3.2 The various strategies and programmes of the service providers and a number of studies of relevance to infrastructure and service provision carried out across Greater Nottingham have also been taken into account, where relevant. These strategies, programmes and studies have been an important source in identifying service capacity constraints, issues giving rise to infrastructure need, future programme investment, and potential sources of funding. Information has also been gathered through the responses of various providers to public consultation exercises undertaken as a part of the preparation of the Part 2 Local Plan.

## 3.3 The first section of this IDP takes a broad view of existing infrastructure by topic and considers whether there are any significant infrastructure constraints. The IDP then considers the sites selected for allocation as set out in the Part 2 Local Plan and any cumulative need for new infrastructure arising from these allocations. This provides the basis for assessing the delivery of the Part 2 Local Plan against site viability evidence set out in the Plan-Wide Viability Assessment and the scope for S106 contributions to both critical and non-critical infrastructure.

## 3.4 Two tiers of site infrastructure type have been identified. The first tier comprises types of infrastructure which are absolutely 'critical'. If these types of infrastructure are not provided at a site, there may potentially be immediate serious 'risks to life'. The types of critical infrastructure, along with 'examples' of why these are considered to be 'critical', are as follows:

- Contamination: Harmful contamination needs to be removed from development sites. Development cannot take place if, for example, there is a risk of explosive gases penetrating new homes and other developments.

- Emergency Services: If a site cannot be accessed by Emergency Services, there may be a risk to life. If a site is located a considerable distance from the nearest hospital Accident & Emergency Department, there may be a risk to life. This could potentially be mitigated through, for example, the installation of defibrillators at the development site.
  - Flooding: New development cannot take place on land likely to be submerged by flood water.
  - Transport: Highway access to new development sites needs to be as safe as it practically can be.
- 3.5 The second tier of infrastructure is still very important, but not normally 'critical' or immediately 'life-threatening'. The types of 'other' infrastructure are: Air Quality; Community Facilities; Education; Health; Green Infrastructure; Utilities; and Waste, Recycling & Energy Management.
- 3.6 Appendix 1 contains schedules for each of the sites proposed within the Part 2 Local Plan. These schedules summarise the infrastructure requirements for each site, by infrastructure type, and provide further information in relation to the further work which will be required in relation to the provision of infrastructure.
- 3.7 The sites assessed within this IDP are those which are proposed for allocation within the Part 2 Local Plan, which are:

## **Main Built-Up Urban Area**

### *Chilwell / Toton*

- 3.1: Chetwynd Barracks – 800 + dwellings (500 within the plan period)
- 3.2: Toton (Strategic Location for Growth) – 500 dwellings (Site has outline planning permission for 500 homes)

### *Bramcote / Stapleford*

- 3.3: Bramcote (East of Coventry Lane) – 300 dwellings
- 3.4: Stapleford (West of Coventry Lane) – 240 dwellings

## *Beeston*

### Residential Allocations

- 3.5: Severn Trent (Lilac Grove) – 150 dwellings
- 3.6: Beeston Maltings – 56 dwellings
- 3.7: Beeston Cement Depot – 21 dwellings
- 3.8: Land Fronting Wollaton Road, Beeston – 12 dwellings

### Town Centre Allocation (including Residential Allocation)

- 11.0 Beeston Square – 100+ dwellings

### Key Settlements

## *Awsworth*

- 4.1: Land West of Awsworth (inside the bypass) – 250 dwellings

## *Brinsley*

- 5.1: Land East of Church Lane, Brinsley

## *Eastwood*

- 6.1: Walker Street, Eastwood – 200 dwellings

## *Kimberley*

- 7.1: Land South of Kimberley, including Kimberley Depot – 105 dwellings
- 7.2: Land South of Eastwood Road, Kimberley – 40 dwellings
- 7.3: Eastwood Road Builders' Yard, Kimberley – 22 dwellings

- 3.8 The selection of the Brinsley site (which will either be the 'Land East of Church Lane, Brinsley' site or the 'Land North of Cordy Lane, Brinsley' site (for 110 dwellings) will be confirmed at the 6 July 2017 meeting of the Broxtowe Borough Council Jobs & Economy Committee.
- 3.9 A similar process has been undertaken for each of the 'rejected' sites and also 'other' sites. These sites were considered within the 2017 SHLAA, and are sites which 'might' be suitable for development, subject to policy changes. Site Schedules for each of these sites are set out within Appendices 2 and 3 respectively. These schedules follow the same format as those for the 'proposed allocations'.



3.10 The Site Schedules for the 'Rejected Sites' are categorised by location:

- Main Built-Up Area
- Awsworth
- Brinsley
- Eastwood
- Kimberley
- Other Rural Sites
- Sites Adjacent to Hucknall

3.11 The sites within the 'Other Sites' category within Appendix 3 include:

- Additional 'deliverable and developable' SHLAA sites within main settlements
- Additional previous 2004 Local Plan allocations
- Other sites where planning permission is pending

3.12 It should be noted that the main text of this Infrastructure Delivery Plan concentrates on the infrastructure required to deliver the site allocations proposed within the current draft of the Part 2 Local Plan, rather than the 'Rejected Sites'. Site Schedules for the 'Rejected Sites' are included for additional background information only.

3.13 Sites with planning permission have not been assessed as part of this Infrastructure Delivery Plan as the relevant infrastructure will already have been committed.

3.14 The locations of the sites proposed for allocation are shown on plans of the north and south of the Borough within Appendix 4.

# Broad Viability by Topic

- 4.1 The following categories of infrastructure are considered within this report:

## *Critical Infrastructure*

- Contaminated Land
- Emergency Services
- Flood Risk
- Transport

## *Other Infrastructure*

- Air Quality
- Community Facilities
- Education
- Green Infrastructure
- Health
- Utilities
- Waste, Recycling & Energy Management

## Critical Infrastructure

### **Contaminated Land**

- 4.2 There is the potential for all brownfield sites to contain parcels of land which may be contaminated and which may therefore require further investigation or remediation. The Council has consulted the Environment Agency, Coal Authority and other relevant organisations to review the potential for contamination on all of the proposed sites.

- 4.3 It is possible that contamination may be present at several brownfield sites, in particular within parts of the following sites:

- 3.1: Chetwynd Barracks (due to the past and present storage uses and past industrial uses)
- 3.2: HS2 Toton (due to former railway sidings / maintenance-related uses, and possibly including the spillage of Diesel, oils and other materials)
- 3.4: West of Coventry Lane, Stapleford (part of the site currently in use as a storage depot / open storage yard)
- 3.6: Beeston Maltings (due to its previous uses)
- 3.7: Beeston Cement Depot (due to its previous uses)

- 3.8: Land Fronting Wollaton Road (due to its use for the storage of vehicles)
  - 7.1: Kimberley Depot (due to the current waste-related uses)
  - 7.3: Builders' Yard, Eastwood Road (due to its previous uses)
- 4.4 It is assumed that ground contamination surveys may be required. Generic costs of dealing with contamination issues have been considered.

#### *Conclusions – Contaminated Land*

- 4.5 It has been concluded that, subject to more detailed investigations, contamination would not act as an insurmountable constraint on the delivery of any of the allocations.

#### **Emergency Services**

- 4.6 The key emergency services issue is the provision of a satisfactory level of emergency service provision for existing and new development. This section considers the potential for new developments to be supported by appropriate emergency services. Consultation was undertaken as part of the GNIDP with Nottinghamshire Police, Nottinghamshire Fire and Rescue Services and the East Midlands Ambulance Service. These emergency services were subsequently consulted again on the additional site allocations in the Part 2 Local Plan.

#### *Police*

- 4.7 During the preparation of the ACS, Nottinghamshire Police raised no concerns over the level of development proposed in the Aligned Core Strategies in terms of providing policing services. Comments received referred to the design, mix and layout of development which could influence the potential for crime and fear of crime.

#### *Fire*

- 4.8 Nottinghamshire Fire & Rescue Service has not raised any objections to the levels of growth proposed within the Part 2 Local Plan.

#### *Ambulance*

- 4.9 The East Midlands Ambulance Service has not raised any concerns in relation to the proposed housing provision.

## *Conclusions - Emergency Services*

- 4.10 No abnormal costs associated with emergency services have been identified. All developments would be capable of being designed so that emergency service vehicles could appropriately access them.

## **Flooding and Flood Risk**

- 4.11 Flood risk is an important issue in Broxtowe Borough and one that is likely to become more challenging due to climate change and more unpredictable weather. A comprehensive and collaborative approach has been taken to flooding and flood risk across Greater Nottingham. Technical studies have been prepared by or with close consultation with the Environment Agency and Severn Trent Water. These include:

- Fluvial Trent Strategy (Environment Agency 2005);
- Trent Catchment Flood Management Plan (Environment Agency, 2008);
- Scoping Water Cycle Study (Scott Wilson, 2009);
- Outline Water Cycle Study (Entec 2010);
- Greater Nottingham Strategic Flood Risk Assessment (Black and Veatch, 2008 and update 2010);
- Nottingham Left Bank Flood Alleviation Scheme (completed 2012); and
- Environment Agency Flood Zone maps (current).

## *River Flooding*

- 4.12 The main source of flooding in the Borough is from the River Trent and River Erewash. Parts of Broxtowe Borough are located within flood zones 2 and 3 and significant flood events related to the River Trent occurred in 1998 and 2000. This led to a review of flood risk and the publication of the Fluvial Trent Flood Risk Management Strategy. This strategy and the Greater Nottingham Strategic Flood Risk Assessment have informed the River Trent Left Bank Flood Alleviation Scheme. This scheme, which provides improved flood defences for the Beeston, Chilwell and Attenborough areas, has now been completed and provides a level of protection against the probability of a 1:100 year event occurring.
- 4.13 The Borough Council will continue to engage with the City of Nottingham, Ashfield District Council, and Erewash Borough Councils in order to address the cross-boundary nature of flood risk and to coordinate the approach to flood risk management.

- 4.14 As part of the sustainability appraisal of the Part 2 Local Plan, the potential site allocations have been assessed to consider whether they fall within a flood risk area, principally zones 2 and 3, as identified on the Environment Agency's flood maps.

#### *Groundwater & Surface water runoff*

- 4.15 Parts of the Borough, like elsewhere in the country, are affected by issues relating to surface water run-off. The Environment Agency will require drainage from new developments to be via sustainable drainage systems, so that new development does not increase surface water flooding. For greenfield sites, the maximum discharge should be the Greenfield run-off rate from the area.

#### *Reservoirs*

- 4.16 The Environment Agency considers that reservoir flooding is extremely unlikely and legislation requires reservoirs to be well maintained and monitored. Potential flood risks from reservoirs are unlikely to be a constraint to development.

#### *Conclusions – Flooding*

- 4.17 Flood risk to the proposed site allocations from rivers and other watercourses has been assessed and no 'showstoppers' have been identified. Sites which potentially may be impacted by fluvial sources have been identified in the Sustainability Appraisal of the Part 2 Local Plan, which recommends that the development footprints avoid the areas of flood risk areas. ACS Policy 1 (Climate Change) normally requires all development sites to incorporate sustainable drainage systems. In general, there are not considered to be any insurmountable constraints to allocations relating to flood risk.

### **Transport**

- 4.18 Key issues include:
- Accessing communities, services and facilities by sustainable modes of transport;
  - Minimising congestion and pollution;
  - Making best use of existing transport infrastructure; and
  - Minimising and reducing carbon emissions.
- 4.19 The likely level of growth across the Borough and its implications for traffic growth has been assessed as part of the work undertaken as a part of the Greater Nottingham Infrastructure Delivery Plan (GNIDP).

- 4.20 Broxtowe Borough consists of a high-density urban area (the main built-up urban area), which is a part of the Nottingham conurbation (containing the settlements of Beeston, Chilwell, Toton, and Stapleford), the more northerly settlements of Eastwood, Kimberley, Awsworth and Nuthall, with more rural areas beyond and in between.
- 4.21 In terms of highway and public transport infrastructure, there are three main tiers of provision within the Borough:
- The Beeston / Chilwell / Toton transport corridor within the south of the Borough which benefits from excellent public transport infrastructure including frequent bus services, NET tramway services and main line railway services.
  - Other large settlements in the Borough including Eastwood, Kimberley, Awsworth and Nuthall, which benefit from good bus services and access to the new Ilkeston Railway Station.
  - Rural areas and villages, particularly within the north of the Borough, where services are the least good.

#### *Bus Services*

- 4.22 The GNIDP notes that buses are a major component of the public transport network in the Greater Nottingham Urban area and provision is good in comparison with many other areas of the UK. Broxtowe Borough is well served with frequent bus services, especially along the principal Nottingham to Long Eaton transport corridor (which also connects Beeston, Chilwell, Attenborough and Toton). Less good services operate along a more northern east to west corridor serving Nuthall, Kimberley and Eastwood (and Nuthall, Watnall and Moorgreen), again principally from Nottingham. The rural areas of the Borough are less well served by bus routes, although there are still some services, for example linking the village of Brinsley with Eastwood and also Underwood (in Ashfield District), and linking Cossall and Awsworth with Ilkeston.
- 4.23 Bus services within the Borough are principally provided by Nottingham City Transport, Trent Barton and Your Bus. Nottingham Community Transport operates a number of local, publically-subsidised bus routes within the Borough on behalf of Nottingham City Council.

#### *Rail Services*

- 4.24 Railway stations are located in Beeston, Attenborough and at Ilkeston (this station is located at the boundary between Broxtowe and Erewash Boroughs). Beeston is located on the Midland Main Line, with hourly main line services south to London St. Pancras International (via East Midlands Parkway, Loughborough, Leicester, Kettering, Market Harborough, Wellingborough, Bedford, Luton Airport Parkway and Luton). Local and regional routes from the Borough's stations serve destinations including Nottingham, Derby, Leicester, Birmingham, and Sheffield.

## *NET Tramway*

- 4.25 The Nottingham Express Transit (NET) serves tram stops in Beeston, Chilwell and Toton and connects the Borough with Bulwell and Hucknall via Nottingham City Centre, the Queens Medical Centre and the University of Nottingham. Peak services run at a frequency of at least every 10 minutes in each direction.

## *Highways*

- 4.26 The GNIDP has assessed the cumulative impact of the Aligned Core Strategies on the strategic highway network using the Greater Nottingham multi-modal Transport Model (GNTM). In summary, the modelling results indicated that, subject to implementation of Smarter Choices and public transport measures, the growth set out in the adopted ACSs can be delivered without significant detriment to the operation of the transport networks, assuming the delivery of currently committed schemes.
- 4.27 Principal highways within the Borough include:
- M1 (M1 Junction 26 is located within the Borough boundary; M1 Junction 25 is located approximately 1km from the western boundary of the Borough in Erewash Borough)
  - A52 (which is within the control of Highways England)
  - A610 (which includes a section of dual carriageway)
- 4.28 The assessment indicates that in general, for sites greater than 50 dwellings, further work will be required in the form of transport statements or transport assessments. In addition, for sites larger than 80 dwellings, travel plans may be required.
- 4.29 A number of sites will require new junctions to facilitate access and overcome highway-related constraints.
- 4.30 Larger sites will require highway improvements within the surrounding area; these are considered in further detail within the site schedules within Appendix 1.

## *HS2 / East Midlands Station at Toton*

- 4.31 The proposed route for the HS2 High-Speed Railway crosses the Borough. A new station on this proposed line is planned within the western part of the 'Strategic Location for Growth at Toton' site. It should be noted however that, as it is planned that this section of HS2 would not become operational before 2033 at the earliest, the development of the station will be outside the plan period for the Part 2 Local Plan (which only covers the period until 2028). Therefore infrastructure required as a part of the HS2 station is not included within this Infrastructure Delivery Plan; only the

infrastructure required for the development of the 500 homes to the north west of the site is included within this IDP.

- 4.32 It will however be necessary to ensure that land is safeguarded within the site to accommodate:
- The proposed HS2 railway station and high-speed railway line
  - A new highway to provide access between the station and the A52
  - A new junction onto the A52
  - Access to facilitate the extension of the NET tramway line from its current terminus at the Toton Park & Ride station to the proposed HS2 station

#### *Conclusions - Transport*

- 4.33 Whilst both contributions and physical infrastructure will be required in the cases of most of the sites, none of the sites has been assessed to be unviable on transport-related grounds.

### Other Infrastructure

#### **Air Quality**

- 4.34 The only Air Quality Management Areas within the Borough are located adjacent to the M1 motorway. There are currently two Air Quality Management Areas in the Borough. These are:
- AQMA 1: which encompasses 20 properties on parts of Iona Drive and Tiree Close, next to the M1 motorway and the Trowell Park estate; and
  - AQMA 4: which encompasses 14 properties next to the M1 motorway on parts of Nottingham Road, Nottingham, and Nottingham Road and Back Lane, Nuthall
- 4.35 All of the sites proposed within the Part 2 Local Plan are located outside of these existing Air Quality Management Areas.
- 4.36 Air pollution is primarily caused by the combustion of fossil fuels, for example, in power generation, industrial processes, domestic heating and road vehicles. These can give rise to a number of pollutants including nitrogen oxides (NO<sub>x</sub>), sulphur dioxide (SO<sub>2</sub>) and particulate matter (PM). Chemical reactions in the atmosphere can also lead to the generation of other pollutants. Ozone is produced by the effect of sunlight on nitrogen oxides and volatile organic compounds (also produced by industry), while NO<sub>x</sub> and sulphur oxides can also contribute to the formation of particulate matter.



- 4.37 On average, transport is responsible for 80% of NO<sub>x</sub> emissions at the roadside, in areas where there is a need to act to reduce levels. Although non-transport sources of nitrogen oxides, such as industrial processes, are still considerable contributors, the largest source of emissions in the areas of greatest concern is that of diesel vehicles.
- 4.38 According to the Department for Environment, Food & Rural Affairs Overview Document: '*Improving air quality in the UK - Tackling Nitrogen Dioxide in our towns and cities*' December 2015 (Executive Summary), the most polluting diesel vehicles are old polluting buses, coaches, taxis and heavy goods vehicles. The development of the sites proposed within the Part 2 Local Plan will be unlikely to generate significant additional journeys made by such vehicles.

#### *Conclusions – Air Quality*

- 4.39 Whilst any development will have some limited impact upon air quality, no issues have been identified which would impact upon the deliverability or viability of any of the sites, or the Part 2 Local Plan as a whole.

#### **Community Facilities**

- 4.40 There will be a need for contributions to community facilities, particularly within the larger proposed development sites. Contributions sought are likely to be both financial and for 'land' for local facilities. Where these requirements are currently known, they have been referred to within the site schedules within Appendix 1.

#### *Conclusions – Community Facilities*

- 4.41 The provision of contributions for community facilities is unlikely to be an issue which would affect the viability of any of the proposed sites.

#### **Education**

- 4.42 The GNIDP defines education as a non-critical infrastructure category as the physical delivery of a site is not directly dependent upon the generation of school places. However, the provision of accessible education facilities is a very important element in delivering attractive and sustainable development.
- 4.43 Nottinghamshire County Council is the relevant Local Authority (LA) for education. In general, the LA is seeking contributions (funding and / or land) from the allocated housing sites towards both primary and secondary education.

- 4.44 Where schools have the capacity to expand in situ, the cost of each additional school place is estimated at £11,455 for primary education and £17,260 for secondary provision. Nottinghamshire County Council notes that the reality is now that most of the school sites in Broxtowe and in the rest of Nottinghamshire have been 'built out'. The County Council notes that new schools and sites for new schools are now likely to be sought, as opposed to funding contributions for schools to expand in situ. This is in response to increased demand for pupil places from proposed housing developments.
- 4.45 In terms of new provision, Nottinghamshire County Council guidance states that for every 100 mixed tenure dwellings, 21 primary pupil spaces are estimated to be required. The minimum size for a viable primary school is 120 pupils. This equates to one new primary school for approximately every 571 dwellings. However, the County Council notes that if there are no school places available in the locality, a new school may be required for a smaller number of dwellings.
- 4.46 Nottinghamshire County Council notes that there have been many changes over the years in terms of 'school organisation', due to the rising population figures. The County Council reports that it is no longer unknown for primary schools to accommodate 630 pupils and higher.
- 4.47 The County Council is currently reviewing its strategy, and in the future, wherever possible, Nottinghamshire County Council would prefer to build 420 (2 Form Entry) primary schools as these are more viable. However, this may not always be possible and so therefore the minimum size of a school would be to accommodate 120 pupils on a minimum of a 1.1 hectare site.
- 4.48 For every 100 mixed-tenure dwellings, 16 secondary school spaces are estimated to be required. The minimum size for a viable secondary school is 750 pupils. This equates to approximately one new secondary school for every 4688 dwellings. There is no maximum size for a secondary school although 1800 pupils (12 form entry) is the norm for larger schools, equating to 11,250 dwellings.
- 4.49 As in the case of primary schools, Nottinghamshire County Council notes that if there are not any school places available within a locality, a lower number of dwellings may trigger the requirement for a new school. The County Council also notes that the primary school population 'bulge' is now making its way through to secondary schools, placing increased pressure on existing secondary places in the County.
- 4.50 It should be noted that this methodology has previously been approved by both the Department for Children, Schools and Families (DCSF) and the Audit Commission as a basis for determining provision of school places in Nottinghamshire.

- 4.51 The County Council stresses the importance of masterplanning education solutions and also considering the cumulative impact of education requirements for a number of developments in the same area.
- 4.52 The County Council notes that if a new school is required then the above contributions formula does not apply and the County Council would be seeking both land and a contribution based on the cost of a new school. It notes that there will be unique circumstances for all proposed new schools and they will all need negotiating individually.
- 4.53 School information has been supplied by Nottinghamshire County Council. This information is set out by school planning area. Based upon a 5 year projection, those schools that are at capacity or will exceed their 2017 net capacity within the next 5 years are as follows:

#### Beeston Planning Area

- Alderman Pounder Infant School
- Beeston Fields Primary
- College House Primary
- Eskdale Junior
- John Clifford Primary
- Meadow Lane Infants
- Round Hill Primary School
- Rylands Junior School
- Sunnyside Spencer Academy
- Trent Vale Infants

#### Bramcote

- Albany Infants School
- Bramcote C of E Primary School
- Bramcote Hills Primary School
- St John's C of E Primary School
- Trowell C of E Primary
- William Lilley Infants
- Fairfield Primary School

#### Chilwell

- Banks Road Infant
- Chetwynd Road Primary
- Toton Bispham Drive Junior

### Eastwood

- Brookhill Leys Primary School
- Grassley Beauvale Primary School
- Springbank Primary
- The Priory Catholic Voluntary Academy

### Kimberley

- Awsworth Primary School
- Gilthill Primary School
- Hollywell Primary School
- Horsendale Primary School
- Larkfields Infants
- Larkfields Junior
- Mornington Primary
- Kimberley Primary

- 4.54 A replacement secondary school would need to be provided as a part of the Bramcote (East of Coventry Lane) site, albeit that this will be an independent academy rather than a school within the control of the local authority, Nottinghamshire County Council.

### *Education - Conclusions*

- 4.55 Whilst school place provision is not a physical 'show-stopper' for development, the provision of school places or new schools is important in facilitating sustainable development. The LA has commented that the capacity of both primary and secondary schools in Broxtowe Borough is a serious issue, and that, in many cases, schools cannot be extended. Where new school places are required, and the expansion of existing school buildings is possible, contributions from developers will be sought, although this will need to be considered on a case by case basis, at the more detailed planning stage. In some cases, land and contributions to new schools will be sought by the County Council.

## Green Infrastructure and Open Spaces

- 4.56 Key issues include:
- Protection of green infrastructure assets; and
  - Promoting appropriate access to green infrastructure.
- 4.57 ACS Policy 16 (Green Infrastructure, Parks & Open Space) sets out a strategic approach to green infrastructure, parks and open spaces. In principle, the ACS seeks to protect and enhance green infrastructure, and provides for any deficiencies to be addressed within the Part 2 Local Plan.
- 4.58 The site selection process has considered the impact of sites upon green infrastructure and biodiversity and, where appropriate, mitigation measures have been proposed.
- 4.59 The Broxtowe Borough Council Green Infrastructure Strategy (2015 – 2030) sets out local standards for the provision of different types of green space. Opportunities for change as well as opportunities for enhancement of GI Corridors will need to be addressed, as per the Green Infrastructure Strategy, at the planning application stage.
- 4.60 The Borough Council commissioned consultants 'Continuum' to undertake the preparation of a Playing Pitch Strategy for the Borough. The Playing Pitch Strategy (2016 to 2028) was published in June 2016.
- 4.61 The Part 2 Local Plan requires that housing sites contribute to public open space. The amount of open space required will depend upon the individual circumstances of each site. The type of open space will be assessed on the basis of local needs and guidance set out in the Broxtowe Borough Green Infrastructure Strategy (2015-2030).
- 4.62 In the cases of smaller-scale developments, Section 106 development contributions will be sought for both capital improvements and maintenance of existing open spaces / parks.
- Conclusions – Green Infrastructure & Open Spaces*
- 4.63 The development proposed within the Part 2 Local Plan offers significant opportunities to provide new or enhanced open space and green infrastructure, including within areas of current deficiency. Neither the presence of existing green infrastructure and biodiversity, nor the requirements for further provision, are constraints to the delivery of the Part 2 Local Plan.

## Health

- 4.64 The Borough has 14 GP practices, the majority of which are located within the south of the Borough, within Beeston, Chilwell, Bramcote and Stapleford. Facilities within other parts of the Borough include locations at Eastwood and Kimberley. NHS Nottingham West Clinical Commissioning Group and NHS Nottingham North & East Clinical Commissioning Group have reviewed the proposed allocations and report that contributions for improved healthcare facilities will be required. Each of the Clinical Commissioning Groups reports that, on average, the financial contributions to primary health care sought would be in the region of £551 per dwelling, subject to a review of the individual circumstances in relation to each site and the specific needs of the geographical area in which it is located.
- 4.65 In some cases, it will also be necessary to liaise with the NHS Nottingham City Clinical Commissioning Group, particularly where sites are located close to the boundary with the Nottingham City Council local authority area.
- 4.66 Cumulative development of different sites may give rise to a need for new GP services, such as in the Bramcote / Stapleford and Toton / Chetwynd Barracks areas.
- 4.67 It is therefore anticipated that the proposed developments are likely to give rise to additional demand for GP services, and so will be expected to make financial contributions to primary health care. This will be considered on a case by case basis as detailed proposals emerge and contributions will be sought at the planning application stage through the use of Section 106 agreements.

### *Conclusions - Health*

- 4.68 In terms of health provision, Nottinghamshire County Council and the Nottingham West CCG have identified that GP services are running at or near to capacity in the Bramcote / Stapleford area, and both Clinical Commissioning Groups have indicated that contributions will be required for all of the new sites at an approximate level of £551 per dwelling.

## Utilities

### *Water*

- 4.69 Key issues include:
- The provision of a clean water supply for existing and new development;
  - Waste water (including surface water) and sewerage disposal; and
  - The impact on water resources and water quality.

- 4.70 The Water Cycle Scoping Study 2009 (WCS) and Outline Water Cycle Study (2010) were produced for Greater Nottingham. These studies considered the impact of the ACS on the water resources/supply, wastewater treatment and sewerage, sewer flooding and surface water drainage, water quality and fluvial flooding.
- 4.71 Severn Trent Water (STW) plc is the relevant provider for the Greater Nottingham Area and participated in the WCS. The WCS study concluded that, without interventions, STW forecasts a shortfall of water supply against demand. STW's Final Water Resources Management Plan (WRMP) published in 2014 sets out how the company will meet demand over the next 25 years. The Plan seeks to resolve the potential deficit in supply by increasing the capacity of existing water resources through demand management and reducing leakages. In this context, STW supports the ACS approach to house design to limit water usage to 105 litres per person per day for new homes. Assuming the WRMP is successfully implemented, it is considered that the water network would be able to meet the needs arising from new development.

#### *Sewerage*

- 4.72 Severn Trent Water were consulted as part of the ACS preparation and subject to more detailed modelling, it is not anticipated that sewerage capacity would be a significant constraint to growth in Broxtowe Borough. This assumes that the impact of new development on waste water can be managed by ensuring that flows from new development are minimized, including through house design, to limit water consumption. As a general rule, surface water should not be connected to the foul sewer. Severn Trent Water would also expect surface water to be dealt with through the installation of sustainable drainage systems which are required in all new developments, unless it can be demonstrated that such measures are not viable or technically feasible, as set out within ACS Policy 1 (Climate Change).

#### *Conclusions - Water*

- 4.73 Generally there are no showstoppers although some local reinforcement of sewerage infrastructure may be required in certain locations. In general, the cost of utilities is taken into account in development costs and so there are no abnormal costs expected.

#### *Energy*

- 4.74 The key energy issue relates to connecting new development to gas and electricity services, without adverse impacts upon existing provision.

## *Electricity*

- 4.75 National Grid operates and maintains the national electricity transmission network of overhead lines, underground cable and substations providing electricity supplies from generating stations to local distribution companies.
- 4.76 Western Power Distribution is responsible for local distribution. Western Power Distribution has been consulted as a part of the Part 2 Local Plan process and as a part of the drafting of this Infrastructure Delivery Plan.

## *Gas*

- 4.77 National Grid owns the gas distribution network in the East Midlands, delivering gas to the end customer. New gas transmission infrastructure development is periodically required to meet increases in demand, although this is generally in response to increasing demand across the region, rather than due to site-specific development.
- 4.78 Amec, which acts on behalf of National Grid, has been consulted on the proposed development sites within the Borough.

## *Conclusions – Energy*

- 4.79 Whilst some new infrastructure may be required, no abnormal costs have so far been identified in relation to electricity and gas transmission, distribution and supply.
- 4.80 Lead in times for electricity distribution is a potential constraint and early dialogue between developers and utility providers is important.
- 4.81 Developers may be required to pay for two main elements: the full costs of local infrastructure needed to serve a development site; and also a contribution to any higher voltage reinforcement to the network to enable the local connection, based on the proportion to be used by the local development.



### *Digital Infrastructure (IT)*

- 4.82 IT and telecommunications services can be provided by a range of different suppliers. This IDP focuses on establishing whether, in principle, reasonable access can be provided to development sites. Two main suppliers for the Greater Nottingham area (Openreach (a BT company) and Virgin Media) were invited to comment on the IDP.
- 4.83 Openreach owns and manages a local access network that connects homes and businesses to telephone exchanges. It also provides installation and maintenance services on behalf of communications providers. The company's approach to serving new sites is set out within their builder's guide to telecommunications infrastructure and installation. In response to the GNIDP, Openreach confirmed that there is unlikely to be any limitations to broadband and telephone services for new developments and that the company is currently obliged to service new developments.

### *Conclusions - Digital Infrastructure*

- 4.84 No abnormal constraints have been identified for the delivery of the Part 2 Local Plan. Lead in times for Openreach are understood to be in the region of 3 – 6 months for larger developments.

### **Waste, Recycling & Energy Management**

- 4.85 The planning and disposal of waste is the responsibility of Nottinghamshire County Council as the Waste Local Planning Authority, whilst Broxtowe Borough Council has responsibility for waste collection.
- 4.86 Nottinghamshire County Council (Waste & Energy Management) has confirmed that refuse collection capacity at its Giltbrook site is generally sufficient. It notes that its Beeston site is constrained in relation to any additional throughput and cannot be further expanded. It also reports a severe shortage of space for additional dry recycling through its existing Waste Transfer Station in Giltbrook. It stresses that any additional inputs or outputs to or from that Waste Transfer Station site will be difficult to manage from a transport perspective, and further notes that space there is already at a premium. Once again, further expansion would be difficult to achieve, and so NCC would potentially need to consider the development of a new Waste Transfer Station. The County Council notes that developer contributions to support this would be essential.

### *Conclusions - Waste, Recycling & Energy Management*

- 4.87 No abnormal requirements have been identified which would impact upon the delivery of any of the sites proposed.

# Cumulative Impacts of the Allocated Sites

- 5.1 The Part 2 Local Plan proposes the allocation of a number of sites which are located within close proximity of other proposed sites. Consequently, it is necessary to consider how any cumulative impacts might affect site viability.

## Chilwell / Toton Sites

- 3.1: Chetwynd Barracks
- 3.2: Toton (Strategic Location for Growth)

Infrastructure	Summary assessment
Highways	The requirements of both sites will need to be assessed. The needs for accessing HS2 from both sites by road and public transport (including via a potential tram extension) will need to be considered. East to west connectivity across the line of HS2 for further tram connectivity towards Long Eaton will need to be considered and, if possible, safeguarded.
Education	Land and new primary school required – full build cost recovery

## **Bramcote / Stapleford Sites**

- 3.3: Bramcote (East of Coventry Lane)
- 3.4: Stapleford (West of Coventry Lane)

<b>Infrastructure</b>	<b>Summary assessment</b>
Highways	These allocations straddle the A6002 Coventry Lane. Access is only possible from the A6002. A single junction serving both sites is preferred onto the strategic highway network, i.e. to avoid unnecessary proliferation of access. The positioning of a suitable junction will be constrained by both existing accesses to the Bramcote Crematorium and Moor Farm Inn Lane and the vertical alignment of the A6002 as it passes over the Nottingham to Ilkeston railway line.
Education	Land and new primary school required – full build cost recovery required
Health	GP provision at capacity. New GP surgery likely to be required.

## **Beeston / Beeston Rylands Sites**

- 3.5: Severn Trent (Lilac Grove)
- 3.6 Beeston Maltings
- 3.7: Beeston Cement Depot
- 3.8: Land Fronting Wollaton Road, Beeston
- 11.0: The Square, Beeston

<b>Infrastructure</b>	<b>Summary assessment</b>
Education	Land for 2 new primary schools will be required: one in Beeston Rylands; and another one in Beeston/Chilwell. Full build cost recovery required.

## Kimberley & Awsworth Sites

- 4.1: Land West of Awsworth (inside the bypass)
- 7.1: Land South of Kimberley, including Kimberley Depot
- 7.2: Land South of Eastwood Road, Kimberley
- 7.3: Eastwood Road Builders' Yard, Kimberley

Infrastructure	Cumulative impact
Education	Land and new primary school required – full build cost recovery required

# Plan-Wide Viability

- 6.1 Broxtowe Borough Council commissioned Nationwide CIL Service to consider the broad deliverability of the Part 2 Local Plan. The Borough Council has also commenced its own internal review of viability. The Borough Council is in the process of commissioning a more in depth viability assessment of the individual sites.
- 6.2 From the viability assessments undertaken so far, no 'showstoppers' have been identified. The following paragraphs detail the assumptions which have been made in relation to the infrastructure that may be required, as well as the initial conclusions of the viability work so far undertaken.

## **Critical Infrastructure**

### *Contaminated Land*

- 6.3 For brownfield sites , or sites where there is an element of brownfield land, (such as HS2 Toton, Chetwynd Barracks, Kimberley Depot, Beeston Cement Depot, Beeston Maltings and Land Fronting Wollaton Road), it is assumed that ground contamination surveys will be required. Generic costs of dealing with contamination issues have been considered. It is concluded that contamination would not act as a serious constraint on the delivery of any of the allocations.

### *Emergency Services*

- 6.4 No issues have been identified which would impact upon plan-wide viability.

### *Flood Risk*

- 6.5 Sustainable drainage systems will be required on all sites and it is assumed will be part of standard build costs and therefore would not affect plan-wide viability.

### *Transport (Highways)*

- 6.6 Certain sites identified may require new road junctions and / or offsite highway works such as signalised junctions, which may involve significant costs. Any abnormal highways-critical infrastructure costs would need to be met by developers, although the plan-wide viability evidence considers that there is scope and flexibility for developer contributions.

### **Other Infrastructure**

#### *Air Quality*

- 6.7 No issues have been identified which would impact upon plan-wide viability

#### *Education*

- 6.8 The LA (Nottinghamshire County Council) advises that it will seek contributions towards primary and secondary education. Cumulative development may lead to the need for the expansion of existing primary schools or development of new schools. The viability evidence indicates that there is scope for contributions towards education, where required, and the need for education provision is not an overriding constraint to development or likely to undermine plan-wide viability.

#### *Green Infrastructure and Open Space*

- 6.9 The Borough Council will expect a commuted sum to be paid for future maintenance. No abnormal costs associated with open space are anticipated on any of the allocated sites on their own or in combination.

#### *Health*

- 6.10 Contribution to primary health care would be expected where capacity within existing surgeries is insufficient. The viability evidence indicates that there is scope for contributions towards health care, and therefore health care is not viewed as an overriding constraint which would undermine plan-wide viability.

#### *Utilities*

- 6.11 Investigation through hydraulic modelling of sewer flows may be required for sites. However, no abnormal costs have been identified and connection costs for utilities would be assumed to be part of normal build costs and therefore this is not expected to have any impact on plan-wide viability.

- 6.12 Local reinforcement of the local electricity network is likely to be required but not considered abnormal. This is unlikely to be a showstopper for sites in these locations, subject to further discussions with Western Power Distribution.

*Waste, Recycling & Energy Management*

- 6.13 No issues have been identified which would impact upon plan-wide viability.

# Overall Conclusions of the IDP

- 7.1 The IDP concludes that there are no significant infrastructure constraints relating to the individual allocated sites that would act as 'showstoppers'. The cumulative impact of the development of some sites will result in requirements for the provision of additional infrastructure, such as off-site highway infrastructure improvements, new schools and / or improved local healthcare facilities. However, it is not expected that the costs of the mitigation required would render the sites unviable.
- 7.2 The plan-wide viability work so far undertaken indicates that all of the sites proposed within the Part 2 Local Plan are broadly viable, and in general, there is scope for a full range of Section 106 contributions to be made. Development at all of the 'greenfield' sites should be able to fund the (estimated) required Section 106 contributions. Sites within the south of the Borough (within or adjacent to the settlements of Beeston, Chilwell, Bramcote / Stapleford and Toton) are especially viable, in part as a result of the very strong local housing market.
- 7.3 This IDP considers the Part 2 Local Plan to be deliverable, although further work, principally through discussions with service providers, will be required for all sites at the planning application stage, when a more detailed consideration of site viability, the scope and scale of contributions to service, and affordable housing, can be undertaken.



# Appendix 1: IDP Site Infrastructure Schedules

### 3.1: Chetwynd Barracks

<b>Site Area</b>	91.5 hectares
<b>Housing Units</b>	800+
<b>Other Uses</b>	Provision of small-scale employment development. Provision of small retail / service centre to meet local need – at a location along the main route through the site.
<b>Affordable Housing</b>	30% (240 units, assuming 800 dwellings in total)
<b>Ownership / Developer</b>	Proactive developer. Site largely within MOD ownership.
<b>Additional Notes</b>	MOD to dispose of site by 2021.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>MOD barracks site. Very large depot units on site. Former extensive use as MOD Chilwell Station / Royal Ordnance Depot. Former railway workings linking into site. A number of buildings on the site have since been demolished. Potential for contaminated land. This site is underlain by both Secondary A &amp; Secondary B Aquifers. The Environment Agency stresses the importance that the water quality within the aquifers is protected and kept pollution free.</p> <p>The Environment Agency notes that, in respect of the site's current and past uses, there may have been the potential to cause contamination to the aquifer. It is important that any land contamination issues associated with the previous use of the site are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer. <i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further investigation in relation to contamination on the site will be required.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	<p>The LLFA notes that it does not have any issues in relation to this site.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>In strategic terms, NCC states that it would be useful if a strategic through link were created across this development linking Swiney Way and Chetwynd Road in an east - west direction and a further through link in a north- south direction from Swiney Way to Stapleford Lane preferably north of Katherine Drive (this would require use of the land to the north i.e. part of the Toton allocation). Through links would help distribute the traffic load of the proposed development and allow other local traffic to redistribute and permeate into the local road network. This would avoid the intensification of traffic at key congested junctions and provide more network-wide traffic carrying capacity.</p> <p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>A bus route through the site to be provided.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.  <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>Combined with the development at Toton, land and new primary school required – full build cost recovery.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>This site will require extensive open space, play facilities, natural green space and sports facilities. A lot of this will be dictated by what green space is already on the site, as was the case with earlier releases of MOD land. There again is a potential to enhance the existing sports facilities in the south/east corner of the site to create the non-turf football pitch required in the south of the borough as identified in the Playing Pitch Strategy. <i>[BBC Parks and Environment advice note, May 2017].</i></p>	Further dialogue with BBC Parks & Environment required.

Other Infrastructure	Summary Assessment	Further Work
<b>Health</b>	<p>New GP practice may need to be provided.</p> <p><i>NCC / Nottingham West CCG comments during March 2017 stakeholder meeting]</i></p> <p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £440,800. <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated, subject to phasing.  Water supply – no abnormal requirements subject to phasing.  IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 3.2: Toton Strategic Location for Growth (Land in the vicinity of the Proposed HS2 Station at Toton)

<b>Site Area</b>	154 hectares
<b>Housing Units</b>	500 units
<b>Other Uses</b>	<p>An additional 43 hectares of employment development is proposed on the site. Outline planning consent (reference 12/00585/OUT) was granted on 1 July 2016, for 500 homes, plus:</p> <ul style="list-style-type: none"> <li>• 380 sq. m convenience store</li> <li>• Two x 95 sq. m retail units</li> <li>• 2,300 sq. m education floor space</li> <li>• 450 sq. m day nursery</li> <li>• 80 bed residential care facility</li> <li>• Open space</li> <li>• Plot for medical surgery</li> <li>• Plot for community use</li> <li>• Associated infrastructure and landscaping</li> </ul> <p>East Midlands Hub HS2 railway station to be developed on land to the west of the site, on the route of the Erewash Valley Line – but outside of the Part 2 Local Plan period, which only runs until 2028.</p>
<b>Affordable Housing</b>	30% (150 units). The Section 106 refers to 150 units / £6,750,000 affordable dwelling unit equivalent (cumulative) by the practical completion of the 500 <sup>th</sup> dwelling. Other lower milestones also apply.
<b>Ownership / Developer</b>	Proactive developer.

<b>Additional Notes</b>	<p>The site has outline planning permission (granted 1 July 2016) for 500 dwellings and other mixed-uses, as detailed above. Reserved matters applications are expected within the next year. There is a planning application currently under consideration by Broxtowe Borough Council to vary a condition of the outline planning permission in relation to phasing of highway improvements at M1 Junction 25 and the Bardill's roundabout (A52 / Stapleford Lane / Toton Lane).</p> <p>As the HS2 station will not be developed during the Part 2 Local Plan period, specific infrastructure for this part of the development will not be assessed within this IDP. There will however be a need to safeguard land for elements such as: access off the A52 to the station; a new junction onto the A52; a route for an extension of the NET tramway line to serve the station; land for the station itself and high-speed railway line. Technical studies have been commissioned in relation to the proposed HS2 station, which is to be located within the western part of the site.</p>
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<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Part greenfield site. Parts of site in use as Toton Traction Maintenance Depot (TMD) and marshalling yards. There is the potential for contamination on parts of the site.</p> <p>Condition 15 of the outline planning permission requires that a Ground Investigation Survey is undertaken and submitted to and approved by the local authority, prior to the start of development on the site. This should include an assessment of:</p> <ul style="list-style-type: none"> <li>• Potential ground and water contamination</li> <li>• The potential for gas emissions</li> <li>• Any associated risk to the public, buildings, and / or the environment.</li> </ul>	<p>Further investigations will be required in relation to the potential for contamination on the site.</p> <p>Note: The outline planning permission includes the demolition of 316 Toton Lane.</p>
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.



Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>The 'residential' development element of the site is located outside of both Flood Zone 2 and Flood Zone 3, according to Environment Agency flood risk mapping.</p> <p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area. Condition 13 of the outline planning permission requires that a detailed surface water drainage scheme and foul sewerage scheme has been submitted to and approved by the local authority. Condition 13 also sets out further requirements in relation to surface water run-off and the provision of sustainable drainage systems etc.</p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>

Critical Infrastructure	Summary Assessment	Further Work
<p><b>Transport</b></p>	<p>The allocation of this site will need to be considered in the round with both the existing planning permission and the land at Chetwynd barracks and the needs for accessing HS2 both by road and public transport (tram extension). East- west connectivity across the line of HS2 for further tram connectivity towards Long Eaton will need to be considered and if possible safeguarded. <i>[NCC representations prior to March 2017 stakeholder meeting]</i>. Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. Safeguarded land for a NET tramway extension and vehicular access to the HS2 station (including access from the A52 / a new junction) will be required. NCC notes that the development should be designed in accordance with the 6C's Design Guide.<i>[NCC representations prior to March 2017 stakeholder meeting]</i>.</p> <p>The outline planning permission requires that details of a safeguarded corridor for the (proposed) tramway are submitted to and approved by the local authority prior the start of development.</p> <p>The outline planning permission (Condition 20) requires the implementation of highway improvement works to Junction 25 of the M1 and the roundabout adjacent to the Bardill's Junction (A52), to the north east of the site –and these improvements being operational, prior to the any permanent building being occupied or brought into use. There is currently a planning application under consideration by the Borough Council to vary this condition.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Network Rail / HS2 should be consulted when definitive proposals are available.</p> <p>It will be necessary to ensure that land is safeguarded within the site to accommodate the development of:</p> <ul style="list-style-type: none"> <li>• The proposed HS2 railway station</li> <li>• A new highway to provide access between the station and the A52</li> <li>• A new junction onto the A52</li> <li>• An extension of the NET tramway line from its current terminus at the Toton Park &amp; Ride station to the proposed HS2 station.</li> </ul>

Critical Infrastructure	Summary Assessment	Further Work
	<p>The outline planning permission (Condition 18) requires the provision of a northern access on Toton Lane / Stapleford Lane and closure of another access to George Spencer School, prior to the first dwelling being brought into use.</p> <p>The outline planning permission (Condition 19) requires that not more than 150 dwellings shall be occupied or brought into use unless or until the southern site access on Toton Lane has been provided. This includes pedestrian crossing facilities.</p> <p>Conditions 21 – 23 of the outline planning permission require the provision of additional off-site highway works within the surrounding area, at different ‘trigger points’ (before the occupation / use of 100 dwellings (Condition 21) or 235 dwellings (Condition 22). These works are required at Stapleford Lane, Swiney Way, Banks Road, A6005 Queens Road, B6003 High Road, and at other junctions within the surrounding area.</p> <p>No part of the development shall be occupied or brought into use unless or until a Traffic Regulation Order has been implemented to reduce the speed limit of the part of Toton Lane fronting the site to 30mph (Condition 23).</p> <p>There are other standard requirements in relation to highways and construction (for example in relation to construction traffic), the details of which would need to be set out within a Construction Method Statement, and approved by the local authority.</p>	

Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>The site is located to the south of the A52 and east of the Erewash Valley Railway Line (which is used for rail freight and as a passenger rail diversion route) – along part of the proposed HS2 route.</p> <p>Toton Traction Maintenance Depot (TMD) and marshalling yards are located to the west of the site.</p> <p>Toton TMD is operated by DB Cargo UK, and is the only Traction Maintenance Depot within the company where heavy maintenance is carried out on diesel locomotives.</p> <p>The site is not however located within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p>
<b>Community Facilities</b>	<p>The outline planning permission included a 0.08 hectare plot for community use.</p> <p>NCC made representations in relation to the outline planning application in relation to libraries. They noted that the existing library in Stapleford is of sufficient size but a contribution towards additional stock was requested.</p>	<p>This would need to be subject to further consideration at the time of a planning application submission for ‘reserved matters’.</p>

Infrastructure	Summary Assessment	Further Work
<b>Education</b>	<p>Combined with the development at Chetwynd Barracks, land and new primary school required – full build cost recovery. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>The outline planning permission included a maximum of 2,300 sq. m of ‘education floor space’.</p> <p>The signed Section 106 Agreement for the outline planning permission requires that a planning application for a primary school is submitted and approved at the site, prior to the occupation of any dwellings on the site, and that before 200 dwellings are occupied, 4 class rooms must have been developed and be ready for use, and before 400 dwellings are occupied, the primary school must have been completed. The Section 106 agreement refers to ‘approximately 1 hectare of land’ for the school site.</p> <p>A separate contribution towards secondary school places was requested at the outline planning application stage.</p>	<p>Further discussion required with the LA as part of the planning application – reserved matters process – to progress an application for the new primary school.</p>
<b>Health</b>	<p>The outline planning permission included a 0.04 hectare plot for a medical centre.</p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>

Infrastructure	Summary Assessment	Further Work
<p><b>Green Infrastructure Open Space</b></p>	<p>Minimum of 16 hectares of Open Space to be provided to incorporate Green Infrastructure of sufficient width and quality to provide attractive and usable links between Hobgoblin Wood in the east and Toton Fields Local Wildlife Site in the west and the Erewash Canal, that blends with a high quality built environment around the station.</p> <p>The signed Section 106 Agreement (for the 500 unit residential development) requires that public open space and playing fields are provided as a part of this part of the proposed development.</p> <p>The playing fields should be transferred to the George Spencer Academy, the Borough Council or a management company. The public open space and SuDS should be transferred to either the Borough Council or a management company to be maintained and managed into perpetuity for public access and recreation only.</p> <p>If transferred to the Borough Council, the following on-site maintenance contributions would need to be paid to the Borough Council at the following milestones:</p> <ul style="list-style-type: none"> <li>• Completion of 100<sup>th</sup> dwelling (or prior to the transfer of all of the playing fields and / or public open space, whichever the sooner) - £58,759.</li> <li>• Completion of 200<sup>th</sup> dwelling (or prior to the transfer of all of the playing fields and / or public open space, whichever the sooner) - £58,759.</li> <li>• Completion of 450<sup>th</sup> dwelling (or prior to the transfer of all of the playing fields and / or public open space, whichever the sooner) - £176,277.</li> </ul>	<p>Further dialogue with BBC Parks &amp; Environment required.</p>

Infrastructure	Summary Assessment	Further Work
	<p>There is an existing Public Right of Way (PROW) that crosses the site from east to west and this should be retained and incorporated within the proposed central green corridor. An additional western landscape corridor has also been included which was added following the design consultation process and there is a separation channel that runs along a large proportion of the southernmost border of the site.</p> <p><i>[Source: BBC Decision Notice / Section 106 Agreement]</i></p> <p>Potential for a non-turf football pitch that could satisfy the requirement in the Playing Site Strategy for such a facility in the south of Broxtowe. This would need to be linked with George Spencer School. <i>[BBC Parks and Environment advice note, May 2017]</i>.</p>	
<b>Utilities</b>	<p>Removal and /or undergrounding of the electricity supply cables currently carried across the site by pylons will be necessary. The outline planning permission description of development included the demolition of electricity pylons and overhead cables and the erection of a terminal pylon.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	Further discussion with Utilities providers required as part of planning application.

Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



### 3.3: Bramcote (East of Coventry Lane)

<b>Site Area</b>	16.6 hectares
<b>Housing Units</b>	300
<b>Other Uses</b>	New secondary school to be provided on land to the south
<b>Affordable Housing</b>	30% (90 units)
<b>Ownership / Developer</b>	Proactive developer. Site in NCC ownership.
<b>Additional Notes</b>	New secondary school to be funded, possibly through 'enabling development'.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Greenfield Site. Former playing fields. No issues have been identified.</p> <p>The Environment Agency notes that a licensed landfill site is located to the south of the site and an historic landfill site to the north of the site.</p> <p>This site is underlain by a 'Secondary Aquifer A'. The Environment Agency (EA) has no concerns in relation to the site.</p> <p><i>[All EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>The EA reports that a watercourse is located on site, within the remit of the Lead Local Flood Authority.</p> <p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>The LLFA notes that it does not have any issues in relation to this site. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>
<b>Transport</b>	<p>This allocation, when combined with that at Stapleford, straddles the A6002 Coventry Lane. Access is only possible from the A6002. A single junction serving both sites is preferred onto the strategic highway network, i.e. to avoid unnecessary proliferation of access. The positioning of a suitable junction will be constrained by both existing accesses to the Bramcote Crematorium and Moor Farm Inn Lane and the vertical alignment of the A6002 as it passes over the Nottingham to Ilkeston railway line. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. There is a need to provide safe pedestrian links between the housing and school.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Network Rail should be consulted when definitive proposals are available – due to the proximity of the site to an operational railway line.</p> <p><i>[Network Rail comments within pre- March 2017 stakeholder meeting representations]</i></p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>Replacement secondary school to be provided.</p> <p>Combined with the development of the Stapleford site, (Land to the West of Coventry Lane), land and a new primary school would be required: full build cost recovery required. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>Replacement leisure centre (if required). Local green space to be enhanced.</p> <p>The site sits to the south of GI Corridor 2.9 and to the north of GI Corridors 2.10 and 2.11. Despite its proximity to existing green space assets, it will need an area of onsite amenity open space which includes a large equipped play area (minimum standard LEAP). <i>[BBC Parks and Environment advice note, May 2017].</i></p> <p>Enhancement of the above GI Corridors will be required as per the Green Infrastructure Strategy.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Health</b>	<p>Local GPs at capacity. New GP practice may need to be provided.</p> <p><i>[NCC / CCG comments during March 2017 stakeholder meeting]</i></p> <p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £165,300. <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG &amp; Nottingham City CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated.  Water supply – no abnormal requirements anticipated.  IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 3.4: Stapleford (West of Coventry Lane)

<b>Site Area</b>	12.2 hectares
<b>Housing Units</b>	240
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (72 units)
<b>Ownership / Developer</b>	Proactive developer. Part of site in ownership of Broxtowe Borough Council. Part in the ownership of J McCann and Hulks Farm ownership (north eastern part of site)
<b>Additional Notes</b>	One of the site owners (J McCann) also owns and operates a house builder (Peter James Homes), which could construct some of the homes at the site.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Part greenfield site. Part of site currently in use as storage yard / depot. Former railway sidings. Part of site in agricultural use. No issues have been identified.</p> <p>This site is underlain by a Secondary Aquifer A. In respect of this site, which is predominantly greenfield, the concerns of the Environment Agency are around the 're-development of the Farm buildings'. The Environment Agency stresses the importance that any land contamination issues associated with the farm buildings' previous usage is investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer. <i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further investigation may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG & Nottingham City CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	The LLFA notes <i>[within pre- March 2017 stakeholder meeting representations]</i> that it does not have any issues in relation to this site.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>This allocation, when combined with that at Bramcote, straddles the A6002 Coventry Lane. Access is only possible from the A6002. A single junction serving both sites is preferred onto the strategic highway network, i.e. to avoid unnecessary proliferation of access. The positioning of a suitable junction will be constrained by both existing accesses to the Bramcote Crematorium and Moor Farm Inn Lane and the vertical alignment of the A6002 as it passes over the Nottingham to Ilkeston railway line.</p> <p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>There is a need to provide safe pedestrian links between the housing and Field Farm development to the west.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Network Rail should be consulted when definitive proposals are available – due to the proximity of the site to an operational railway line.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>Combined with the development of the Bramcote site, (Land to the East of Coventry Lane), both land and new a primary school would be required: full build cost recovery required.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations and at the stakeholder meeting]</i></p>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>A buffer is to be provided between the site and the crematorium / Stapleford Hill to ensure the setting of the crematorium and Stapleford Hill is not compromised <i>[BBC Parks &amp; Environment representations, March 2017]</i></p> <p>The site sits to the south of GI Corridor 2.9 and to the north of GI Corridors 2.10 and 2.11. Enhancement of these GI Corridors will be required as per the Green Infrastructure Strategy. In terms of onsite open space there is still a need for some on site amenity open space <i>[BBC Parks and Environment advice note, May 2017].</i></p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Health</b>	<p>Local GPs at capacity. New GP practice may need to be provided.</p> <p><i>[NCC / Nottingham West CCG comments during March 2017 stakeholder meeting]</i></p> <p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £132,240 <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG &amp; Nottingham City CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated.  Water supply – no abnormal requirements anticipated.  IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



### 3.5: Severn Trent (Lilac Grove)

<b>Site Area</b>	13.1 hectares
<b>Housing Units</b>	150
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (45 units)
<b>Ownership / Developer</b>	Proactive site owner. The Borough Council owns a recycling & refuse / 'civic amenity' site adjacent to the site.
<b>Additional Notes</b>	<p>Site is currently in use as a 'sewage treatment works'.</p> <p>The Severn Trent site adjoins the offside (non-towpath) bank of the Nottingham &amp; Beeston Canal for a distance of approximately 280m. The canal is a navigable waterway owned and operated by the Canal &amp; River Trust.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Site is currently in use as sewage treatment works. Contamination very likely.</p> <p>This site is underlain by a Secondary Aquifer A. It is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site, and its use as a waste water treatment works, the concerns of the Environment Agency are around the re-development of this area. It is important that any land contamination issues associated with the previous use of the site are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further investigation in relation to contamination will be required.

Critical Infrastructure	Summary Assessment	Further Work
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	<p>This site is located within Flood Zone 2 the area of medium flood risk. It will have to be demonstrated that the site has passed the flood risk sequential test. A flood risk assessment (FRA) will then be required to demonstrate that the site is safe without increasing flood risk to others. Safe access and egress to the site will need to be demonstrated within the FRA.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>LLFA comments to be confirmed.</p>	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide</p> <p>Provide pedestrian bridge to link to the canal side towpath.</p> <p>As the site lies adjacent to the offside bank of the canal, should the feasibility of providing a pedestrian bridge to link the site to the canal towpath need to be considered, then the Canal &amp; River Trust advises that any bridge over the canal would require their prior consent in the form of a commercial agreement.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Discussions with the Canal &amp; River Trust will be necessary in relation to the provision of a pedestrian bridge over the canal.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>As a part of the development of other sites in Beeston / Chilwell: Land for 2 new primary schools required one in Beeston Rylands one in Beeston/Chilwell. Full build cost recovery required.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>In considering the Severn Trent site, the Canal &amp; River Trust has asked that account be taken of the proximity of the canal to the site boundary, and how this boundary will be addressed to minimise the risk of either creating direct impacts on the canal structure (such as through land instability arising from construction operations and/or excavation work close to the canal edge) or adversely affecting the character of the waterway through inappropriate forms of built development immediately next to the canal edge. Any building proposals adjacent to the canal edge should be able to demonstrate that they will not place an additional loading on the canal structure or otherwise adversely affect the structural integrity of the canal.</p> <p>Appropriate soft landscaping should be considered along the canalside boundary, and external lighting should be minimised here, as light spill onto the canal can adversely affect wildlife, such as bats, which often use canal corridors as foraging routes. Development proposals should also consider the potential impacts on boaters using the canal, including moorings in the vicinity, which may include residential moorings.</p> <p><i>[Canal &amp; River Trust representations in March 2017 prior to the March 2017 stakeholder workshop]</i></p> <p>Sport England has commented that contributions to the improvement of the football area adjacent to site and East Crescent might be sought.</p> <p><i>[Sport England representations prior to the March 2017 stakeholder workshop]</i></p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Further discussions with the Canal &amp; River Trust will be necessary at the planning application stage.</p>

Other Infrastructure	Summary Assessment	Further Work
	<p>The exact requirement for on-site open space provision will depend upon what new open space / play facilities will be provided at the adjacent 'Boots' site. For a development of 150 dwellings, some on-site provision would normally be required. However, there may also be the potential for links to be created to existing facilities (or new facilities within the Boots development) as well as improvements created to the play, sports and amenity facilities at Leyton Crescent. <i>[BBC Parks and Environment advice note, May 2017].</i></p>	
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £82,650. <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG and Nottingham City CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated.  Water supply – no abnormal requirements anticipated.  IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 3.6: Beeston Maltings

<b>Site Area</b>	1.3 hectares
<b>Housing Units</b>	56
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (17 units)
<b>Ownership / Developer</b>	
<b>Additional Notes</b>	Site previously allocated within the 2004 Broxtowe Borough Local Plan.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>This site is underlain by a Secondary Aquifer A. The Environment Agency notes that it is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site, it would appear that parts of it were formerly used for industrial purposes.</p> <p>The Environment Agency's concerns would be around the re-development of this area. It is important that any land contamination issues associated with the previous industrial usage of the site are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>This site lies within Flood Zone 3, the area of highest flood risk. The site is shown as being protected from flooding. The possibility that flood defences can be over topped is why this site is shown to be at high flood risk. It will have to be demonstrated that this site has passed the flood risk sequential test. A flood risk assessment (FRA) will then be required to demonstrate that the site is safe without increasing flood risk to others. Safe access and egress to the site will need to be demonstrated within the FRA.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The LLFA notes that it does not have any issues in relation to this site. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Network Rail should be consulted when definitive proposals are available – due to the proximity of the site to an operational railway line.</p>



Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	As a part of the development of other sites in Beeston / Chilwell: Land for 2 new primary schools required one in Beeston Rylands one in Beeston/Chilwell. Full build cost recovery required. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Close proximity to the Hetley Pearson Recreation Ground. Section 106 contributions to be sought to extend and improve the play / recreational facilities at the adjacent Hetley Pearson site and potentially Dovecote Lane Recreation Ground. <i>[BBC Parks and Environment advice note, May 2017].</i>	Further dialogue with BBC Parks & Environment required.

Other Infrastructure	Summary Assessment	Further Work
<b>Utilities</b>	<p>Network Rail reports that the railway adjacent to this site is presently scheduled to be electrified by 2023 with OLE energised at 25kV.</p> <p>Severn Trent confirmed that it had no objections to the outline planning application within its representations (January 2014), subject to the inclusion of a condition in relation to surface water and foul sewage drainage plans.  Gas – no abnormal requirements.  IT – No abnormal requirements.</p>	Further discussion with Utilities providers required as part of planning application.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £30,856. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

### 3.7: Beeston Cement Depot

<b>Site Area</b>	1.1 hectares
<b>Housing Units</b>	21
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (6 units)
<b>Ownership / Developer</b>	In ownership of Network Rail.
<b>Additional Notes</b>	The Cement Depot land may be required in the short term in connection with the Midland Main Line electrification works.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Former cement depot.</p> <p>This site is underlain by a Secondary Aquifer A. The Environment Agency notes that it is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site its former use as a concrete depot may have had the potential to cause contamination to the aquifer. The Environment Agency's concerns would be around the re-development of this area. It is important that any land contamination issues associated with the previous industrial usage of the site are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Investigation for contamination may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>This site lies within Flood Zone 3, the area of highest flood risk. The site is shown as being protected from flooding. The possibility that flood defences can be over topped is why this site is shown to be at high flood risk. It will have to be demonstrated that this site has passed the flood risk sequential test. A flood risk assessment (FRA) will then be required to demonstrate that the site is safe without increasing flood risk to others. Safe access and egress to the site will need to be demonstrated within the FRA.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The LLFA notes that it does not have any issues in relation to this site. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Network Rail should be consulted when definitive proposals are available – due to the proximity of the site to an operational railway line.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>Adjacent to the Midland Main Line railway.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>As a part of the development of other sites in Beeston / Chilwell: Land for 2 new primary schools required one in Beeston Rylands one in Beeston/Chilwell. Full build cost recovery required.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Section 106 contributions to be sought to improve the play / recreational facilities at Dovecote Lane Recreation Ground. <i>[BBC Parks and Environment advice note, May 2017].</i>	Further dialogue with BBC Parks & Environment required.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £11,571. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Utilities</b>	<p>No requirements identified.</p> <p>Network Rail reports that the railway adjacent to this site is presently scheduled to be electrified by 2023 with OLE energised at 25kV.</p> <p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated.  Water supply – no abnormal requirements.  IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 3.8: Land Fronting Wollaton Road, Beeston

<b>Site Area</b>	0.1 hectares
<b>Housing Units</b>	12
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (4 units)
<b>Ownership / Developer</b>	
<b>Additional Notes</b>	Currently in use as a 'hand car wash' with very small office / storage.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Site currently in use as a 'car wash'.</p> <p>The Environment Agency advises that this site is located on a Principal Aquifer. It is important that the water quality within the aquifer is protected and kept pollution free.</p> <p>From a desktop review, the Environment Agency suggests that this land has been used for the parking of motor vehicles and therefore the potential for hydro carbons to have leached into the ground should be investigated.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Investigation in relation to previous site uses may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	LLFA comments: 'Surface Water Flood Flow path over most of the site'. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Further discussion with the LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
Transport	NCC notes that the development should be designed in accordance with the 6C's Design Guide.	

Other Infrastructure	Summary Assessment	Further Work
Air Quality	<p>Located immediately adjacent to Wollaton Road.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
Community Facilities	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
Education	<p>As a part of the development of other sites in Beeston / Chilwell: Land for 2 new primary schools required one in Beeston Rylands one in Beeston/Chilwell. Full build cost recovery required.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.
Green Infrastructure Open Space	Section 106 contributions to be sought to improve the facilities at Beeston Fields Recreation Ground. <i>[BBC Parks and Environment advice note, May 2017].</i>	Further dialogue with BBC Parks & Environment required.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,612. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.



Other Infrastructure	Summary Assessment	Further Work
<b>Utilities</b>	Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – no major constraints anticipated. Water supply – no abnormal requirements. IT – No abnormal requirements.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.  Each dwelling will require space for 4 bins to be located at the property.  <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Liaison with BBC Waste & Recycling will be required.

#### 4.1: Land West of Awsworth (inside the bypass)

<b>Site Area</b>	12
<b>Housing Units</b>	250
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (75 units)
<b>Ownership / Developer</b>	Proactive developer.
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Greenfield Site.</p> <p>The Environment Agency notes that this site is underlain by a Secondary Aquifer A. It is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site which is predominantly greenfield, the Environment Agency would be concerned around the re-development of the Farm buildings. It is important that any land contamination issues associated with the farm buildings' previous usage are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further investigation may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	The LLFA notes that it does not have any issues in relation to this site. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	

Critical Infrastructure	Summary Assessment	Further Work
Transport	<p>The highway authority, NCC, has stated a preference for not increasing the number of junctions along the A6096 Awsworth bypass. NCC has stated that if it can be shown that access cannot be satisfactorily achieved from the existing road network in Awsworth, then consideration could be given to forming a '4 arm roundabout junction' at Newtons Lane / A6096, i.e. 'adding a further arm to an existing junction' rather than creating a completely new junction with the bypass.</p> <p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
Air Quality	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
Community Facilities	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
<b>Education</b>	<p>In conjunction with the sites in Kimberley: land and new primary school required: full build cost recovery required.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Further discussion required with LA as part of the planning application process.</p>
<b>Green Infrastructure Open Space</b>	<p>The site is located to the south of GI Corridor 2.7 and the west of GI Corridor 1.2. The Green Infrastructure Strategy identifies opportunities for change and enhancement relating to the Corridors. Given the size of this development, there will be the need for on-site amenity open space which should include a children's play area (minimum standard LEAP). There is also the opportunity to enhance the existing sports and recreational facilities at 'The Lane Recreation Ground' and 'Shilo Recreation Ground', both of which are located relatively close to the proposed development site. There is no requirement for new sports facilities on the site.</p> <p><i>[BBC Parks and Environment advice note, May 2017].</i></p> <p>Opportunity for funding the restoration of Bennerley Viaduct and development of a cycle path along the viaduct, linking the site with Ilkeston and beyond.</p> <p><i>[Sustrans comments during March 2017 stakeholder meeting]</i></p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Further discussion with Sustrans in relation to Bennerley Viaduct will be required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £137,750. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – no major constraints anticipated. Water supply – no abnormal requirements anticipated. IT – No abnormal requirements.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[NCC comments during March 2017 stakeholder meeting]</i></p>	Liaison with BBC Waste & Recycling will be required.

## 5.1: East of Church Lane, Brinsley

<b>Site Area</b>	4.2 hectares
<b>Housing Units</b>	110
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (33 units)
<b>Ownership / Developer</b>	Proactive owner and developer.
<b>Additional Notes</b>	One of two 'potential' options for Brinsley

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Greenfield Site.</p> <p>The Environment Agency reports that this site is underlain by a Secondary Aquifer A and that it is important that the water quality within the aquifer is protected and kept pollution free.  <i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The Environment Agency reports that it has no [other] concerns.  <i>[EA comments within representations to the 'Brinsley Option 2 Site Consultation', 2017]</i></p>	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>The eastern boundary of the site is formed by the Brinsley Brook which is within the remit of the Lead Local Flood Authority, which notes: 'Brinsley Brook along eastern boundary needs to be considered but overall, no Issues'.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	The Lead Local Flood Authority will need to be contacted in respect of any requirements that they may have in relation to a planning application.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
<b>Education</b>	<p>The LA notes that Brinsley is at capacity and therefore there will be requirements for land and contributions to extend educational provision in the area. There are cross-border issues with Ashfield District and so joint planning is required with all neighbouring districts.</p> <p>Brinsley Primary School is at capacity. NCC (Education) reports that on-site expansion of the school will not be possible. <i>[NCC comments within March 2017 stakeholder meeting]</i></p>	<p>Further discussion required with LA as part of the planning application process.</p> <p>Liaison with neighbouring education authorities including in Ashfield District.</p>
<b>Green Infrastructure Open Space</b>	<p>Section 106 contributions would be sought to enhance the sports and play / recreational facilities at the nearby Brinsley Recreation Ground. <i>[BBC Parks and Environment advice note, May 2017].</i></p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £60,610. <i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Severn Trent Water reports that a foul sewer passes through a small part of the site to the north-east, but that this is unlikely to be affected by development proposals.</p> <p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p> <p>Liaison with Severn Trent in relation to the foul sewer.</p>



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. [NCC representations prior to March 2017 stakeholder meeting]</p> <p>Each dwelling will require space for 4 bins to be located at the property. [NCC comments during March 2017 stakeholder meeting]</p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 6.1: Walker Street, Eastwood

<b>Site Area</b>	4.7 hectares
<b>Housing Units</b>	200 + 30 extra care units
<b>Other Uses</b>	Lynncroft Primary School to be redeveloped on the Walker Street frontage.
<b>Affordable Housing</b>	10% (20 units)
<b>Ownership / Developer</b>	Site is in the ownership of Nottinghamshire County Council.
<b>Additional Notes</b>	An outline planning application (for a plot of land within the south of the site), for the construction of '113 apartments, 27 bungalows, energy centre and associated access road, car parking, amenity space and landscaping' was refused planning permission on 11 Feb 2015, but was granted planning permission on appeal on 10 November 2015.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Part brownfield site.</p> <p>The Environment Agency notes that this site is underlain by a Secondary Aquifer A and that it is important that the water quality within the aquifer is protected and kept pollution free. In respect of this site, which is predominantly greenfield, the Environment Agency does not have concern in respect of contamination to the aquifer.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The site includes a disused mineshaft which has been 'capped' with reinforced concrete <i>[Source: 17 Dec 2014 DC Committee Report]</i>.</p>	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West / Nottingham North & East CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>LLFA notes: 'Surface Water Flood Flow path from South to North of site through to the properties on Garden Road'.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion with the LLFA as part of the detailed planning application stages.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
<b>Education</b>	<p>Lynncroft Primary School to be redeveloped on the Walker Street frontage.</p> <p>The LA notes that the school is at capacity and there is a requirement for land and contributions to extend educational provision in the area. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>The site is located to the north of GI Corridor 2.2.</p> <p>In terms of site specifics, proposals need to be linked to the redevelopment of the Lynncroft Primary School and the requirement for sports facilities relating to the school. There exists an opportunity to create sports facilities and shared school / community use.</p> <p>‘The Canyons’ open space is to be retained but there is a need to include amenity open space with children’s play facilities (minimum standard LEAP) within the site. ‘The Canyons’ is a natural area of open space rather than somewhere that can be used for informal recreational use. <i>[BBC Parks and Environment advice note, May 2017].</i></p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham West / Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham West / Nottingham North & East CCG as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Utilities</b>	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[NCC comments during March 2017 stakeholder meeting]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 7.1: Land South of Kimberley (including Kimberley Depot)

<b>Site Area</b>	7.4 hectares
<b>Housing Units</b>	105
<b>Other Uses</b>	
<b>Affordable Housing</b>	20% (21 units)
<b>Ownership / Developer</b>	Part of site in the ownership of Broxtowe Borough Council. Land to the east in separate ownership. Both willing developers.
<b>Additional Notes</b>	Relocation of existing B.B.C. Kimberley Depot would be required for land to become available.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Large part of site currently in use as a waste transfer station. Contamination is highly likely.</p> <p>The Environment Agency reports that this site is underlain by a Secondary Aquifer A. It is important that the water quality within the aquifer is protected and kept pollution free.</p> <p>The Environment Agency also reports there is an historic landfill site known as Kimberley Depot /Kimberley Tip. This site was a civic amenity waste site. <i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further investigation in relation to contamination will be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	<p>The LLFA notes that 'Surface Water Flood Flow paths to be considered but overall, no Issues'.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>The Lead Local Flood Authority may need to be contacted in respect of any requirements that they may have in relation to the watercourse located in close proximity to the site.</p>
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>Site is located immediately to the north of the A610 dual carriageway.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p> <p>Separation distance / buffer from the A610 may be required.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	In conjunction with the sites in Kimberley and Awsworth: land and new primary school required: full build cost recovery required. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	The site is located to the south of GI Corridor 2.8 and to the north of GI Corridor 2.7. This site offers good potential to enhance the two adjacent GI corridors. On-site open space would not be required given the close proximity of BBC's existing open space at Hall Om Wong. This open space would need to be enhanced as part of any development. The Green Infrastructure corridor opportunity for enhancement makes reference to this. Section 106 contributions would also be sought to upgrade the play area at Hall Om Wong. This site offers good potential to enhance the two adjacent GI corridors. <i>[BBC Parks and Environment advice note, May 2017].</i>	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £57,855. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.



Other Infrastructure	Summary Assessment	Further Work
<b>Utilities</b>	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[NCC comments during March 2017 stakeholder meeting]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 7.2: Land South of Eastwood Road, Kimberley

<b>Site Area</b>	1.1 hectares
<b>Housing Units</b>	40
<b>Other Uses</b>	
<b>Affordable Housing</b>	20% (8 units)
<b>Ownership / Developer</b>	
<b>Additional Notes</b>	Previously allocated within the 2004 Broxtowe Borough Local Plan.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>The Environment Agency notes that a licensed landfill site is located to the south of the site and an historic landfill site to the north of the site.</p> <p>This site is underlain by a 'Secondary Aquifer A'. The Environment Agency (EA) has no concerns in relation to the site.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	No comments yet received from the LLFA.	Further discussion with the LLFA as part of the planning application process.
<b>Transport</b>	<p>Demolition of no.59 Eastwood Road may be required in order to achieve acceptable access to the site.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p>	

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>In conjunction with the sites in Kimberley and Awsworth: land and new primary school required: full build cost recovery required.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	The site is located within close proximity to GI Corridors 2.8 and 2.7. This site offers good potential to enhance the two adjacent GI Corridors. No on-site open space would be required.	Further dialogue with BBC Parks & Environment required.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22,040. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Utilities</b>	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[NCC comments during March 2017 stakeholder meeting]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 7.3: Eastwood Road Builders' Yard, Kimberley

<b>Site Area</b>	0.5 hectares
<b>Housing Units</b>	22
<b>Other Uses</b>	
<b>Affordable Housing</b>	20% (4 units)
<b>Ownership / Developer</b>	
<b>Additional Notes</b>	Previously allocated within the 2004 Broxtowe Borough Local Plan / 1994 Local Plan.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>The site is predominantly brownfield and contains a former brick yard and garages.</p> <p>The Environment Agency reports that this site is located on a Principal Aquifer. It is important that the water quality within the aquifer is protected and kept pollution free.</p> <p>In respect of this site and its former use as a builders' Yard, the Environment Agency notes that it is important that any land contamination issues associated with the previous usage of the site are investigated and addressed prior to taking actions which could lead to the re-mobilisation of those contaminants into the aquifer.</p> <p><i>[EA comments within pre- March 2017 stakeholder meeting representations]</i></p>	Potential for contamination should be investigated.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Flood Risk</b>	The LLFA notes that it does not have any issues in relation to this site. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Further discussion with the LLFA as part of the planning application process.
<b>Transport</b>	Vehicular access to be obtained from Eastwood Road.  NCC notes that the development should be designed in accordance with the 6C's Design Guide.  <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	

<b>Other Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Air Quality</b>	No issues have been identified.  The site is not within an Air Quality Management Area (AQMA).	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	In conjunction with the sites in Kimberley and Awsworth: land and new primary school required: full build cost recovery required.  <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Further discussion required with LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	The site is located within close proximity to GI Corridors 2.8 and 2.7. This site offers good potential to enhance the two adjacent GI Corridors. No on-site open space would be required. Contributions would be sought to enhance BBC's existing open space and play area at Millfield Road, Kimberley.	Further dialogue with BBC Parks & Environment required.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £12,122. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – no major constraints anticipated. Water supply – no abnormal requirements anticipated. IT – No abnormal requirements.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[NCC comments during March 2017 stakeholder meeting]</i></p>	Liaison with BBC Waste & Recycling will be required.

## 11.0: The Square, Beeston

<b>Site Area</b>	1.4 hectares
<b>Housing Units</b>	100 minimum
<b>Other Uses</b>	Mixed Use: Residential / Cinema Emphasis upon 'Evening Economy'.
<b>Affordable Housing</b>	30% (30 units based upon 100 dwellings minimum)
<b>Ownership / Developer</b>	In ownership of Broxtowe Borough Council
<b>Additional Notes</b>	'Exemplar' standard of design is expected. Part of the north of the Beeston Square site has already been redeveloped with new buildings incorporating new retail units and a gym.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The southern part of the site was formerly in use as a multi-level car park, fire station and two retail units. It is possible that there may have been some contamination, possibly as a result of the large number of parked vehicles and maintenance of fire appliances and equipment.	The potential for contamination will require further investigation.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Not located within Flood Zone 2 or 3 according to Environment Agency flood risk mapping.	Further discussion with the LLFA as part of the planning application process.



<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. Located adjacent to Beeston Bus &amp; Tram Interchange.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide. Car parking and retail unit servicing will need to be considered as a part of any scheme.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

<b>Other Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	<p>Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.</p> <p>Landmark buildings providing a 'gateway' into Beeston from the south and tram / bus interchange to the south west would be required, as would public realm enhancements to the east.</p>	These issues would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
<b>Education</b>	<p>As a part of the development of other sites in Beeston / Chilwell: Land for 2 new primary schools required one in Beeston Rylands one in Beeston/Chilwell. Full build cost recovery required.</p> <p><i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Further discussion required with LA as part of the planning application process.
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £55,100. <i>[Nottingham West CCG figures, April 2017]</i></p>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>Opportunity for a 'show piece' area of green space with high-quality hard and soft landscaping and the potential for a small area for children's play facilities. <i>[BBC Parks and Environment advice note, May 2017]</i>.</p> <p>Public realm improvements will be required to the east of the site.</p>	Further dialogue with BBC Parks & Environment required.
<b>Utilities</b>	<p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated.  Water supply – no abnormal requirements anticipated.  IT – No abnormal requirements.</p>	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required. Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Appendix 2: IDP Site Infrastructure Schedules (Rejected Sites)

## *List of 'Rejected Sites' (by Settlement Area)*

<b>Awsworth</b>		
190: North of Barlow's Cottages, Awsworth	192: West of Awsworth Lane / South of Newtons Lane, Cossall	
<b>Brinsley</b>		
197: North of Cordy Lane site ('Smaller Site' as per the 'Brinsley Additional Site' Consultation)	197: North of Cordy Lane, Brinsley (Larger SHLAA Site)	198: Land East of Church Lane (Larger Site)
376: Land opposite 28 Church Lane, Brinsley	681: Land to the Rear of Clumber Avenue, Brinsley	128: Robin Hood Inn, 17 Hall Lane, Brinsley
<b>Eastwood</b>		
146: Chewton Street, Newthorpe (Fringe of Former Landfill Site)	203: Nether Green, East of Mansfield Road, Eastwood	206: East of Baker Road / North of Nottingham Road, Giltbrook
208: West of Moorgreen	3: Wade Printers (and adjacent land), Baker Road, Newthorpe	204: North of 4 Mill Road, Beauvale
514: Hall Farm, Cockerhouse Road, Eastwood		
<b>Kimberley</b>		
411/215: Land to the East of the Proposed Kimberley Allocation	271: Gilt Hill Farm, Gilt Hill, Kimberley	285: Land North of Alma Hill / West of Millfield Road, Kimberley
105: Land West of New Farm Lane, Nuthall	234: Land at New Farm Lane, Nuthall	113: Land North of Alma Hill
116: Land North of 38 Alma Hill, Kimberley	610: Land off High Spannia, Kimberley	103: Land East of New Farm Lane, Nuthall
473: Home Farm, Nottingham Road, Nuthall		
<b>Main Built Up Area</b>		
104: Land off Coventry Lane, Trowell Moor	298: Spring Farm, Nottingham Road, Trowell Moor, Trowell	178: Land North of Nottingham Road, Trowell Moor, Trowell
588: Land to the West of Bilborough Road, Strelley	107: Land at Woodhouse Way, Nuthall	407: Land between A52, Stapleford and Chilwell Lane, Bramcote
403: Bardills Garden Centre, Toton Lane,	132: Land at Wheatgrass Farm, Chilwell	111: Land off Moss Drive, Bramcote

Stapleford	(North of Tram Line)	
683: Land South Of Blenheim Industrial Estate, Nuthall	414: Land Behind Sisley Avenue, Stapleford	410: Land South of 45 Baulk Lane, Stapleford
412: Chilwell Lane, Bramcote (South of Common Lane)	415: Ashlands, Bilborough Road, Trowell	602: The Gables, Strelley Lane, Strelley
<b>Other Rural</b>		<b>Sites Adjacent to Hucknall</b>
189: Land at Smithfield Avenue, Trowell		513: Land Belonging to Stubbing Wood Farm, Watnall Road, Watnall

# Awsworth Sites

## 190: North of Barlow's Cottages, Awsworth

<b>Site Area</b>	3.04 hectares
<b>Housing Units</b>	50
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (15 units)
<b>Ownership / Developer</b>	Promoted through SHLAA by agent.
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Potential for some contamination due to current and previous uses (Car storage/scrapyard/ housing and vacant farmland).	Further investigation and liaison with the Environment Agency would be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.



Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £27,550. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

**192: West of Awsworth Lane / South of Newtons Lane, Cossall**

<b>Site Area</b>	11.6 hectares
<b>Housing Units</b>	116
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (35 units)
<b>Ownership / Developer</b>	Not currently being promoted
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Possible contaminated land from an historic landfill. Further investigation would be required.	Further investigation and liaison with the Environment Agency would be necessary.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p><i>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</i></p> <p><i>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</i></p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<i>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</i>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £63,916. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i>  Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Liaison with BBC Waste & Recycling will be required.

## Brinsley Sites

### 197: North of Cordy Lane site ('Smaller Site' as per the 'Brinsley Additional Site' Consultation)

<b>Site Area</b>	3.6 hectares
<b>Housing Units</b>	110
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (33 units)
<b>Ownership / Developer</b>	Proactive owner and developer.
<b>Additional Notes</b>	One of two 'potential' options for Brinsley

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Greenfield Site.</p> <p>A response by the Environment Agency to the '<i>Additional Brinsley Site Consultation</i>' [March 2017] notes that a secondary aquifer is present below the entire settlement, and that measures may be required to mitigate potential risks.</p>	Further liaison with the Environment Agency may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Information for in relation to flood risk is awaited from the Lead Local Flood Authority (NCC).	The Lead Local Flood Authority will need to be contacted in respect of any requirements that they may have in relation to a planning application.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p>NCC made no comments on the site in relation to strategic transport planning within its response to the <i>'Additional Brinsley Site Consultation'</i> [March 2017]</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	<p>The LA notes that Brinsley is at capacity and therefore there will be requirements for land and contributions to extend educational provision in the area. There are cross-border issues with Ashfield District and so joint planning is required with all neighbouring districts.</p> <p>Brinsley Primary School is at capacity. NCC (Education) reports that on-site expansion of the school will not be possible. <i>[NCC comments within March 2017 stakeholder meeting]</i></p>	<p>Further discussion required with LA as part of the planning application process.</p> <p>Liaison with neighbouring education authorities including in Ashfield District.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Section 106 contributions would be sought to enhance the sports and play / recreational facilities at the nearby Brinsley Recreation Ground.</p> <p><i>[BBC Parks and Environment advice note, May 2017].</i></p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £60,610.</p> <p><i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Severn Trent Water reported that the site has a 300mm diameter foul sewer passing directly through the central spine of the site and so to accommodate new development, this is likely to require diverting. Severn Trent Water confirmed that, should any of the public sewers require a diversion, the developer would be liable to fund the cost of the work.</p> <p>HV Cables cross the site. Consultation response from Western Power Distribution is awaited.</p> <p>Electricity – No abnormal requirements.  Gas – no abnormal requirements.  Waste water – no major constraints anticipated.  Water supply – no abnormal requirements anticipated.  IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p> <p>Liaison with Severn Trent in relation to the foul sewer.</p> <p>Liaison with Western Power Distribution in relation to the ‘undergrounding’ of the HV cables that cross the site, will be required.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.  <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property.  <i>[NCC comments during March 2017 stakeholder meeting]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



**197: North of Cordy Lane, Brinsley (Larger SHLAA Site)**

<b>Site Area</b>	27.8 hectares
<b>Housing Units</b>	285 (up to 110 with the Plan Period)
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (86 units / 33 within the Plan Period)
<b>Ownership / Developer</b>	Proactive owner / developer
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield Site. No issues identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. There is a need to provide safe pedestrian links between the housing and school.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £157,035 (£60,610 within the Plan Period). <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 198: Land East of Church Lane (Larger Site)

<b>Site Area</b>	12.89 hectares
<b>Housing Units</b>	200 (up to 110 within the Plan Period)
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (60 units / 33 within the Plan Period)
<b>Ownership / Developer</b>	Proactive developer
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield Site. No issues identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £158,688 (up to £60,610 within the Plan Period). <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**376: Land opposite 28 Church Lane, Brinsley**

<b>Site Area</b>	5.69 hectares
<b>Housing Units</b>	85
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (26 units)
<b>Ownership / Developer</b>	Proactive owner
<b>Additional Notes</b>	A pre-application enquiry has previously been made in relation to this site

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £46,835. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**681: Land to the Rear of Clumber Avenue, Brinsley**

<b>Site Area</b>	1.5 hectares
<b>Housing Units</b>	38
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (11.4 units)
<b>Ownership / Developer</b>	Proactive developer.
<b>Additional Notes</b>	Includes a residential property on the northern side of Broad Lane, Brinsley – 145 Broad Lane, which would need to be demolished in order to accommodate the access to the site onto Broad Lane.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Existing equestrian use. No issues have been identified on the 'greenfield' part of the site.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Access from Broad Lane would require the demolition of a residential property.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £20,938. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

**128: Robin Hood Inn, 17 Hall Lane, Brinsley**

<b>Site Area</b>	0.39 hectares
<b>Housing Units</b>	11
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (3 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Previous access to the site was considered to be possible from Hall Lane however a new dwelling has recently been constructed where this was envisaged. It may be possible to develop this site in conjunction with neighbouring land gaining access from Stoney Lane however there is no evidence that discussions between land owners have taken place. Issues such as access and location adjacent to the Conservation Area would need to be resolved.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>Potential impact upon the Conservation Area would need to be considered.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,061. <i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Eastwood Sites

### 146: Chewton Street (Fringe of Former Landfill Site)

<b>Site Area</b>	8 hectares
<b>Housing Units</b>	320
<b>Other Uses</b>	Public open space
<b>Affordable Housing</b>	20% (64 units) – <i>depending upon viability</i>
<b>Ownership / Developer</b>	Proactive developer.
<b>Additional Notes</b>	<p>The site was previously allocated within the 2004 Local Plan under Policy H1 (o). Serious landfill / contamination-related implications, as a result of the adjacent former landfill site, which will need to be resolved before development can be permitted.</p> <p>A 2007 planning application for the site (07/00468/FUL) was refused planning permission on 14 February 2008. The planning application description was: <i>'Construct residential development to include 317 properties, associated infrastructure, public open space and site access from Chewton Street and Halls Lane. Demolition of N° 169 Chewton Street and accommodation works to retained properties. Installation of bentonite slurry wall around landfill area. Off-site highway works (at junction of Nottingham Road/Smithurst Road, Giltbrook) (revised scheme).'</i></p> <p>The 2007 planning application for the site was refused planning permission for the following reason: <i>'the future monitoring arrangements and management responsibilities for the bentonite wall are not sufficiently clear and it is the opinion of the local planning authority that in the event of gas migration onto the development site, there is potentially insufficient protection for future residents of the development. The development would therefore be contrary to the provisions of Policy E31 of the Broxtowe Borough Local Plan (2004).'</i></p> <p>The site is not proposed for allocation within the new Part 2 Local Plan, due to the contamination-related issues which may render the site undevelopable should these not be capable of mitigation.</p>



Critical Infrastructure	Summary Assessment	Further Work
<b>Contamination</b>	<p>There is a former landfill site located within close proximity to the site, although the former landfill area does not form part of the boundaries of this site. A risk has been identified of the potential migration of methane gas from the former landfill to this site. There is therefore a need to provide an impermeable barrier between the former landfill and the site, with a ventilating trench to allow any methane to ventilate into the atmosphere naturally.</p> <p>A solution to this issue was proposed as a part of a 2007 planning application for the site. However, planning permission was refused by the Borough Council in February 2008, as the Council was not sufficiently clear whether or not the future monitoring arrangements and management responsibilities for the bentonite wall were sufficient; there was concern that there was insufficient protection for future residents of the development. <i>[Source: 13 February 2008 Development Control Committee Report].</i></p>	<p>Liaison with the Environment Agency will be critical in designing engineering solutions which will protect the site from seepage of methane gas, and the risk of explosion that this could pose. Without such a solution, it will not be possible for the site to be brought forward for development.</p>
<b>Emergency Services</b>	<p>No requirements identified.</p> <p><i>[Without an engineering solution, there is a potentially-serious risk of explosion from escaping methane gas from the adjacent former landfill site].</i></p>	<p>Liaison with Nottingham West CCG and Nottingham North &amp; East CCG necessary.</p>
<b>Flood Risk</b>	<p>The site is located outside of flood risk areas, according to Environment Agency online flood risk mapping.</p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Buffers to existing residential areas may be required.</p> <p>Areas of public open space should be incorporated within the proposals for the site.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £176,320. <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG &amp; Nottingham North &amp; East CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – no abnormal requirements anticipated.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**203: Nether Green, East of Mansfield Road, Eastwood**

<b>Site Area</b>	17.19 hectares
<b>Housing Units</b>	300
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (90 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	Previously considered for allocation within the Part 2 Local Plan and subjected to an Opun Design Review.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £165,300. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**206: East of Baker Road / North of Nottingham Road, Giltbrook**

<b>Site Area</b>	18.21 hectares
<b>Housing Units</b>	283
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (85 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>Part of the site is at risk of flooding including part of the site on which an access point may be required</p>	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £155,933. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 208: West of Moorgreen

<b>Site Area</b>	14.53 hectares
<b>Housing Units</b>	262
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (79 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Site has no road frontage and only limited access points.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £144,362. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

### 3: Wade Printers (and adjacent land), Baker Road, Newthorpe

<b>Site Area</b>	11.07 hectares
<b>Housing Units</b>	200
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (60 units)
<b>Ownership / Developer</b>	Proactive owner.
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	<p>Part brownfield.</p> <p>Potential for some contamination on the brownfield part of the site. Uses include: Industrial, disused former colliery/ tip and agriculture.</p>	Further investigation and liaison with the Environment Agency will be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 204: North of 4 Mill Road, Beauvale

<b>Site Area</b>	4.57 hectares
<b>Housing Units</b>	88
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (27 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.



Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £48,488. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**514: Hall Farm, Cockerhouse Road, Eastwood**

<b>Site Area</b>	3.6 hectares
<b>Housing Units</b>	40
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (12 units)
<b>Ownership / Developer</b>	Proactive owner
<b>Additional Notes</b>	Site forms the curtilage of a Listed model farm which has recently received planning permission for the conversion of outbuildings and barns into new dwellings.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No requirements identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>Consideration in relation to the issue of the curtilage of the Listed Building would be required.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22,040. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Kimberley Sites

### 411/215: Land to the East of the Proposed Kimberley Allocation

<b>Site Area</b>	7.4 hectares
<b>Housing Units</b>	222
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (67 units)
<b>Ownership / Developer</b>	Proactive landowners.
<b>Additional Notes</b>	<p>The site is within two main ownerships. The site includes SHLAA Site 411 and SHLAA Site 215. Pre-application discussions have taken place in relation to SHLAA Site 411. This part of the site contains: farmhouses, farm buildings and land to the rear.</p> <p>The front edge of Site 411 (outside of the Green Belt) could be redeveloped for 4-8 dwellings relatively easily.</p> <p>This site and land to the west was previously considered for allocation within the Part 2 Local Plan and the wider site was subjected to an Opun Design Review.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified on this land	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>There are access issues which would need to be addressed in order to provide an access to the site. Several different access points may be required.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Liaison with NCC would be required in order to secure an acceptable access point or points to the site.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p>
<b>Community Facilities</b>	<p>Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.</p>	<p>This would need to be subject to further consideration at the time of any planning application submission.</p>
<b>Education</b>	<p>Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.</p>	<p>Further discussion required with the LA as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £122,322. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i>  Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Liaison with BBC Waste & Recycling will be required.



**271: Gilt Hill Farm, Gilt Hill, Kimberley**

<b>Site Area</b>	4.93 hectares
<b>Housing Units</b>	200
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (60 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	An outline planning application for 'up to 16 dwellings following demolition of existing farm buildings, with all matters reserved except access (farmhouse retained)' was submitted in relation to the southern part of the site in March 2017. This planning application was refused planning permission by the Council in June 2017, on 'Green Belt' grounds.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Agricultural land which also includes existing farm buildings to the south, with access off Gilt Hill.  Potential for agricultural-related contamination.	Further investigation may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**285: Land North of Alma Hill / West of Millfield Road, Kimberley**

<b>Site Area</b>	5.72 hectares
<b>Housing Units</b>	116
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (35 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required. There is a need to provide safe pedestrian links between the housing and school.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £63,916. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

# 105: Land West of New Farm Lane, Nuthall

<b>Site Area</b>	2.95 hectares
<b>Housing Units</b>	75
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (23 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.



Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £41,325. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 234: Land at New Farm Lane, Nuthall

<b>Site Area</b>	2.08 hectares
<b>Housing Units</b>	50
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (15 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	<p>Part of the site is within a 200 metre buffer of the preferred route for the HS2 railway line, which may create noise issues and reduce the developable area.</p> <p>The development of this site may only be acceptable if developed in conjunction with Site 105.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £27,550. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

### 113: Land North of Alma Hill

<b>Site Area</b>	1.83 hectares
<b>Housing Units</b>	72
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (22 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	During the Broxtowe Local Plan Review in 2003, the inspector who assessed the adjacent site (Site 116) recommended that consideration should be given to allocating sites 116 and 113 together.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Access to the adjacent Site 116 may need to be routed via this site.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

<b>Other Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £39,672. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



# 116: Land North of 38 Alma Hill, Kimberley

<b>Site Area</b>	1.16 hectares
<b>Housing Units</b>	45
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (14 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	During the Broxtowe Local Plan Review in 2003, the inspector who assessed the adjacent site (Site 113) recommended that consideration should be given to allocating sites 116 and 113 together.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Access reliant on link with adjoining site to the east (Site 113).</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £24,795. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**610: Land off High Spannia, Kimberley**

<b>Site Area</b>	0.86 hectares
<b>Housing Units</b>	18
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (5 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	An application (ref: 16/00443/CLUE) for a 'certificate of lawful use' to 'retain the change of use from agricultural land to residential gardens' was approved on 13 <sup>th</sup> August 2016.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £9,918. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

**103: Land East of New Farm Lane, Nuthall**

<b>Site Area</b>	0.32 hectares
<b>Housing Units</b>	12
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (4 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues in relation to contamination have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,612. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

#### 473: Home Farm, Nottingham Road, Nuthall

<b>Site Area</b>	0.92 hectares
<b>Housing Units</b>	14
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (4 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	<p>The site includes Listed Buildings and is located within the Green Belt. This site is also located within the Nuthall Conservation Area.</p> <p>In 2008, the Development Control Committee resolved to refer the decision, for an application for 'conversion of the existing buildings to provide 14 dwellings', to the Secretary of State with a recommendation to approve subject to a legal agreement. The Secretary of State took the decision not to intervene, however the application was withdrawn as a result of a legal agreement not being signed.</p> <p>Issues include the Conservation Area, noise from the motorway, access and potential contaminated land. Part of the site is within a 200 metre buffer of the preferred route for the HS2 Railway line, which may create noise issues and reduce the developable space.</p> <p>An application for Listed Building Consent to 'replace windows to Home Farmhouse, Cottage 1 and Cottage 2' is currently under consideration by the Council.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site area includes abandoned farm buildings and 3 existing dwellings at one end. The potential for contamination may need to be investigated.	Further investigation may be necessary.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>Any scheme would need to be sympathetic to the Nuthall Conservation Area and take account of the Listed Buildings.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £7,714. <i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East CCG &amp; Nottingham City CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Main Built-Up Area (MBA) Sites

### 104: Land off Coventry Lane, Trowell Moor

<b>Site Area</b>	108 hectares
<b>Housing Units</b>	2,069 (500 within the Plan Period)
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (621 units / 150 within the Plan Period)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The use of the site includes agricultural uses (including a nursery and associated buildings). No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>There is a possibility of flooding from nearby small watercourses.</p>	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Land and contributions towards the building of new primary and secondary schools are likely to be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £1,140,019. (£275,500 within the Plan Period). <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**298: Spring Farm, Nottingham Road, Trowell Moor, Trowell**

<b>Site Area</b>	69.27 hectares
<b>Housing Units</b>	1,380 (500 within the Plan Period)
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (414 units / 150 within the Plan Period)
<b>Ownership / Developer</b>	Promoted through the SHLAA
<b>Additional Notes</b>	The recent publication of the preferred route for the HS2 railway line shows the line to dissect the north west corner of the site, which could create noise issues and reduce the developable space.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Largely greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.



Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school and secondary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £760,380. (£275,500 within the Plan Period). <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**178: Land North of Nottingham Road, Trowell Moor, Trowell**

<b>Site Area</b>	26.27 hectares
<b>Housing Units</b>	Up to 837 (500 within the Plan Period)
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (251 units / 150 within the Plan Period)
<b>Ownership / Developer</b>	Promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>Possibility of flooding from nearby small watercourses.</p>	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school and a new secondary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £461,187. (£275,500 within the Plan Period). <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**588: Land to the West of Bilborough Road, Strelley**

<b>Site Area</b>	15.58 hectares
<b>Housing Units</b>	311
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (93 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield Site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>Possibility of flooding from nearby small watercourses.</p>	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £171,361. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



**107: Land at Woodhouse Way, Nuthall**

<b>Site Area</b>	32.35 hectares
<b>Housing Units</b>	300
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (90 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	<p>The preferred route for the HS2 railway line shows the line to dissect the site, which would reduce the potential dwelling numbers significantly.</p> <p>Planning application (13/00277/OUT) was refused for 620 dwellings. However the developer is of the view that despite the HS2 constraint, it is possible to achieve approximately 300 dwellings on the site without compromising the route.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £165,300. <i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East CCG &amp; Nottingham City CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**407: Land between A52, Stapleford and Chilwell Lane, Bramcote**

<b>Site Area</b>	34.68 hectares
<b>Housing Units</b>	250
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (75 units)
<b>Ownership / Developer</b>	Promoted through the SHLAA
<b>Additional Notes</b>	Constraints include noise issues from the A52.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

<b>Other Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £137,750. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**403: Bardills Garden Centre, Toton Lane, Stapleford**

<b>Site Area</b>	10.17 hectares
<b>Housing Units</b>	150
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (45 units)
<b>Ownership / Developer</b>	Proactive owner.
<b>Additional Notes</b>	Constraints include noise issues from the A52.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Largely greenfield site. Currently in use as a garden centre. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Access issues would need to be resolved.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Liaison with NCC would be required in relation to access issues.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £82,650. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**132: Land at Wheatgrass Farm, Chilwell (North of Tram Line)**

<b>Site Area</b>	20.56 hectares
<b>Housing Units</b>	150
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (45 units)
<b>Ownership / Developer</b>	Proactive owner.
<b>Additional Notes</b>	The site forms part of a narrow Green Belt gap between Chilwell / Toton and Stapleford.  The NET tramway route will limit development but will act as a defensible boundary.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.  NCC notes that the development should be designed in accordance with the 6C's Design Guide.  <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i>  Existing public footpaths may need to be diverted.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>Public footpaths may need to be diverted.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £82,650. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	<p>No requirements identified.</p> <p>HV cables cross the site (but have the potential to be grounded).</p>	<p>Further discussion with Utilities providers required as part of planning application.</p> <p>Liaison with Western Power Distribution would be necessary in relation to grounding of HV cables.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**111: Land off Moss Drive, Bramcote**

<b>Site Area</b>	23.66 hectares
<b>Housing Units</b>	150
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (45 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	A very small part of the site was formerly in residential use.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required. Contributions to a new primary school may be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £82,650. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**683: Land South Of Blenheim Industrial Estate, Nuthall**

<b>Site Area</b>	16.97 hectares
<b>Housing Units</b>	120
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (36 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	<p>The site was previously considered for allocation within the Part 2 Local Plan and was subjected to an Opun Design Review.</p> <p>There is currently no vehicular access to the site. Access from the Blenheim Industrial Estate (north of the site) would be necessary, cutting through a former railway embankment. There are no existing residential uses immediately adjacent to the site.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.



Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Major access constraints. New access via the Blenheim Industrial Estate and through a former railway embankment would be required.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Discussions with NCC would be necessary in relation to resolving the serious access issues.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p>
<b>Community Facilities</b>	<p>Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.</p>	<p>This would need to be subject to further consideration at the time of any planning application submission.</p>
<b>Education</b>	<p>Contributions to primary and secondary education will be required.</p>	<p>Further discussion required with the LA as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>Potential to link footpaths within the surrounding area including to the residential estate to the east of the site.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £66,120. <i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East CCG &amp; Nottingham City CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

#### 414: Land Behind Sisley Avenue, Stapleford

<b>Site Area</b>	3.94 hectares
<b>Housing Units</b>	99
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (30 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	Issues affecting the site could include noise from the A52.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £54,549. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**410: Land South of 45 Baulk Lane, Stapleford**

<b>Site Area</b>	3.69 hectares
<b>Housing Units</b>	92
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (28 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £50,692. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



**412: Chilwell Lane, Bramcote (South of Common Lane)**

<b>Site Area</b>	3.68 hectares
<b>Housing Units</b>	74
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (22 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £40,774. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**415: Ashlands, Bilborough Road, Trowell**

<b>Site Area</b>	1.85 hectares
<b>Housing Units</b>	44
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (13 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site is mainly greenfield. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>Possibility of flooding from nearby small watercourses.</p>	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £24,244. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG and Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**602: The Gables, Strelley Lane, Strelley**

<b>Site Area</b>	1.08 hectares
<b>Housing Units</b>	20
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (6 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site consists of a residential property with a large garden and adjacent paddock. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £11,020. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Other Rural Sites

### 189: Land at Smithfield Avenue, Trowell

<b>Site Area</b>	3.32 hectares
<b>Housing Units</b>	70
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (21 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	<p>The Inspector who assessed the site during the Broxtowe Local Plan Review in 2003 recommended that the site be deleted from the Green Belt and designated as 'Safeguarded Land'.</p> <p>Part of the disused Nottingham Canal dissects the site.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site consists of agricultural land. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>The northern part of the site includes part of the Nottingham Canal Local Wildlife Site.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £38,570. <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## *Sites Adjacent to Hucknall*

### **513: Land Belonging to Stubbing Wood Farm, Watnall Road, Watnall**

<b>Site Area</b>	3.32 hectares
<b>Housing Units</b>	66
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (20 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	Key issues include the impact upon Listed Buildings (both within and adjacent to the site), access and any impact upon the Group TPO which surrounds the east and north west of the site.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Greenfield site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>There are potential issues in relation to accessing the site.</p>	<p>Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.</p> <p>Liaison with NCC would be necessary in relation to resolving access issues.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p>
<b>Community Facilities</b>	<p>Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.</p>	<p>This would need to be subject to further consideration at the time of any planning application submission.</p>
<b>Education</b>	<p>Contributions to primary and secondary education will be required.</p>	<p>Further discussion required with the LA as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>Any scheme would need to be sympathetic to the Listed Buildings and Group TPO.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £36,366. <i>[Nottingham North &amp; East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North &amp; East as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Appendix 3: IDP Site Infrastructure Schedules (Other Sites)



*Other 'Deliverable & Developable' SHLAA Urban Sites, Previous 2004 Local Plan Allocations and Sites Pending Planning Permission (by Settlement Area)*

<b>Brinsley</b>		
200: West of High Street, Brinsley		
<b>Eastwood</b>		
34: Land off Acorn Avenue, Giltbrook	628: Eastwood & District Victory Club, Walker Street, Eastwood	349: 66 Dovecote Road, Eastwood
508: Hilltop House, Nottingham Road, Eastwood	130: Church Street, Eastwood (Raleigh)	
<b>Kimberley</b>		
210: Land South East of 32 to 40 Maws Lane, Kimberley	219: West of the Paddocks, Nuthall	518: Rear of 127 Kimberley Road, Nuthall
218: South of Kimberley Road, Nuthall	144: South of Eastwood Road, Kimberley	
<b>Main Built-Up Area</b>		
419: Wadsworth Road, Stapleford	239: Works, Bailey Street, Stapleford	

# Brinsley Sites

## 200: West of High Street, Brinsley

<b>Site Area</b>	0.66 hectares
<b>Housing Units</b>	21
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (6 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	There are ownership issues. The site is in multiple-ownership.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site includes gardens, a public house car park, and derelict land. Further investigation may be required.	Further investigation may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system.</p> <p>Surface water mapping shows flood risk to the northern boundary of the site which will require further investigation.</p>	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £11,571. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Eastwood Sites

### 34: Land off Acorn Avenue, Giltbrook

<b>Site Area</b>	2.71 hectares
<b>Housing Units</b>	67
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (20 units)
<b>Ownership / Developer</b>	Langridge Homes Ltd is the applicant of a 2015 planning application for the site.
<b>Additional Notes</b>	<p>Part of a 2004 housing allocation, on former agricultural land.</p> <p>The site has extant planning permission (92/00730/FUL) and access roads have been constructed.</p> <p>A planning application (13/00266/FUL) to amend the housing number from 64 to 67 was withdrawn (by Broxtowe Borough Council) due to unresolved issues surrounding drainage.</p> <p>A revised detailed planning application (15/00010/FUL) for 67 dwellings is currently pending.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Former agricultural land. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system.</p> <p>Potential issues in relation to drainage.</p>	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £36,917. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

**628: Eastwood & District Victory Club, Walker Street, Eastwood**

<b>Site Area</b>	0.24 hectares
<b>Housing Units</b>	12
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (4 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	<p>The building was formerly a 'working men's club' which reportedly closed in July 2014.</p> <p>There was a major fire at the building in April 2017.</p> <p>Planning history for the site includes:</p> <ul style="list-style-type: none"> <li>• Extant permission for 12 bungalows on the former 'working men's club' (15/00048/FUL).</li> <li>• Extant revised planning application (16/00646/FUL) for 16 dwellings (following the demolition of the 'working men's club').</li> </ul>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The building was formerly a 'working men's club' which reportedly closed in July 2014. The building may have previously contained asbestos. There may also be further implications as a result of the April 2017 fire. Further investigation may be required.	Further investigation may be required alongside liaison with the Environment Agency and Nottinghamshire Fire & Rescue Service.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.



Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>

Other Infrastructure	Summary Assessment	Further Work
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6612. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

**349: 66 Dovecote Road, Eastwood**

<b>Site Area</b>	0.11 hectares
<b>Housing Units</b>	10
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (3 units)
<b>Ownership / Developer</b>	Proactive owner / developer.
<b>Additional Notes</b>	Extant planning permission (16/00294/FUL) for the construction of 9 dwellings.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Urban site including rear garden. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £5510. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**508: Hilltop House, Nottingham Road, Eastwood**

<b>Site Area</b>	0.19 hectares
<b>Housing Units</b>	10
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (3 units)
<b>Ownership / Developer</b>	Proactive owners.
<b>Additional Notes</b>	Former Council cash office.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Urban site. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	<p>Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.</p> <p>The impact on the setting of the nearby War Memorial would need to be carefully considered as part of a detailed scheme.</p>	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £5510. <i>[Nottingham West CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham West CCG &amp; Nottingham North &amp; East CCG as part of the planning application process.</p>
<b>Utilities</b>	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>



### 130: Church Street, Eastwood (Raleigh)

<b>Site Area</b>	5.45 hectares
<b>Housing Units</b>	40
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (12 units)
<b>Ownership / Developer</b>	The site is understood to be in the ownership of Raleigh UK Ltd
<b>Additional Notes</b>	<p>The site was previously allocated for employment use in the 2004 Local Plan.</p> <p>The site is considered suitable for housing. However, Raleigh UK Ltd is still manufacturing and testing cycles at the site and has recently invested in a new cycle path on land which was also earmarked for housing development.</p> <p>Potential issues include noise from the A610.</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Raleigh UK Ltd manufacturing site. The site includes warehouse buildings, offices, car parking and open land. Further investigation in relation to contamination may be required.	Further investigation and liaison with the Environment Agency may be required.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22,040. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## Kimberley Sites

### 210: Land South East of 32 to 40 Maws Lane, Kimberley

<b>Site Area</b>	0.19 hectares
<b>Housing Units</b>	12
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (4 units)
<b>Ownership / Developer</b>	Proactive agent.
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Vacant former builders' yard. Further investigation in relation to the potential for contamination may be required.	Further investigation may be necessary.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,612. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

## 219: West of the Paddocks, Nuthall

<b>Site Area</b>	0.62 hectares
<b>Housing Units</b>	19
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (6 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	Site in multiple-ownership.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £10,469. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.



Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**518: Rear of 127 Kimberley Road, Nuthall**

<b>Site Area</b>	0.52 hectares
<b>Housing Units</b>	20
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (6 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	The site is in multiple-ownership.  The site could also potentially provide an access to Site 218 via 'The Paddocks'.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site consists of residential gardens. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The site could also potentially provide an access to Site 218 via 'The Paddocks'.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £11,020. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

## 218: South of Kimberley Road, Nuthall

<b>Site Area</b>	0.87 hectares
<b>Housing Units</b>	30
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (9 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	The site may need to be accessed from 'The Paddocks' via Site 518.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site consists of field and meadow land, some garden land, and some outbuildings. No issues have been identified at this stage.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The site may need to be accessed from 'The Paddocks' via Site 518.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £16,530. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential.</p> <p><i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

**144: South of Eastwood Road, Kimberley**

<b>Site Area</b>	1.13 hectares
<b>Housing Units</b>	40
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (12 units)
<b>Ownership / Developer</b>	No recent information.
<b>Additional Notes</b>	Previous 2004 Local Plan housing allocation.

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site includes a house (no. 59 Eastwood Road), garden land and a field to the rear of existing gardens on Eastwood Road. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.	Further discussion with the EA / LLFA as part of the planning application process.



Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>The demolition of a house (no. 59 Eastwood Road) may be necessary in order to provide an acceptable access to the site.</p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22,040. <i>[Nottingham North &amp; East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	<p>Recycling capacity at the Giltbrook Recycling Centre is generally sufficient. There is a severe shortage of space for additional dry recycling through the existing Waste Transfer Station (WTS) in Giltbrook. Any additional inputs / outputs to / from this WTS site will be constrained. Expansion would be difficult to achieve and so NCC would potentially be looking at developing a new WTS. Developer contributions to support that would be essential. <i>[NCC representations prior to March 2017 stakeholder meeting]</i></p> <p>Each dwelling will require space for 4 bins to be located at the property. <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Liaison with BBC Waste & Recycling will be required.

## Main Built-Up Area Sites

### 419: Wadsworth Road, Stapleford

<b>Site Area</b>	0.51 hectares
<b>Housing Units</b>	11
<b>Other Uses</b>	
<b>Affordable Housing</b>	30% (3 units)
<b>Ownership / Developer</b>	Site promoted through the SHLAA. In the ownership of Nottinghamshire County Council.
<b>Additional Notes</b>	

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	The site includes school buildings. No issues have been identified.	
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks &amp; Environment required.</p> <p>Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.</p>
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6061. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
<b>Waste, Recycling &amp; Energy Management</b>	<p>Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.</p> <p>Each dwelling will require space for 4 bins to be located at the property.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	<p>Liaison with BBC Waste &amp; Recycling will be required.</p>

### 239: Works, Bailey Street, Stapleford

<b>Site Area</b>	0.13 hectares
<b>Housing Units</b>	15
<b>Other Uses</b>	
<b>Affordable Housing</b>	20% (3 units) <i>Lower rate assumed due to viability concerns</i>
<b>Ownership / Developer</b>	Site promoted through the SHLAA
<b>Additional Notes</b>	<p>The site has extant planning permission for residential development. Part of the site is within a 200 metre buffer of the preferred route for the HS2 railway line which may create noise issues and reduce the future deliverability.</p> <p>Outline planning permission has previously been granted for 15 dwellings on the previously developed land of the site (old factory).</p>

<b>Critical Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
<b>Contamination</b>	Urban previously-developed site with the potential for contamination.	Further investigation will be required along with liaison with the Environment Agency.
<b>Emergency Services</b>	No requirements identified.	Liaison with Nottingham West CCG necessary.
<b>Flood Risk</b>	<p>Drainage from the site should be via a sustainable drainage system. For Greenfield areas, the maximum discharge should be the Greenfield run-off rate (Qbar) from the area.</p> <p>100% of the site is within Flood Zone 2 and Flood Zone 3.</p>	Further discussion with the EA / LLFA as part of the planning application process.

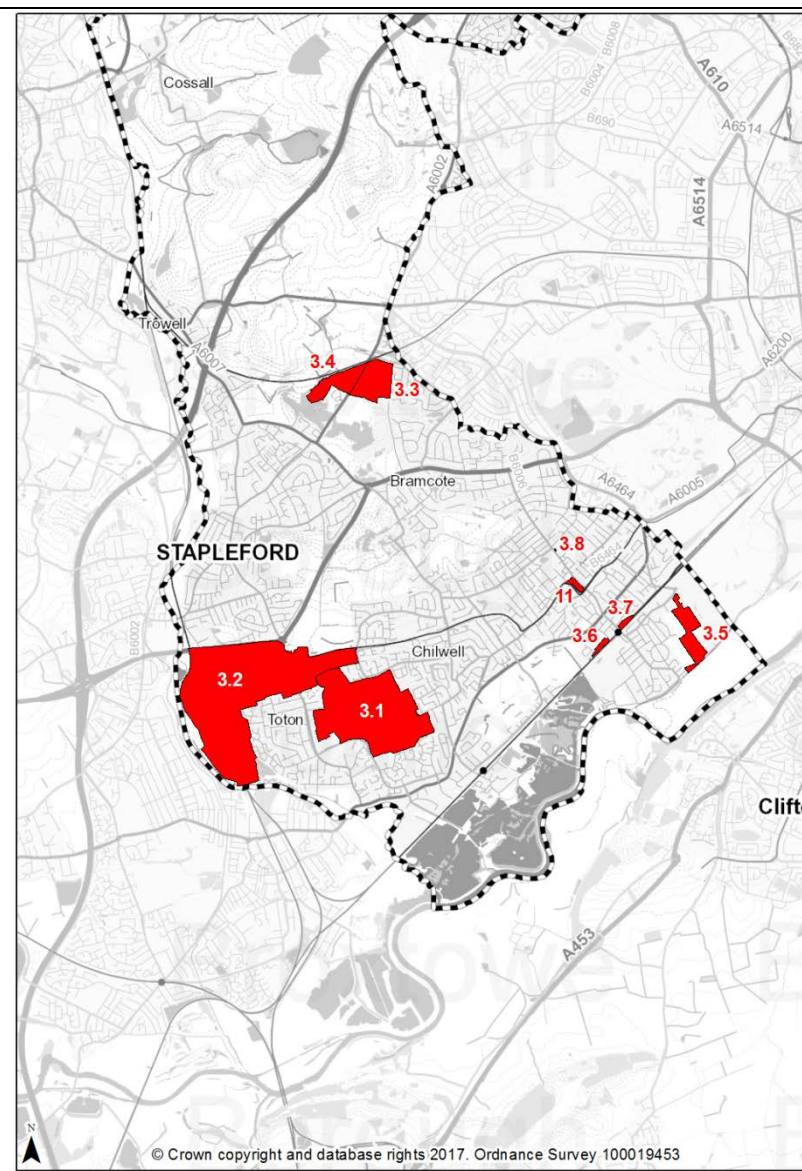
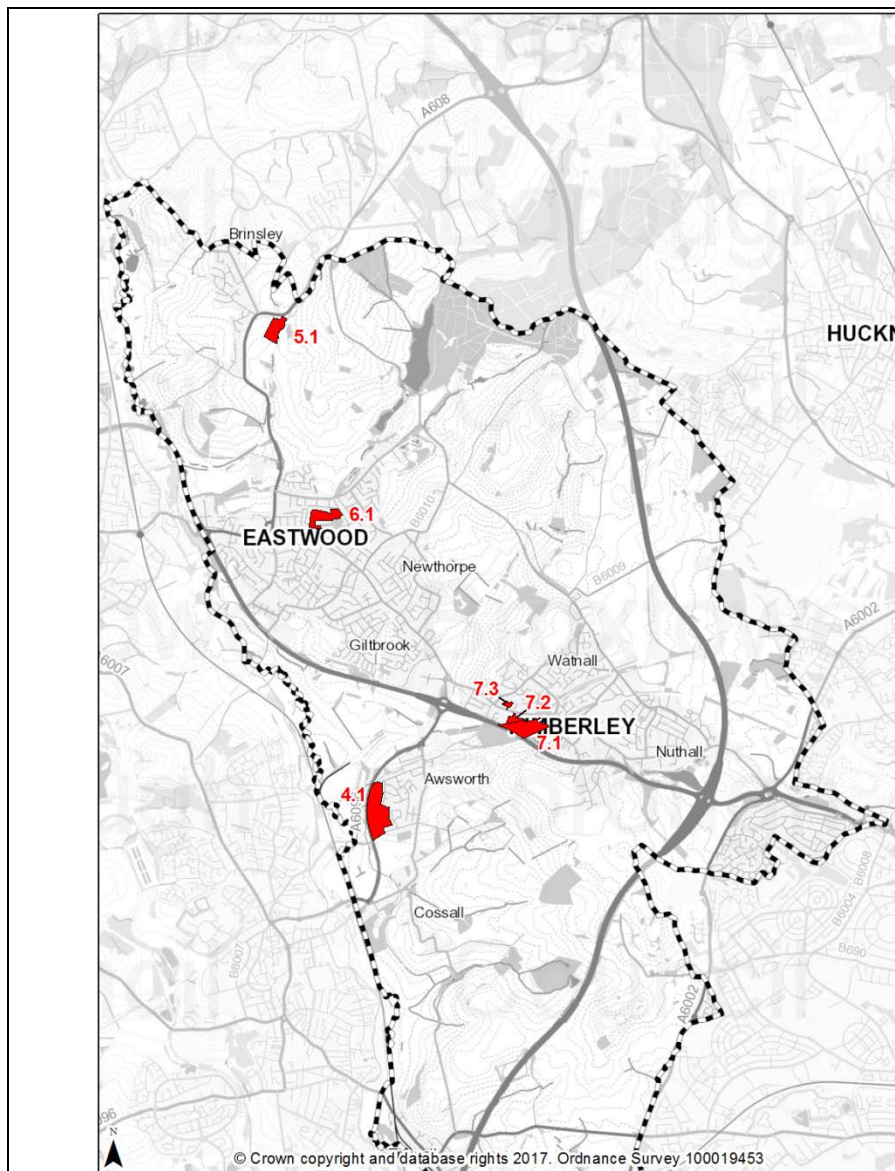
Critical Infrastructure	Summary Assessment	Further Work
<b>Transport</b>	<p>Public transport funding contributions for infrastructure and local bus service provision will be sought. Contributions to bus stop infrastructure will be required.</p> <p>NCC notes that the development should be designed in accordance with the 6C's Design Guide.</p> <p><i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i></p>	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Other Infrastructure	Summary Assessment	Further Work
<b>Air Quality</b>	<p>No issues have been identified.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	Mitigation (dependent upon detail of development).
<b>Community Facilities</b>	Nottinghamshire County Council may seek contributions towards libraries to mitigate the impact of the development.	This would need to be subject to further consideration at the time of any planning application submission.
<b>Education</b>	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
<b>Green Infrastructure Open Space</b>	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	Further dialogue with BBC Parks & Environment required.  Opportunities for change / opportunities for enhancement of GI Corridors will need to be addressed as per the Green Infrastructure Strategy at the planning application stage.
<b>Health</b>	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £8,265. <i>[Nottingham West CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG as part of the planning application process.
<b>Utilities</b>	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
<b>Waste, Recycling &amp; Energy Management</b>	Beeston Recycling Centre site has limited potential for any additional throughput and cannot be further expanded. Developer contributions may be required.  Each dwelling will require space for 4 bins to be located at the property.  <i>[All NCC comments within pre- March 2017 stakeholder meeting representations]</i>	Liaison with BBC Waste & Recycling will be required.



## Appendix 4: Plans Showing Locations of Allocated Sites



North of Borough

*Sites Proposed for Allocation by Site / Policy Number*

South of Borough

# **Appendix 5: Meeting Notes of Broxtowe Borough Council's March 2017 Infrastructure Stakeholder Workshop**

**Infrastructure Stakeholder Workshop 17 March 2017, 10:00am – 12:45pm**  
**Room 3/4, Council Offices, Broxtowe Borough Council**

Steffan Saunders of Broxtowe Borough Council introduced the workshop session.

**General Comments**

**Transport**

1. (NCC) Transport: Detailed transport assessments will be required for each site along with further assessment of the implications of clusters of development sites.

**Heritage**

2. It was noted that 'heritage assets' may be seen as 'infrastructure'. It was noted that a 'Heritage Lottery Bid' has been submitted in relation to Bennerley Viaduct.

**Utilities**

3. Western Power Distribution noted, in relation to 'electricity supply', that mainly 'reinforcement to the network' would be required. The different Western Power Distribution 'Network Areas' were highlighted. The Chetwynd Barracks site is located within the Derby Network Area. In addition, the Brinsley sites are also not located within the attendees' Network Area. Contact details for the other Network Areas serving the Borough were requested.

**Water**

4. Nottinghamshire County Council is the Lead Local Flood Authority. It was noted that SUDS are required within a hierarchy of services. Infiltration, greenfield run-off, and discharge all need to be considered. A 30% allowance for climate change needs to be included.

**Health and Wellbeing**

5. (NCC) Health noted that there are 3 themes. These are:
  - Physical
  - Mental Health
  - Emotional Health (including Community Wellbeing)
6. They noted that their work involves local authority commissions, school health services, disabilities, social care, and adaptations to homes.
7. The health providers need information on the numbers of dwellings, especially for extra-care provision.

8. Contributions will be required to fund social care, pre-school care, the provision of services for the elderly, school nursing and special needs. Considerable GP provision currently exists across the Borough.
9. Not all sites are located within the area of the Nottingham West CCG; Nottingham North and East CCG will also need to be contacted. Contact details for this CCG can be provided.
10. A new health centre is being considered for the Eastwood area.

## Education

11. (NCC) Education: Contributions, including land requests, will be necessary to fund primary and / or secondary provision requirements arising from all sites. Requirements for new free schools may also need to be considered. Issues in relation to provision are likely in Brinsley (Ashfield area), the Beeston Rylands area, and the Beeston / Chilwell area more generally.
12. From 2018/19, there will be growth in the numbers of secondary school pupils and therefore contributions towards secondary education will be sought. There are 'school space standards' for schools (including primary schools) and therefore expansion on site may be unachievable. As a result, the extension of secondary schools for partial primary school use has been considered. It was noted that George Spencer Academy has a 'constrained' site, but as it is an Academy, it is beyond LA control.
13. As noted above, Academies are outside of the control of the local authority (NCC). There is a need for cross-boundary co-operation as some facilities are within the control of the education team that covers Ashfield District. Cross-boundary issues are important. These may involve Ashfield District, the City of Nottingham and Broxtowe Borough.
14. Early years (including nursery) provision will need to be considered; this is not part of the same funding formula as for local schools. Private providers of such facilities may find information on the future plans for the Borough to be useful to their future planning for the area.
15. It was stressed that 'universal provision' is the aim.
16. It was noted that specific contact details will be passed to Steffan Saunders. A document setting out requirements for early year provision is available on the website of Nottinghamshire County Council.
17. No representatives from any of the 'Emergency Services' were present. Comments were made on some related issues by other stakeholders.

## Waste

18. Contributions towards waste-related infrastructure will be required. There is not much capacity remaining at the Beeston facility; there is more capacity at the

Giltbrook facility, but 'dry recycling' is near to capacity. There are some logistics issues. For example, there are some issues in relation to the loading 'output' to heavy goods vehicles.

19. Contributions would be needed for a new waste transfer site. [Land for such a facility could be allocated within the Local Plan].
20. In terms of waste management, there are now four different bin types in use in the Borough. Therefore, there will need to be storage facilities to store each of these bins, built into any future residential site development plans.
21. Bin provision to new residents also needs to be considered.

### Green Infrastructure

22. Green Infrastructure (GI) / open space requirements will need to be considered on a 'case-by-case' basis. Broxtowe BC has published a GI Strategy. There is also a new Playing Pitch Strategy. Future management of open space is an issue.

### Minerals

23. Regard needs to be had to minerals development and the forthcoming Minerals Local Plan Examination.

### Business

24. The areas of business development, employment, economic groups and apprenticeships will also need to be considered. There need to be mechanisms to 'pull-in' new businesses and 'match' jobs to new homes.

### Public Transport

25. NCC (Transport) issues will include 'highways' (which will be a major area of infrastructure requirements), public transport, ensuring that development accords with the 6Cs planning guidelines, bus stop infrastructure, and networks of public footpaths and cycle ways. The tram network is a significant area of public transport infrastructure, as HS2 will also be in the coming years.
26. A Transport Assessment for each of the sites / developments will need to be prepared. Mitigating highway impacts / congestion will be necessary. It will be necessary to show the potential development impacts upon the strategic road network, including trunk roads within the Borough, including those which are currently busy at peak times (including the A52, A6005 (through Chilwell / Toton), A610 and in the proximity of the M1 junctions) and also to propose mitigation measures.
27. NCC will revise its 'Planning Obligations Strategy' following the elections.

## Site-specific Comments

### Awsworth Site

28. The agent / developer for the Awsworth site provided a brief overview in relation to the site:

- Meetings have been undertaken with the Borough and Parish Councils on community services, including sports pitches and use of some of the developers' land for community use, and with regard to the Awsworth Neighbourhood Plan.
- Their consultants have investigated utilities including gas and electricity, and also flood risk.
- They have addressed highway issues and designed the scheme appropriately (for example, to avoid 'rat-running' through the village).
- However, no discussion has taken place as yet on health and education. [NCC noted that Awsworth is located within the Kimberley 'group of schools'-; a building is required in this wider area, but not in Awsworth in isolation from Kimberley].
- They have undertaken studies in relation to Green Infrastructure, (both on site, and also linking to land at the Bennerley Disposal Point), and ecology.
- They have commissioned work relating to contamination and coal mining (Phase 1 Investigation).
- They have been in liaison with 'Sustrans' in relation to the Bennerley Viaduct project. They own the 'missing' land required for its completion as a new cycleway.
- The proposed development could provide the 'normal' level of developer contributions.
- They expect to submit a planning application in 2018. A 'Reserved Matters' application would follow in 2019.
- They have offered the 'Bennerley Viaduct' land for £1. They are also happy to provide the materials for the required works.
- They expect to be providing housing on the site by 2020, and possibly in advance of this date.
- They have proposed a new access off Shilo Way. The Parish Council is agreement with this approach.

29. NCC Highways noted that other access options should first be considered and that Shilo way should be assessed 'as a whole'. Shilo Way should be the last resort as it is a 'by-pass' to the village. It may be that it will be the most suitable option for a new access, but all other options for accessing the site should first be considered.

30. NCC Education noted that Awsworth and the two sites within Kimberley are considered to be within one 'planning area' for the purposes of education. There is a need to consider the cumulative effect. Land for a new primary school would be required between these three sites. NCC would seek 'full build recovery', (which is different to the usual formula).

## East of Church Lane, Brinsley Site

31. The agent / developer for the East of Church Lane, Brinsley site provided a brief overview in relation to progress in bringing the site forward:

- Extensive background work and investigations have been undertaken to date.
- A highways / transport 'pre-application enquiry' has been undertaken. This revealed that the highways infrastructure has the capacity to accommodate the development of this site.
- Initially, access was proposed from Church Lane. Access is now proposed from Cordy Lane, although there is the potential for accessing the site from both Church Lane and Cordy Lane, with the primary access being off Cordy Lane. A mini-roundabout would also be possible, as preferred by the Parish Council.
- There was a discussion about education provision. 'Sure Start' is currently based in the school and relocating this to the village hall has been discussed with the Parish Council, in order to 'free-up' building space for an extension to the school.
- Enhancing the significance of 'heritage assets' has been considered, i.e. St James the Great Church and the Brinsley Headstocks. A 'land swap' for Headstocks enhancement is being considered.
- Contamination is being considered as 'former mine working' is possible.
- The site is in the Selston 'education planning area' and therefore the link to Ashfield needs to be considered.
- Pedestrian linkages through the park to the village centre would be included within proposals for the site. There will be improved pedestrian and cycle connectivity.
- Pre-app enquiries have been undertaken in relation to flood risk. There would be areas of SuDS near to the Brinsley Brook corridor; all necessary land is within the client's ownership / control.
- There are proposals to use additional land to the south of the site for SuDS and GI purposes; the Parish Council was previously in agreement with these proposals.
- The landowner is keen to see the inclusion of accommodation for retirement purposes on the site.
- The proposals will include facilities for bin storage / sewerage infrastructure
- An OPUN Design Review has been undertaken for the site.
- The Brinsley Brook Corridor, also within the ownership of the client at this point, will be enhanced as a part of the development. Connectivity with the Local Wildlife Sites, Headstocks, recreation ground and village will be provided.
- Bridleways will be enhanced where this can be done without encouraging motorcycling. [Tim Crawford reported that the former railway line to the east of the site is an informal bridleway, but this terminates further to the north. There was agreement that this route could be enhanced].
- A full pre-application submission to the Borough Council was undertaken last year; no major issues were revealed.
- The developer is ready to submit a planning application for development at the site as soon as its release from the Green Belt is confirmed.

32. Concerns were raised by NCC that any 'retirement' scheme should be genuinely for retired people; it should not accommodate those with living with children. There should be an appropriate legal 'clause' to ensure this.



33. The distance of the site from the local centre was queried. The agent explained that shops within the local centre are located further to the southwest of the site, within the Conservation Area. Pedestrian linkages to the local centre will be provided.
34. NCC noted that consultations with the Nottingham North & East CCG and Mansfield and Ashfield CCG team will need to be undertaken in relation to health provision. An impact upon the Nottingham West CCG area in relation to elderly care would be anticipated.
35. In terms of heritage, the agent was asked whether improvements to Vine Cottage were still proposed. The developer responded that discussions had previously been underway with Brinsley Parish Council. However, since that time, the Parish Council has recently decided that it will no longer support this site, but has selected another site instead; the developer noted that the Parish Council is now refusing to communicate with him.
36. The need to address issues in relation to flood risk at the Brinsley Brook was noted. The agent responded that SuDS would be incorporated within this area.

#### North of Cordy Lane, Brinsley Site

37. The planning agent explained that this is now the preferred site of Brinsley Parish Council. The owner had been approached by Brinsley Parish Council, and the owner has now commissioned the planning agent and developer (Richborough Estates) to act on their behalf.
38. The planning agent set out progress in relation to the site:
- There has been a meeting with Brinsley Parish Council.
  - An indicative master plan has been produced; full support has been received from Brinsley Parish Council.
  - Access would be from Cordy Lane. A roundabout will probably not be possible, and so access would be via a T-Junction, possibly using some of the client's land.
  - Rights of way and footpaths will link the site with the village centre, school and nursery; low level lighting could be provided to light these paths.
  - There will be SuDS and drainage ditches provided.
  - The site is not within a Conservation Area, and no listed buildings will be affected.
  - The site is surrounded by development on two sides.
  - A Phase 1 drainage study has been commissioned.
  - They are 'ready to go' with a planning application; a permission with a condition requiring development within 'two years' would be welcomed.
  - The site is an ideal location for 'family homes'.
  - The developer noted that space is available at the primary school for expansion; the implication being that any contributions would be 'normal'.
39. NCC (Education) responded that the primary school is currently at capacity. By 2025/6 space is unlikely to be available. Due to 'site levels', and a flooding issue, no space is available for expansion of the school at the current site. They disagreed with the assessment of the landowner / agent. They noted that contributions would

need to be higher (as acknowledged by the developer of the 'East of Church Lane' site); land acquisition and annex is proposed, and therefore costs will be higher.

40. It was noted that the Mansfield & Ashfield CCG would need to be contacted in relation to health provision; contact details could be provided.

41. It was noted that a decision relating to the selection of the Brinsley site option would be made at Broxtowe Borough Council's 11 May 2017 Jobs & Economy Committee meeting.

#### Land to the West of Coventry Lane, Stapleford & Land to the East of Coventry Lane, Bramcote Sites

42. Bob Woollard of the Planning & Design Group (planning agent for part of the West of Coventry Lane site) outlined recent progress in relation to bringing forward this part of the site for development:

- J McCann, the owner of part of the site and also an infrastructure provider, has recently established a house building division – 'Peter James Homes', and so will be in a good position to develop the site. They have a good capability for delivery.
- A Transport Assessment has been undertaken.
- The current highway 'bell mouth' into the site off Coventry Lane is compliant with highway standards.
- The Transport Assessment takes account of development at Field Farm.
- There are no wider highway implications. This modelling considered a housing development figure of up to 450 dwellings.
- A Flood Risk Assessment has been undertaken for the site including Boundary Brook and a tributary drain. Standard attenuation ponds will be provided. Houses will be constructed at the standard 150mm above ground level.
- All supporting documents have been forwarded to Broxtowe Borough Council.
- There will be footpath / cycleway accesses to nearby facilities including the local schools and nearby amenities.
- There have been discussions in relation to public transport / provision of new bus routes along Coventry Lane, for example an 'Ecolink' service extension. Quality bus stop infrastructure is already in place along this route.
- No archaeology has been recorded on their part of the site.
- The former railway sidings have already been remediated, but as a depot, there could be hydrocarbon contamination.
- They recognise the development connections between the site, the Field Farm site and the Crematorium, especially the setting of the latter.

43. John Delaney (Broxtowe Borough Council) noted that the Bramcote Bereavement Services Joint Committee (BBJC), which owns the land adjacent to that owned by J McCann (on behalf of the Borough Council), is generally supportive of the proposals for the site. There would however need to be GI buffers / landscaping and careful master planning of the site to ensure no overlooking of the crematorium, in order to protect the interests of both the new occupiers of the houses and also the interests / operation of the crematorium.

44. Mr Woollard noted that it is very positive that the Borough Council is intending to develop this part of its land. He noted that the Housing White Paper encourages local authorities to make the most of their resources. He also noted that his client was keen to work with the Borough Council in making this site available, by facilitating the access and preventing the use of 'ransom strips'. He noted that there would be cumulative benefits of the development of both sites.
45. Steffan Saunders (Broxtowe Borough Council), in the absence of the landowner / agent for the 'East of Coventry Lane, Bramcote' site, outlined the current progress in relation to this site. The Jobs & Economy Committee of the Council has supported the allocation of 300 homes on the WHP Federation leased / Nottinghamshire County Council-owned site. The overall housing provision of the combined sites (east and west of Coventry Lane) has increased from 450 dwellings to 540 dwellings and so the infrastructure studies will need to be updated and revised to reflect this increase in housing numbers.
46. Mr Saunders also noted, in relation to the 'East of Coventry Lane' site, that:
- Ownership issues relating to the school and NCC will need to be resolved.
  - The re-development of the secondary school will be provided as a result of the proposed development providing funding for the White Hills Park Federation. [Contributions to primary education will also be required].
  - Basic principles need to be in place for the provision of a secondary school. Legal provision for its development at the same time as the homes will need to be ensured.
  - The new school will utilise the existing access off Moor Lane; the new housing to the north will be accessed exclusively off Coventry Lane.
  - Both sites have been assessed as a part of OPUN Design Reviews.
47. The funding and viability of the school re-build was questioned.
48. NCC (Highways) noted that access to the sites (to the east and west of Coventry Lane) should be provided by a junction at the same point on Coventry Lane. The impact upon the wider highway network, including Field Farm, would need to be assessed. NCC would prefer the junction to be located towards the south of the sites, away from the bridge over the railway. Both of the two sites need to be considered together in terms of highways impact.
49. It was noted that the development would have an 'urbanising' effect upon Coventry Lane. Access to amenities and GI / open space will be important.
50. Questions were raised in relation to the landfill site to the south of the (northern) school playing fields. Tim Crawford (Broxtowe Borough Council) responded that this had closed and that remediation and work to transform the land into public open space were drawing to a close.
51. Concerns were raised in relation to the provision of health care facilities. It was reported that many local GP surgeries and other healthcare providers are already at or close to capacity. The City area of Wollaton Vale is under pressure.

## Chetwynd Barracks Site

52. The planning agent for the MOD reported that:

- The MOD has confirmed that the Chetwynd Barracks site will no longer be required for defence as a part of the MOD Estate from 2021. It will therefore be available for housing from that point.
- 1,500 homes could be provided on the site.
- A new primary school will need to be provided.
- Hobgoblin Wood would be retained and new parks and open space created, and general ecology would be considered.
- Half of the gross area of the site would be retained.
- The site would feature SuDS schemes.
- New access (both vehicular and pedestrian) would be possible, for example opening up vehicular access to Chetwynd Road to the east of the site.
- The site has been subjected to an OPUN Design Review.
- The results of a technical assessment will be available within the next couple of weeks. This will contain information in relation to highways and will include suggested mitigation measures. Wider transport consideration and 'future-proofing' is needed as a result of the HS2 site.
- There will be connectivity with the HS2 and tram interchanges.
- No issues have been identified in relation to the provision of utilities.
- The site is within Flood Risk Zone 1.
- A concept master plan for the site has been drafted.
- Three buildings of heritage interest are currently being assessed, one of which could be for a continuing community use.

53. It was noted that the development of the site should consider the wider strategic aims of the local area including the proposed development at Toton and HS2.

54. NCC (Highways) noted that there would need to be highway improvements to Toton Lane / Stapleford Lane. These routes would need to be assessed in detail. The Swiney Way / Banks Road / Stapleford Lane links and junction are locations where highway issues exist.

55. It was noted that a new primary school would need to be provided. Secondary school provision was also discussed.

56. It was stressed that engagement with the Neighbourhood Plan process would be essential.

57. The importance of engaging with Nottinghamshire Police in relation to the development of such a large site was stressed.

## Kimberley Site (including Kimberley Depot)

58. It was noted that the 'Kimberley Caravans' part of the site may or may not be become available for housing; the inclusion of this part of the site is not critical to the development of the remainder of the site.

59. John Delaney (Broxtowe Borough Council) noted that increasing the number of 'shared facilities' across local borough councils could lead to the release of the Kimberley Depot site for housing, as a result of it no longer being required for its current purpose.

60. NCC made reference to the 'Walker Street' site in Eastwood. There is a feasibility study underway for combining community services wishing to return to the town centre, including joint GP service provision, in an Eastwood hub.

#### Key Infrastructure Requirements and Closing Remarks

61. The largest, most complex and expensive infrastructure works which would be required across the sites were summarised as:

- Highway improvements: There is a need for engagement across developments.
- HS2: At 2033, this project will come to fruition, some 8 years outside of the plan period. Work streams are currently on-going.
- Understanding of development clusters, including Chetwynd Barracks and the Bramcote sites.
- Ensuring that there are no 'show-stoppers' in relation to the provision of education / healthcare services.

62. It was noted that no major issues have been identified in relation to the provision of Green Infrastructure or open space.

63. It will be important to understand the implications of creating access to the 'North of Cordy Lane, Brinsley' site. Steffan Saunders urged NCC Highways to respond to the current public consultation relating to the 'North of Cordy Lane' site.

64. Broxtowe Borough Council was asked whether the Council plans to continue to use the Section 106 agreement process for developer contributions to fund infrastructure requirements, or whether it plans to move to a system of using the Community Infrastructure Levy (CIL). Steffan Saunders responded that the Council currently intends to continue to use Section 106 agreements; there are no current plans to introduce the CIL.

65. Cllr Harper thanked everyone for their attendance and closed the workshop session at approximately 12:45pm.

***[Broxtowe Borough Council, March 2017]***