

BROXTOWE BOROUGH COUNCIL

Part 2

Local Plan

Infrastructure Delivery Plan

January 2019 ~~July 2018~~
Version ~~30~~ 32

Contents

Introduction	3
Policy Context	4
Methodology	6
Broad Viability by Topic	10
Critical Infrastructure	10
Other Infrastructure	16
Cumulative Impacts of the Allocated Sites	25 <u>26</u>
Plan-Wide Viability	29 <u>30</u>
Overall Conclusions of the IDP	32 <u>33</u>
Appendix 1: IDP Site Infrastructure Schedules	33 <u>34</u>
Appendix 2: IDP Site Infrastructure Schedules (Rejected Sites)	123 <u>119</u>
Appendix 3: IDP Site Infrastructure Schedules (Other Sites)	255 <u>251</u>
Appendix 4: Plans Showing Locations of Allocated Sites	296 <u>292</u>
Appendix 5: Meeting Notes of Broxtowe Borough Council's March 2017 Infrastructure Stakeholder Workshop	298 <u>294</u>
Appendix 6: Consultation Responses to the 2017 Part 2 Local Plan Publication Consultation of the IDP and Broxtowe Borough Council's Responses	309 <u>305</u>

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 – 500 dwellings with the capacity for 1,500 overall. Between 2 – 3.5 hectares of employment uses.
- 3.2: Toton (Strategic Location for Growth) – 500 dwellings (Site has outline planning permission for 500 homes). Up to 800 units could be developed within the Plan period. The site has a capacity of 3000 units. 18,000 sq. m of Class B1 business will be developed within the Plan period.

Bramcote / Stapleford

- 3.3: Bramcote (East of Coventry Lane) – 500 dwellings
- 3.4: Stapleford (West of Coventry Lane) – 240 dwellings

Beeston

Residential Allocations

- 3.5: Severn Trent (Lilac Grove) – 100 dwellings
- 3.6: Beeston Maltings – 56 dwellings

- 3.7: Beeston Cement Depot – 40 dwellings
- 3.8: Land Fronting Wollaton Road, Beeston – 12 dwellings

Town Centre Allocation (including Residential Allocation)

- 11.0 Beeston Square – 132 dwellings minimum

Key Settlements

Awsworth

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

Brinsley

- 5.1: Land East of Church Lane, Brinsley – 110 dwellings

Eastwood

- 6.1: Walker Street, Eastwood – 200 dwellings

Kimberley

- 7.1: Land South of Kimberley, including Kimberley Depot – 118 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 as the 'Land East of Church Lane, Brinsley' site was 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.
- 3.15 A stakeholder workshop was arranged in March 2017 at Broxtowe Borough Council's offices in Beeston. Infrastructure providers and other stakeholders were invited to discuss and make representations in relation to the infrastructure which would be required in order to deliver the sites proposed by the Part 2 Local Plan. The meeting notes for this stakeholder workshop can be found in Appendix 5.
- 3.16 Consultation responses to the 2017 Part 2 Local Plan Publication Consultation of the IDP have been considered by Broxtowe Borough Council and the IDP has been amended as appropriate. A summary of the consultation responses to the 2017 Part 2 Local Plan Publication Consultation (relating to the IDP) together with Broxtowe Borough Council's responses to these representations is shown within Appendix 6 to this Plan.
- 3.17 A meeting was arranged with officers from Nottinghamshire County Council to discuss infrastructure provision, in particular in relation to highways and education, as the County Council is both the county highways authority and the relevant local authority for education provision. The provision of other types of infrastructure was also discussed. This meeting took place on 24 July 2018 and was attended by officers from the Borough and County Councils.

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. Nottinghamshire County Council's responsibilities, as Lead Local Flood Authority (LLFA), now cover surface water issues.

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_x), sulphur dioxide (SO₂) 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_x and sulphur oxides can also contribute to the formation of particulate matter.

- 4.37 On average, transport is responsible for 80% of NO_x 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 claims 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
- Albany Junior 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
- Greasley Beauvale Infants
- 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. Further discussions are required with NCC to confirm the approach to education provision as part of this site.

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. 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, or contributions towards expanding existing facilities.
- 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). Detailed requirements are set out within the 'Flood Risk' sections of the site schedules within Appendix 1.

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.

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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. <u>There is currently transport modeling for 1000 homes.</u>
Education	Land and new primary school required – full build cost recovery. This to be provided by a new primary school at Chetwynd Barracks and land for a new primary school at Toton agreed via Section 106.
Health	Land for medical centre required on Chetwynd Barracks site.

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Bramcote / Stapleford Sites

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

Infrastructure	Summary assessment
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. This is addressed by the rebuilt Bramcote School.
Health	GP provision at capacity. New GP surgery likely to be required. CCG requesting Section 106 contributions to support the expansion to the physical capacity of the existing facilities in order to provide health services to the additional residents these developments will attract.

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

Infrastructure	Summary assessment
Education	<p>Viable education provision (to serve the sites to the south of Beeston) will be provided via a Memorandum of Understanding in relation to the Boots and Beeston Business Park applications. This is recorded within the agendas of the Cabinet meetings of October 2014 and February 2016 (which referred to making provision for the extension of the adjacent junior school). A Cabinet resolution of October 2014 agreed revisions to the Section 106 agreement. The Memorandum stated, in relation to 'education' provision: <i>To ensure sufficient primary school places, all parties have agreed to expand the capacity of Rylands Junior and Trent Vale Infants Schools at Beeston. There is sufficient land at Trent Vale Infants School to allow necessary expansion but this is not the case at Rylands Junior School. Nottinghamshire County Council has agreed that the current detached playing field owned by the County Council currently serving Rylands Junior School will be exchanged with land adjacent to the school under the control of M7 for nil consideration. As well as being the most convenient option for the children, this proposal is the most cost-effective for M7 and Boots given the overall viability issues.'</i></p> <p>In terms of the site within the centre of Beeston (The Square) and the very small site on Wollaton Road, the limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</p>

Health	CCG requesting Section 106 contributions to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.
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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	The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools.

Kimberley Sites

- 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
Health	CCG requesting Section 106 contribution in order to increase the physical clinical space required to meet the demands of the increase in population brought about by the housing developments.

Eastwood, Brinsley & Awsworth Sites

- 4.1: Land West of Awsworth (inside the bypass)
- 5.1 Brinsley East of Church Lane
- 6.1 Eastwood Walker Street, Eastwood

Infrastructure	Cumulative impact
Health	CCG requesting that part of the Walker Street site is allocated for a new, purpose built health facility. A one acre site is required (GIA 2000m2 of two or three storeys). Direct vehicular access would be required to Walker Street if the site is also identified as the preferred site for a co- located blue light service base. Funding contributions should be sought for this development through Section 106 contributions.

Eastwood Site

- 6.1 Eastwood Walker Street, Eastwood

Infrastructure	Cumulative impact
Education	Broxtowe Borough Council supported Nottinghamshire County Council in its provision of a new replacement primary school despite the impact upon the amount of residential development at this site. This fully addresses needs within this area.

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. The Interim findings of the work undertaken to date indicate that the sites proposed within the Broxtowe Part 2 Local Plan are broadly viable.

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

Site Area	91.5 hectares
Housing Units	500 within the Plan Period. (Overall capacity for 1,500 units.)
Other Uses	Provision of small-scale employment development: 2 – 3.5 hectares of employment use ; Provision of small retail / service centre to meet local need – at a location along the main route through the site.
Affordable Housing	30% (150 units based upon the figure of 500 dwellings)
Ownership / Developer	Proactive developer. Site largely within MOD ownership.
Additional Notes	MOD to dispose of site by 2021.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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 & 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.

Critical Infrastructure	Summary Assessment	Further Work
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	<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> <p>Severn Trent response in relation to sewerage and surface water flooding: Sewer records do not exist for Chetwynd Barracks. Therefore the current drainage at the site is unknown. It is assumed the majority of flows will join the 300 diameter combined sewer on Chetwynd Road. RPA predicts flooding in a 30 year storm. D/S of Chetwynd Road there is a large flooding cluster on Crofton Road. An FA scheme has been delivered which protects properties internally up to 40 year storm and externally up to a 20 year storm. There are no pollution incidents recorded D/S at the Attenborough Lane PS. Surface Water flows can be drained to local brook running through Chetwynd barracks.</p>	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
Transport	<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> <p>There is a need to ensure that the ability to provide a North/South road to link to the Tram Park and Ride site is facilitated by development.</p> <p>Highway infrastructure must be considered in conjunction with requirements for the Toton Strategic Location for Growth and wider area as progressed through the Gateway Study and transport modelling.</p>

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	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	This would need to be subject to further consideration at the time of any planning application submission.
Education	<p>Combined with the development at Toton, land and new primary school required — full build cost recovery. <u>Provision of a new primary school within close proximity to the playing fields to the south east of the site.</u></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<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> <p>The July 2018 committee draft of the Part 2 Local Plan notes the following requirements for the site:</p> <ul style="list-style-type: none"> • Retain and enhance Green Infrastructure corridors around the eastern and northern areas of the site and create attractive links between open spaces. • Retain and enhance the existing playing fields and sports facilities (including the pavilion) on the south eastern corner of the site. • Retain existing mature trees and grass verges and incorporate these into a boulevard approach to the street scene. • Retain existing Hobgoblin Wood. • Ensure that management of woodland, green infrastructure and open spaces are secured in perpetuity. • Provision of on-site sustainable drainage system. 	<p>Further dialogue with BBC Parks & Environment required.</p>

	<p>New GP practice may need to be provided.</p> <p>NCC / Nottingham West CCG comments during March 2017 stakeholder meeting]</p> <p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £275,500 (500 units). [Nottingham West CCG figures, April 2017].</p> <p>Land for Medical Centre required.-</p> <p>Nottingham West CCG response to 2017 Publication Consultation: We are not in a position to confirm the size of site required at this stage; however based on similar size developments it would be no more than 1 acre to serve a potential population of around 18,000 patients. Funding contributions should be sought through Section 106.</p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to site Chetwynd Barracks and Toton sites: We will do more work on a potential hub servicing this area but would ask for a reserved site on the Barracks site to be identified for a potential health facility.</p> <p><u>Medical centre to be provided to the south east of the site (Statement of Common Ground)</u></p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>
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Other Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Sewerage – Please refer to ‘Flood Risk’ section.</p> <p>Water supply – no abnormal requirements subject to phasing.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

Site Area	154 hectares
Housing Units	500 units <u>(The site has a total capacity of 3000 units).</u>
Other Uses	<p>An additional 43 hectares of employment development is proposed on the site. <u>18,000 sq . m. of employment uses to be developed within the Plan period.</u> Outline planning consent (reference 12/00585/OUT) was granted on 1 July 2016, for 500 homes, plus:</p> <ul style="list-style-type: none"> • 380 sq. m convenience store • Two x 95 sq. m retail units • 2,300 sq. m education floor space • 450 sq. m day nursery • 80 bed residential care facility • Open space • Plot for medical surgery • Plot for community use • Associated infrastructure and landscaping <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> <p>The July 2018 committee draft of the Part 2 Local Plan sets out the development requirements for the period 2018 – 2023:</p> <ul style="list-style-type: none"> • 500 Homes of a minimum net density of 40 dwellings to the hectare and associated infrastructure to deliver this. These should be located towards the South of the Strategic Location for Growth. • Limited local retail provision of a scale that does not compete with the retail offer in nearby centres including Long Eaton, Stapleford and Sandiacre. • Development should be located and designed to complement and not prejudice proposals for access to the HS2 Hub Station and Innovation Village which is to be delivered beyond the plan period. • Highway infrastructure must be considered in conjunction with requirements for the Chetwynd Barracks allocation (Policy 3.1) and wider area as progressed through the Gateway Study and transport modelling. <u>(There is transport modeling for 1000 homes in place).</u>

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Affordable Housing	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 th dwelling. Other lower milestones also apply.
Ownership / Developer	Proactive developer.
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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"> • Potential ground and water contamination • The potential for gas emissions • Any associated risk to the public, buildings, and / or the environment. 	<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>

Critical Infrastructure	Summary Assessment	Further Work
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	<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>Severn Trent response in relation to sewerage and surface water flooding: It is likely that a capital scheme would be required for a new gravity sewer to take foul flow from the development to Stapleford STW in the North West. There are numerous hydraulic flood incidents on incoming pipes to the STW. If foul flows were to be discharged to the south the topography suggests a pumping station would be required. Pipes on Stapleford Lane where it would be expected to discharge to are predicted to flood in low RPs. There are foul flooding incidents recorded to the south off Stapleford Lane. Surface water will be able to drain to pre-existing surface water systems in the vicinity of the development.</p>	Further discussion with the EA / LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
<p>Transport</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>. <u>There is transport modeling in place for 1000 homes.</u></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. 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. Network Rail / HS2 should be consulted when definitive proposals are available. 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"> • The proposed HS2 railway station • A new highway to provide access between the station and the A52 • A new junction onto the A52 • An extension of the NET tramway line from its current terminus at the Toton Park & Ride station to the proposed HS2 station. <p>Key Development Requirements beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan include:</p> <ul style="list-style-type: none"> • A system that flows well for all modes of transport including a multi modal hub transport hub adjacent to the station and proper consideration of access both from Long Eaton and Stapleford, and how the HS2 site will connect and complement development at the Chetwynd Barracks site • Maximise the potential for trips to and beyond the station to be achieved through non-private car modes of transport.

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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. 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>	<ul style="list-style-type: none"> • Tram extension to HS2 station which should be high level access and complete prior to the opening of the station. This will need to include a bridge over the station of sufficient size to accommodate different modes of transport which in addition to the tram would be bus, car, cycle and pedestrians. • A hierarchy of attractive routes and interconnected places should be created. • Pedestrian access should be provided to the station from the east with an additional secondary western access. This should include a safe route either over or under the station. • In terms of cycling provision, development should be compatible with future. North-south and east-west segregated cycle routes. • NET extensions should incorporate a tram-side shared path (to extend to Derby if the tram is extended this far). • Bessell Lane should be incorporated in plans to access the station. • Private vehicle access to the station to be provided via the A52, terminating in ideally underground parking or failing this a multi-storey car park to serve the Station. Prevent overspill parking in existing residential areas when the station is operational.

Infrastructure	Summary Assessment	Further Work
Air Quality	<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. Toton Traction Maintenance Depot (TMD) and marshalling yards are located to the west of the site. 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>	Mitigation (dependent upon detail of development).
Community Facilities	<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. However, within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	<p>This would need to be subject to further consideration at the time of a planning application submission for ‘reserved matters’.</p> <p>Key Development Requirements beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan are listed as:</p> <ul style="list-style-type: none"> • Provide space for provision of an expanded or potentially relocated George Spencer Academy including a new Primary School. • Provide space for provision of a relocated Leisure hub with space for a Leisure centre including indoor sports centre and 25m swimming pool and outdoor sports pitches. • Provide a new community centre. • Provide a new neighbourhood scale retail centre.

Critical Infrastructure	Summary Assessment	Further Work
Education	<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. This will require both authorities to work together to plan appropriate solutions.</p> <p>Key Development Requirements beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan are listed as:</p> <ul style="list-style-type: none"> • Option to provide space on the eastern side of Toton Lane for a ‘South Broxtowe Leisure Hub’, if required. This would include a new Leisure Centre and associated indoor and outdoor facilities and a relocated GSA School campus. • Provide a School site of sufficient scale to accommodate the full educational needs of 3 to 18 year olds at George Spencer Academy within the strategic location and potentially as part of a school/Leisure hub on the eastern side of Toton/ Stapleford Lane.

Critical Infrastructure	Summary Assessment	Further Work
Health	<p>The outline planning permission included a 0.04 hectare plot for a medical centre.</p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to site Chetwynd Barracks and Toton sites: We will do more work on a potential hub servicing this area but would ask for a reserved site on the Barracks site to be identified for a potential health facility.</p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p> <p>A Key Development Requirement beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan is listed as:</p> <ul style="list-style-type: none"> • Provide a new health centre

Critical Infrastructure	Summary Assessment	Further Work
<p>Green Infrastructure Open Space</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"> • Completion of 100th dwelling (or prior to the transfer of all of the playing fields and / or public open space, whichever the sooner) - £58,759. • Completion of 200th dwelling (or prior to the transfer of all of the playing fields and / or public open space, whichever the sooner) - £58,759. • Completion of 450th dwelling (or prior to the transfer of all of the playing fields and / or public open space, whichever the sooner) - £176,277. 	<p>Further dialogue with BBC Parks & Environment required.</p> <p>Key Development Requirements beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan include:</p> <ul style="list-style-type: none"> • Extensive multi-purpose interconnected Green Infrastructure routes to be provided to connect areas of growth and existing communities all of which should be of sufficient width and quality to provide attractive and usable links in a number of locations. • Tree Preservation Orders and extensive additional planting to be undertaken at appropriate locations to enhance provision of wildlife corridors of varying widths. • Multi use sporting provision should be provided in appropriate locations, ideally adjacent to the school for use by school children and others.

Critical 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>	
Utilities	<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 – Please refer to ‘Flood Risk’ section.</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>Key Development Requirements beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan are listed as relocating the plant nursery, electricity substation, sewage works and Network Rail / DB Schenker works off site.</p>

Critical Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p> <p>Key Development Requirements beyond the plan period for the Strategic Location for Growth stretching significantly beyond the end of the Part 2 Local Plan are listed as relocating the plant nursery, electricity substation, sewage works and Network Rail / DB Schenker works off site.</p>

3.3: Bramcote (East of Coventry Lane)

Site Area	18.9 hectares
Housing Units	500 (The site now includes an area of land occupied by the Hillside Gospel Church).
Other Uses	New secondary school to be provided on land to the south
Affordable Housing	30% (150 units)
Ownership / Developer	Proactive developer. Site in NCC ownership.
Additional Notes	New secondary school to be funded, possibly through 'enabling development'.

Critical Infrastructure Contamination	Summary Assessment	Further Work
	<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>	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<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>Severn Trent response in relation to sewerage and surface water flooding: It is expected that foul flows will be connected to 225mm diameter pipe on Latimer Drive. RPA does not predict flooding in storm events up to 40 yrs. Flows from the east of the site may have to be pumped due to the topography of the site.</p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>

Critical Infrastructure	Summary Assessment	Further Work
Transport	<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
Air Quality	<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>

Other Infrastructure	Summary Assessment	Further Work
Community Facilities	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.
Education	<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> <p><i>BBC Note: A new school which will include primary provision is to be provided as a part of the project, which will also serve the needs of the West of Coventry Lane site. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i></p>	Further discussion required with the LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<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 & 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>
Health	<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 £275,500. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation: We ask the Borough Council to request on our behalf a Section 106 contribution to support the expansion to the physical capacity of these existing facilities in order to provide health services to the additional 1,242 residents these developments [Bramcote & Stapleford sites] will attract.</p>	<p>Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – no major constraints anticipated.</p> <p>Water supply – Please refer to 'Flood Risk' section.</p> <p>IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

3.4: Stapleford (West of Coventry Lane)

Site Area	12.2 hectares
Housing Units	240
Other Uses	
Affordable Housing	30% (72 units)
Ownership / Developer	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)
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG & Nottingham City CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<p>The LLFA notes <i>[within pre- March 2017 stakeholder meeting representations]</i> that it does not have any issues in relation to this site.</p> <p>Severn Trent response in relation to sewerage and surface water flooding: It is likely that a capital scheme would be required for a new gravity sewer to take foul flow from the development to Stapleford STW in the North West. There are numerous hydraulic flood incidents on incoming pipes to the STW. If foul flows were to be discharged to the south, the topography suggests a pumping station would be required. Pipes on Stapleford Lane where it would be expected to discharge to are predicted to flood in low RPs. There are foul flooding incidents recorded to the south off Stapleford Lane. Surface water will be able to drain to pre-existing surface water systems in the vicinity of the development.</p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>

Critical Infrastructure	Summary Assessment	Further Work
<p>Transport</p>	<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
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	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.
Education	<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> <p><i>BBC Note: A new school which will include primary provision is to be provided as a part of the East of Coventry Lane residential development. This will also serve the needs of the West of Coventry Lane site. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p> <p>Further discussions are required with NCC to confirm the approach to education provision as part of this site.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<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 & 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 & 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>
Health	<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>Nottingham West CCG response to 2017 Publication Consultation: We ask the Borough Council to request on our behalf a Section 106 contribution to support the expansion to the physical capacity of these existing facilities in order to provide health services to the additional 1,242 residents these developments <i>[Bramcote & Stapleford sites]</i> will attract.</p>	<p>Further discussion with the Nottingham West CCG & Nottingham City CCG as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – Please refer to ‘Flood Risk’ section.</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>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

3.5: Severn Trent (Lilac Grove)

Site Area	6.0 hectares
Housing Units	100 (The area covered by the site has reduced to just cover the southern field).
Other Uses	
Affordable Housing	30% (30 units)
Ownership / Developer	Proactive site owner. The Borough Council owns a recycling & refuse / 'civic amenity' site to the north of the site.
Additional Notes	<p>Site is currently in use as vacant land in the ownership of Severn Trent.</p> <p>The Severn Trent site adjoins the offside (non-towpath) bank of the Nottingham & Beeston Canal for a distance of approximately 280m. The canal is a navigable waterway owned and operated by the Canal & River Trust.</p>

Critical Infrastructure Contamination	Summary Assessment	Further Work
	<p>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>	<p>Further investigation in relation to contamination will be required.</p>

Critical Infrastructure	Summary Assessment	Further Work
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	<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
<p>Transport</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>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 & 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 & River Trust will be necessary in relation to the provision of a pedestrian bridge over the canal.</p>

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	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
Education	<p>Viable education provision will be provided via a Memorandum of Understanding in relation to the Boots and Beeston Business Park applications. This is recorded within the agendas of the Cabinet meetings of October 2014 and February 2016 (which referred to making provision for the extension of the adjacent junior school). A Cabinet resolution of October 2014 agreed revisions to the Section 106 agreement. The Memorandum stated, in relation to 'education' provision: <i>To ensure sufficient primary school places, all parties have agreed to expand the capacity of Rylands Junior and Trent Vale Infants Schools at Beeston. There is sufficient land at Trent Vale Infants School to allow necessary expansion but this is not the case at Rylands Junior School. Nottinghamshire County Council has agreed that the current detached playing field owned by the County Council currently serving Rylands Junior School will be exchanged with land adjacent to the school under the control of M7 for nil consideration. As well as being the most convenient option for the children, this proposal is the most cost-effective for M7 and Boots given the overall viability issues.'</i></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<p>In considering the Severn Trent site, the Canal & 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 & 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 & Environment required.</p> <p>Further discussions with the Canal & 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> <p><i>An area of land to the south west of the site is proposed within the Part 2 Local Plan as 'Local Green Space'.</i></p>	
Health	<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> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Beeston: We would ask for a Section 106 contribution to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.</p>	Further discussion with the Nottingham West CCG and Nottingham City CCG as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
Utilities	<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>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

3.6: Beeston Maltings

Site Area	1.7 hectares. The site boundary has been extended to include a garage to the south.
Housing Units	56
Other Uses	
Affordable Housing	30% (17 units)
Ownership / Developer	
Additional Notes	Site previously allocated within the 2004 Broxtowe Borough Local Plan.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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>	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<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>Severn Trent response in relation to sewerage and surface water flooding: Severn Trent noted in representations to the 2017 Publication Consultation: Based on topographic levels it is likely the development will connect to the sewage system on Cartwright Way to a 150 mm diameter pipe. Surface water would also drain to the existing system on this road. The model does predict flooding on low RPs D/S on Ireland Avenue. However there are no incidents of flooding reported.</p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>

Critical Infrastructure	Summary Assessment	Further Work
Transport	<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
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	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
Education	<p>Viable education provision will be provided via a Memorandum of Understanding in relation to the Boots and Beeston Business Park applications. This is recorded within the agendas of the Cabinet meetings of October 2014 and February 2016 (which referred to making provision for the extension of the adjacent junior school). A Cabinet resolution of October 2014 agreed revisions to the Section 106 agreement. The Memorandum stated, in relation to 'education' provision: <i>To ensure sufficient primary school places, all parties have agreed to expand the capacity of Rylands Junior and Trent Vale Infants Schools at Beeston. There is sufficient land at Trent Vale Infants School to allow necessary expansion but this is not the case at Rylands Junior School. Nottinghamshire County Council has agreed that the current detached playing field owned by the County Council currently serving Rylands Junior School will be exchanged with land adjacent to the school under the control of M7 for nil consideration. As well as being the most convenient option for the children, this proposal is the most cost-effective for M7 and Boots given the overall viability issues.'</i></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>
Green Infrastructure Open Space	<p>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></p>	<p>Further dialogue with BBC Parks & Environment required.</p>

Other Infrastructure	Summary Assessment	Further Work
Utilities	<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. Please refer also to 'Flood Risk' section.</p> <p>Gas – no abnormal requirements. IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £30,856. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Beeston: We would ask for a Section 106 contribution to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.</p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

3.7: Beeston Cement Depot

Site Area	1.1 hectares
Housing Units	2+ Up to 40
Other Uses	
Affordable Housing	30% (12 units)
Ownership / Developer	In ownership of Network Rail.
Additional Notes	The Cement Depot land may be required in the short term in connection with the Midland Main Line electrification works.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<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>Severn Trent response in relation to sewerage and surface water flooding: Sewage from the development is likely to join the network on Station Road into a 375 mm diameter combined sewer. Surface Water will be able to be connected to local surface water network. There are no reports of flooding in the area and flooding is not predicted in low return periods.</p>	<p>Further discussion with the EA / LLFA as part of the planning application process.</p>

Critical Infrastructure	Summary Assessment	Further Work
Transport	<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
Air Quality	<p>Adjacent to the Midland Main Line railway.</p> <p>The site is not within an Air Quality Management Area (AQMA).</p>	<p>Mitigation (dependent upon detail of development).</p>
Community Facilities	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	<p>This would need to be subject to further consideration at the time of any planning application submission.</p>

Other Infrastructure	Summary Assessment	Further Work
Education	<p>Viable education provision will be provided via a Memorandum of Understanding in relation to the Boots and Beeston Business Park applications. This is recorded within the agendas of the Cabinet meetings of October 2014 and February 2016 (which referred to making provision for the extension of the adjacent junior school). A Cabinet resolution of October 2014 agreed revisions to the Section 106 agreement. The Memorandum stated, in relation to 'education' provision: <i>To ensure sufficient primary school places, all parties have agreed to expand the capacity of Rylands Junior and Trent Vale Infants Schools at Beeston. There is sufficient land at Trent Vale Infants School to allow necessary expansion but this is not the case at Rylands Junior School. Nottinghamshire County Council has agreed that the current detached playing field owned by the County Council currently serving Rylands Junior School will be exchanged with land adjacent to the school under the control of M7 for nil consideration. As well as being the most convenient option for the children, this proposal is the most cost-effective for M7 and Boots given the overall viability issues.'</i></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>
Green Infrastructure Open Space	<p>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></p>	<p>Further dialogue with BBC Parks & Environment required.</p>

Other Infrastructure	Summary Assessment	Further Work
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22.040. <i>[Nottingham West CCG figures, April 2017]</i>.</p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Beeston: We would ask for a Section 106 contribution to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.</p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
Utilities	<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 – Please refer to ‘Flood Risk’ section. Water supply – no abnormal requirements. IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

3.8: Land Fronting Wollaton Road, Beeston

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<p>LLFA comments: 'Surface Water Flood Flow path over most of the site'. <i>[NCC comments within pre- March 2017 stakeholder meeting representations]</i></p> <p>Severn Trent response in relation to sewerage and surface water flooding: The building adjacent to the proposed development site has experienced repeat floodings recently. Return period analysis predicts flooding in a storm with a two year return period. The development is unlikely to have a noticeable impact to Severn Trent's sewage infrastructure, however, the development is likely to flood.</p>	Further discussion with the LLFA as part of the planning application process.
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	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
Education	The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. <i>BBC Note: This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i>	Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.
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	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,612. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Beeston: We would ask for a Section 106 contribution to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.</p>	Further discussion with the Nottingham West CCG as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – Please refer to ‘Flood Risk’ section. Water supply – no abnormal requirements. IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

4.1: Land West of Awsorth (inside the bypass)

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

Critical Infrastructure Contamination	Summary Assessment	Further Work
	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<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>Severn Trent response in relation to sewerage and surface water flooding: Surface Water from the development will be able to drain to a local watercourse. Foul water from the development will join a 225mm diameter combined sewer running across the development site. Flooding in a low return period is predicted downstream and there are pollutions recorded at Awsworth - A610 TPS. There are also a large number of flooding incidents upstream of the development in the south of Awsworth.</p>	
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. 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>[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
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	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	This would need to be subject to further consideration at the time of any planning application submission.
Education	<p>The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. <i>BBC Note: This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<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. <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. <i>[Sustrans comments during March 2017 stakeholder meeting]</i></p>	<p>Further dialogue with BBC Parks & 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
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £137,750. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Awsworth, Eastwood and Brinsley: Land for Medical Centre required. In order that the plan for Eastwood is effective and therefore sound, part of the Walker Street site must be allocated for a new, purpose built health facility to sit behind the existing library with direct access to the main road with its public transport links ensuring it is easily accessible to the community. A one acre site is required (GIA 2000m2 of two or three storeys dependent upon meeting planning requirements). Direct vehicular access would be required to Walker Street if the site is also identified as the preferred site for a co- located blue light service base. Funding contributions should be sought for this development through Section 106 contributions.</p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>
Utilities	<p>Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – Please refer to ‘Flood Risk’ section.</p> <p>Water supply – no abnormal requirements anticipated. IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

5.1: East of Church Lane, Brinsley

Site Area	4.2 hectares
Housing Units	110
Other Uses	
Affordable Housing	30% (33 units)
Ownership / Developer	Proactive owner and developer.
Additional Notes	

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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>	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<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> <p>Severn Trent response in relation to sewerage and surface water flooding: Foul flows from the development will join a 225 mm diameter combined sewer running adjacent to the development site. Surface water from the development will be able to drain to Brinsley Brook. Flooding is not predicted in low return periods locally and there are no reported flooding incidents near the development.</p>	<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.</p>
Transport	<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
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	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	This would need to be subject to further consideration at the time of any planning application submission.
Education	<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. <i>[NCC comments within March 2017 stakeholder meeting]</i></p> <p><i>BBC Note: The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</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. This will require both authorities to work together to plan appropriate solutions.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	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>	Further dialogue with BBC Parks & Environment required.
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £60,610. <i>[Nottingham North & East CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Awsworth, Eastwood and Brinsley: Land for Medical Centre required. In order that the plan for Eastwood is effective and therefore sound, part of the Walker Street site must be allocated for a new, purpose built health facility to sit behind the existing library with direct access to the main road with its public transport links ensuring it is easily accessible to the community. A one acre site is required (GIA 2000m2 of two or three storeys dependent upon meeting planning requirements). Direct vehicular access would be required to Walker Street if the site is also identified as the preferred site for a co- located blue light service base. Funding contributions should be sought for this development through Section 106 contributions.</p>	Further discussion with the Nottingham North & East CCG as part of the planning application process.

Other Infrastructure	Summary Assessment	Further Work
Utilities	<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 – Please refer to ‘Flood Risk’ section.</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>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

6.1: Walker Street, Eastwood

Site Area	9.2 hectares
Housing Units	200 - Possible element of extra care provision on site.
Other Uses	Lynncroft Primary School redevelopment on the Walker Street frontage. Provide a 1 acre site at the south west corner of the site for a new community hub including a health facility.
Affordable Housing	10% (20 units)
Ownership / Developer	Site is in the ownership of Nottinghamshire County Council.
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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>	

Critical Infrastructure	Summary Assessment	Further Work
Emergency Services	No requirements identified.	Liaison with Nottingham West / Nottingham North & East CCG necessary.
Flood Risk	<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> <p>Severn Trent response in relation to sewerage and surface water flooding: Foul and surface water flows will join pipes on Greenhills Avenue. Flooding is not predicted in low periods downstream of the development. However there are a number of recorded flooding incidents that additional flow could exacerbate.</p>	Further discussion with the LLFA as part of the detailed planning application stages.
Transport	<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	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	This would need to be subject to further consideration at the time of any planning application submission.
Education	<p>Lynncroft Primary School redevelopment on the Walker Street frontage.</p> <p>Broxtowe Borough Council supported Nottinghamshire County Council in its provision of a new replacement primary school despite the impact upon the amount of residential development at this site. This fully addresses needs within this area.</p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<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 & 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
<p>Health</p>	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham West / Nottingham North & East CCG figures, April 2017]</i>.</p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Awsworth, Eastwood and Brinsley: Land for Medical Centre required. In order that the plan for Eastwood is effective and therefore sound, part of the Walker Street site must be allocated for a new, purpose built health facility to sit behind the existing library with direct access to the main road with its public transport links ensuring it is easily accessible to the community. A one acre site is required (GIA 2000m2 of two or three storeys dependent upon meeting planning requirements). Direct vehicular access would be required to Walker Street if the site is also identified as the preferred site for a co- located blue light service base. Funding contributions should be sought for this development through Section 106 contributions.</p> <p>We have had extended discussions with Nottinghamshire County Council regarding a public sector hub and require a site of 1 acre to be reserved on the Walker Street site for this.</p>	<p>Further discussion with the Nottingham West / Nottingham North & East CCG as part of the planning application process.</p>

Other Infrastructure	Summary Assessment	Further Work
Utilities	<p>Electricity – No abnormal requirements.</p> <p>Gas – no abnormal requirements.</p> <p>Waste water – Please refer to ‘Flood Risk’ section.</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>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

7.1: Land South of Kimberley (including Kimberley Depot)

Site Area	7.4 hectares
Housing Units	118 The site area now includes the 'Kimberley Caravans' site.
Other Uses	
Affordable Housing	20% (24 units)
Ownership / Developer	Part of site in the ownership of Broxtowe Borough Council. Land to the east in separate ownership. Both willing developers.
Additional Notes	Relocation of existing B.B.C. Kimberley Depot would be required for land to become available.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	<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>Severn Trent response in relation to sewerage and surface water flooding: Foul flows from the development will join the 750 mm diameter existing combined sewer which runs through the site. Surface Water from the development can join the existing surface water network which runs through the proposed development site. Flooding is predicted in a low return period storm on the combined system close to the development site. There is a repeat internal flooding caused by the combined sewer. The development is likely to exacerbate the flooding at this property.</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>
Transport	<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>Development should be designed so as not to prejudice the ability to provide a future expansion of the tram.</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
Air Quality	<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>
Community Facilities	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</p>	<p>This would need to be subject to further consideration at the time of any planning application submission.</p>
Education	<p><i>BBC Note: The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i></p>	<p>Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.</p>

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	<p>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></p>	<p>Further dialogue with BBC Parks & 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>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £65,018. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Kimberley: We would ask for a Section 106 contribution to be requested in order to increase the physical clinical space required to meet the demands of the increase in population brought about by the housing developments.</p>	<p>Further discussion with the Nottingham West CCG as part of the planning application process.</p>
Utilities	<p>Electricity – No abnormal requirements. Gas – no abnormal requirements. Waste water – Please refer to 'Flood Risk' section. Water supply – no abnormal requirements anticipated. IT – No abnormal requirements.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

7.2: Land South of Eastwood Road, Kimberley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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>	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	No comments yet received from the LLFA.	Further discussion with the LLFA as part of the planning application process.

Critical Infrastructure	Summary Assessment	Further Work
Transport	<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
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	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.
Education	<i>BBC Note: The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i>	Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.

Other Infrastructure	Summary Assessment	Further Work
Green Infrastructure Open Space	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.
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22,040. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Kimberley: We would ask for a Section 106 contribution to be requested in order to increase the physical clinical space required to meet the demands of the increase in population brought about by the housing developments.</p>	Further discussion with the Nottingham West CCG as part of the planning application process.
Utilities	<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>	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

7.3: Eastwood Road Builders' Yard, Kimberley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	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.
Transport	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>	

Other Infrastructure	Summary Assessment	Further Work
Air Quality	No issues have been identified. The site is not within an Air Quality Management Area (AQMA).	Mitigation (dependent upon detail of development).
Community Facilities	Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.	This would need to be subject to further consideration at the time of any planning application submission.

Other Infrastructure	Summary Assessment	Further Work
Education	<i>BBC Note: The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i>	Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.
Green Infrastructure Open Space	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.
Health	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.
Utilities	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.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

11.0: The Square, Beeston

Site Area	1.4 hectares
Housing Units	132 minimum
Other Uses	Mixed Use: Residential / Cinema Emphasis upon 'Evening Economy'.
Affordable Housing	30% (40 units based upon 132 dwellings minimum)
Ownership / Developer	In ownership of Broxtowe Borough Council
Additional Notes	<p>'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.</p> <p>Planning permission was granted on 13 September 2018 for a planning application for the next phase has been submitted for of the development of this site. The description of the planning application is development permitted is: 'Hybrid planning application comprising: Full application to construct cinema (Class D2) and commercial units (Class A1 - A5) with ancillary uses (plant, bin stores etc.) and public realm. Outline application for mixed use development to include residential dwellings (Class C3) with car parking, commercial units (Class A1 - A5) and assembly and leisure units (Class D2) with associated ancillary areas (plant and bin stores etc) (with all matters reserved)'. This planning application was submitted to the Council on 21 May 2018 and is currently under consideration. The reference no. is 18/00360/FUL and the applicant was is Broxtowe Borough Council.</p> <p><u>Further information from the Design & Access Statement:</u></p> <p><i>Phase 1 Detailed planning application – leisure</i></p> <ul style="list-style-type: none"> • Uses (use classes A1-A5) arranged principally over two levels with Retail, Restaurants and Cafes at Street level and Cinema (use class D2) on Upper floors. Cinema lobby accessed from ground level (7 screens providing 650 seats). • Commercial units (retail, restaurants and cafes) accessed from the pedestrianised street level. • Gross areas: ground floor: 2,014 sq. m, first floor: 2,155 sq. m. <u>Total gross area: 4169 sq. m.</u> <p><i>Phase 2 Outline planning application - residential</i></p> <ul style="list-style-type: none"> • The proposed scheme consists of a total of 132 apartments. • 1 bed: 42 units and 2 bed: 90 units (Total 132 units). <u>Total area: 3,610 sq. m.</u>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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 & 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.

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	<p>Within representations to the 2017 Publication Consultation, the County Council stated that it will no longer be seeking contributions to library facilities as this cannot be presently justified with reference to library capacity and stock levels.</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.
Education	<p><i>BBC Note: The limited number of dwellings proposed does not give rise to a realistic prospect of a new school. Contributions will still be required to address capacity issues at existing schools. This was discussed at a meeting between Broxtowe Borough Council and Nottinghamshire County Council on 24th July 2018 July which was arranged to discuss the provision of infrastructure to support the Part 2 Local Plan.</i></p>	Further discussion required with LA as part of the planning application process. This will require both authorities to work together to plan appropriate solutions.

Other Infrastructure	Summary Assessment	Further Work
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £72,732. <i>[Nottingham West CCG figures, April 2017].</i></p> <p>Nottingham West CCG response to 2017 Publication Consultation in relation to the sites proposed in Kimberley: We would ask for a Section 106 contribution to be requested in order to increase the physical clinical space required to meet the demands of the increase in population brought about by the housing developments.</p>	Further discussion with the Nottingham West CCG as part of the planning application process.
Green Infrastructure Open Space	<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.
Utilities	<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
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Appendix 2: IDP Site Infrastructure Schedules (Rejected Sites)

List of 'Rejected Sites' (by Settlement Area)

Awsworth		
190: North of Barlow's Cottages, Awsworth	192: West of Awsworth Lane / South of Newtons Lane, Cossall	
Brinsley		
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
Eastwood		
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		
Kimberley		
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		
Main Built Up Area		
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
Other Rural		Sites Adjacent to Hucknall
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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Possible contaminated land from an historic landfill. Further investigation would be required.	Further investigation and liaison with the Environment Agency would be necessary.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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
Transport	<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>	<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></p>

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>	<p>Mitigation (dependent upon detail of development).</p>
Community Facilities	<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>
Education	<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
Green Infrastructure Open Space	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.
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	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)

Site Area	3.6 hectares
Housing Units	110
Other Uses	
Affordable Housing	30% (33 units)
Ownership / Developer	Proactive owner and developer.
Additional Notes	

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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 'Additional Brinsley Site Consultation' [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
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.
Education	<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. [NCC comments within March 2017 stakeholder meeting]</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
Green Infrastructure Open Space	<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 & Environment required.</p>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £60,610.</p> <p><i>[Nottingham North & East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North & East CCG as part of the planning application process.</p>
Utilities	<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
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield Site. No issues identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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 & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

198: Land East of Church Lane (Larger Site)

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield Site. No issues identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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 & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

376: Land opposite 28 Church Lane, Brinsley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £46,835. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

681: Land to the Rear of Clumber Avenue, Brinsley

Site Area	1.5 hectares
Housing Units	38
Other Uses	
Affordable Housing	30% (11.4 units)
Ownership / Developer	Proactive developer.
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Existing equestrian use. No issues have been identified on the 'greenfield' part of the site.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £20,938. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,061. <i>[Nottingham North & East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North & East CCG as part of the planning application process.</p>
Utilities	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Eastwood Sites

146: Chewton Street (Fringe of Former Landfill Site)

Site Area	8 hectares
Housing Units	320
Other Uses	Public open space
Affordable Housing	20% (64 units) – <i>depending upon viability</i>
Ownership / Developer	Proactive developer.
Additional Notes	<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
Contamination	<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>
Emergency Services	<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 & East CCG necessary.</p>
Flood Risk	<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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<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 & Nottingham North & East CCG as part of the planning application process.</p>
Utilities	<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>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

203: Nether Green, East of Mansfield Road, Eastwood

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	<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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £155,933. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham West CCG & Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

208: West of Moorgreen

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £144,362. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	<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.
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

204: North of 4 Mill Road, Beauvale

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £48,488. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

514: Hall Farm, Cockerhouse Road, Eastwood

Site Area	3.6 hectares
Housing Units	40
Other Uses	
Affordable Housing	30% (12 units)
Ownership / Developer	Proactive owner
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No requirements identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	<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 & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Kimberley Sites

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

Site Area	7.4 hectares
Housing Units	222
Other Uses	
Affordable Housing	30% (67 units)
Ownership / Developer	Proactive landowners.
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified on this land	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £122,322. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	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

Site Area	4.93 hectares
Housing Units	200
Other Uses	
Affordable Housing	30% (60 units)
Ownership / Developer	Proactive owner / developer.
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham West CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £110,200. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham West CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £63,916. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

105: Land West of New Farm Lane, Nuthall

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £41,325. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

234: Land at New Farm Lane, Nuthall

Site Area	2.08 hectares
Housing Units	50
Other Uses	
Affordable Housing	30% (15 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £27,550. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

Site Area	1.83 hectares
Housing Units	72
Other Uses	
Affordable Housing	30% (22 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
Flood Risk	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.
Transport	<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.

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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £39,672. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham West CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

116: Land North of 38 Alma Hill, Kimberley

Site Area	1.16 hectares
Housing Units	45
Other Uses	
Affordable Housing	30% (14 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £24,795. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

610: Land off High Spannia, Kimberley

Site Area	0.86 hectares
Housing Units	18
Other Uses	
Affordable Housing	30% (5 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	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 th August 2016.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £9,918. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues in relation to contamination have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,612. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

473: Home Farm, Nottingham Road, Nuthall

Site Area	0.92 hectares
Housing Units	14
Other Uses	
Affordable Housing	30% (4 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.

Critical Infrastructure	Summary Assessment	Further Work
Flood Risk	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.
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £7,714. <i>[Nottingham North & East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.</p>
Utilities	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Main Built-Up Area (MBA) Sites

104: Land off Coventry Lane, Trowell Moor

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The use of the site includes agricultural uses (including a nursery and associated buildings). No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	<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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

Site Area	69.27 hectares
Housing Units	1,380 (500 within the Plan Period)
Other Uses	
Affordable Housing	30% (414 units / 150 within the Plan Period)
Ownership / Developer	Promoted through the SHLAA
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Largely greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	<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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

588: Land to the West of Bilborough Road, Strelley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield Site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	<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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

107: Land at Woodhouse Way, Nuthall

Site Area	32.35 hectares
Housing Units	300
Other Uses	
Affordable Housing	30% (90 units)
Ownership / Developer	Proactive owner / developer.
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £165,300. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	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.

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

403: Bardills Garden Centre, Toton Lane, Stapleford

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Largely greenfield site. Currently in use as a garden centre. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

Site Area	20.56 hectares
Housing Units	150
Other Uses	
Affordable Housing	30% (45 units)
Ownership / Developer	Proactive owner.
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	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
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.
Education	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.
Green Infrastructure Open Space	<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 & 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>
Health	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.
Utilities	<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
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

111: Land off Moss Drive, Bramcote

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	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.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

683: Land South Of Blenheim Industrial Estate, Nuthall

Site Area	16.97 hectares
Housing Units	120
Other Uses	
Affordable Housing	30% (36 units)
Ownership / Developer	Proactive owner / developer.
Additional Notes	<p>The site was previously considered for allocation within the Part 2 Local Plan and was subjected to an Open 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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG and Nottingham City CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £66,120. <i>[Nottingham North & East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North & East CCG & Nottingham City CCG as part of the planning application process.</p>
Utilities	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

414: Land Behind Sisley Avenue, Stapleford

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

410: Land South of 45 Baulk Lane, Stapleford

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

415: Ashlands, Bilborough Road, Trowell

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site is mainly greenfield. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	<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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

602: The Gables, Strelley Lane, Strelley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site consists of a residential property with a large garden and adjacent paddock. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham City CCG necessary.
Flood Risk	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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Other Rural Sites

189: Land at Smithfield Avenue, Trowell

Site Area	3.32 hectares
Housing Units	70
Other Uses	
Affordable Housing	30% (21 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site consists of agricultural land. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<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>
Utilities	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Sites Adjacent to Hucknall

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

Site Area	3.32 hectares
Housing Units	66
Other Uses	
Affordable Housing	30% (20 units)
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	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.

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Greenfield site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<p>Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £36,366. <i>[Nottingham North & East CCG figures, April 2017]</i></p>	<p>Further discussion with the Nottingham North & East as part of the planning application process.</p>
Utilities	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & 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)

Brinsley		
200: West of High Street, Brinsley		
Eastwood		
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)	
Kimberley		
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	
Main Built-Up Area		
419: Wadsworth Road, Stapleford	239: Works, Bailey Street, Stapleford	

Brinsley Sites

200: West of High Street, Brinsley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site includes gardens, a public house car park, and derelict land. Further investigation may be required.	Further investigation may be required.
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	<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.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £11,571. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Eastwood Sites

34: Land off Acorn Avenue, Giltbrook

Site Area	2.71 hectares
Housing Units	67
Other Uses	
Affordable Housing	30% (20 units)
Ownership / Developer	Langridge Homes Ltd is the applicant of a 2015 planning application for the site.
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Former agricultural land. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	<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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

Site Area	0.24 hectares
Housing Units	12
Other Uses	
Affordable Housing	30% (4 units)
Ownership / Developer	Proactive owner / developer.
Additional Notes	<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"> • Extant permission for 12 bungalows on the former 'working men's club' (15/00048/FUL). • Extant revised planning application (16/00646/FUL) for 16 dwellings (following the demolition of the 'working men's club').

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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.

349: 66 Dovecote Road, Eastwood

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Urban site including rear garden. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

508: Hilltop House, Nottingham Road, Eastwood

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Urban site. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	<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 & 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>
Health	<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 & Nottingham North & East CCG as part of the planning application process.</p>
Utilities	<p>No requirements identified.</p>	<p>Further discussion with Utilities providers required as part of planning application.</p>
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

130: Church Street, Eastwood (Raleigh)

Site Area	5.45 hectares
Housing Units	40
Other Uses	
Affordable Housing	30% (12 units)
Ownership / Developer	The site is understood to be in the ownership of Raleigh UK Ltd
Additional Notes	<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>

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG and Nottingham North & East CCG necessary.
Flood Risk	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

Kimberley Sites

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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	Vacant former builders' yard. Further investigation in relation to the potential for contamination may be required.	Further investigation may be necessary.
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £6,612. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £10,469. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

518: Rear of 127 Kimberley Road, Nuthall

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site consists of residential gardens. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £11,020. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

218: South of Kimberley Road, Nuthall

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site consists of field and meadow land, some garden land, and some outbuildings. No issues have been identified at this stage.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £16,530. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

144: South of Eastwood Road, Kimberley

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	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.	
Emergency Services	No requirements identified.	Liaison with Nottingham North & East CCG necessary.
Flood Risk	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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	Based on the multiplier of £551 per dwelling cost, the estimate for contributions is £22,040. <i>[Nottingham North & East CCG figures, April 2017]</i>	Further discussion with the Nottingham North & East CCG as part of the planning application process.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	<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

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

Critical Infrastructure	Summary Assessment	Further Work
Contamination	The site includes school buildings. No issues have been identified.	
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	Drainage from the site should be via a sustainable drainage system.	Further discussion with the EA / LLFA as part of the planning application process.
Transport	<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
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.
Education	Contributions to primary and secondary education will be required.	Further discussion required with the LA as part of the planning application process.
Green Infrastructure Open Space	Enhancement of GI Corridors will be required as per the Green Infrastructure Strategy.	<p>Further dialogue with BBC Parks & 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>
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.

Other Infrastructure	Summary Assessment	Further Work
Waste, Recycling & Energy Management	<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 & Recycling will be required.</p>

239: Works, Bailey Street, Stapleford

Site Area	0.13 hectares
Housing Units	15
Other Uses	
Affordable Housing	20% (3 units) <i>Lower rate assumed due to viability concerns</i>
Ownership / Developer	Site promoted through the SHLAA
Additional Notes	<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>

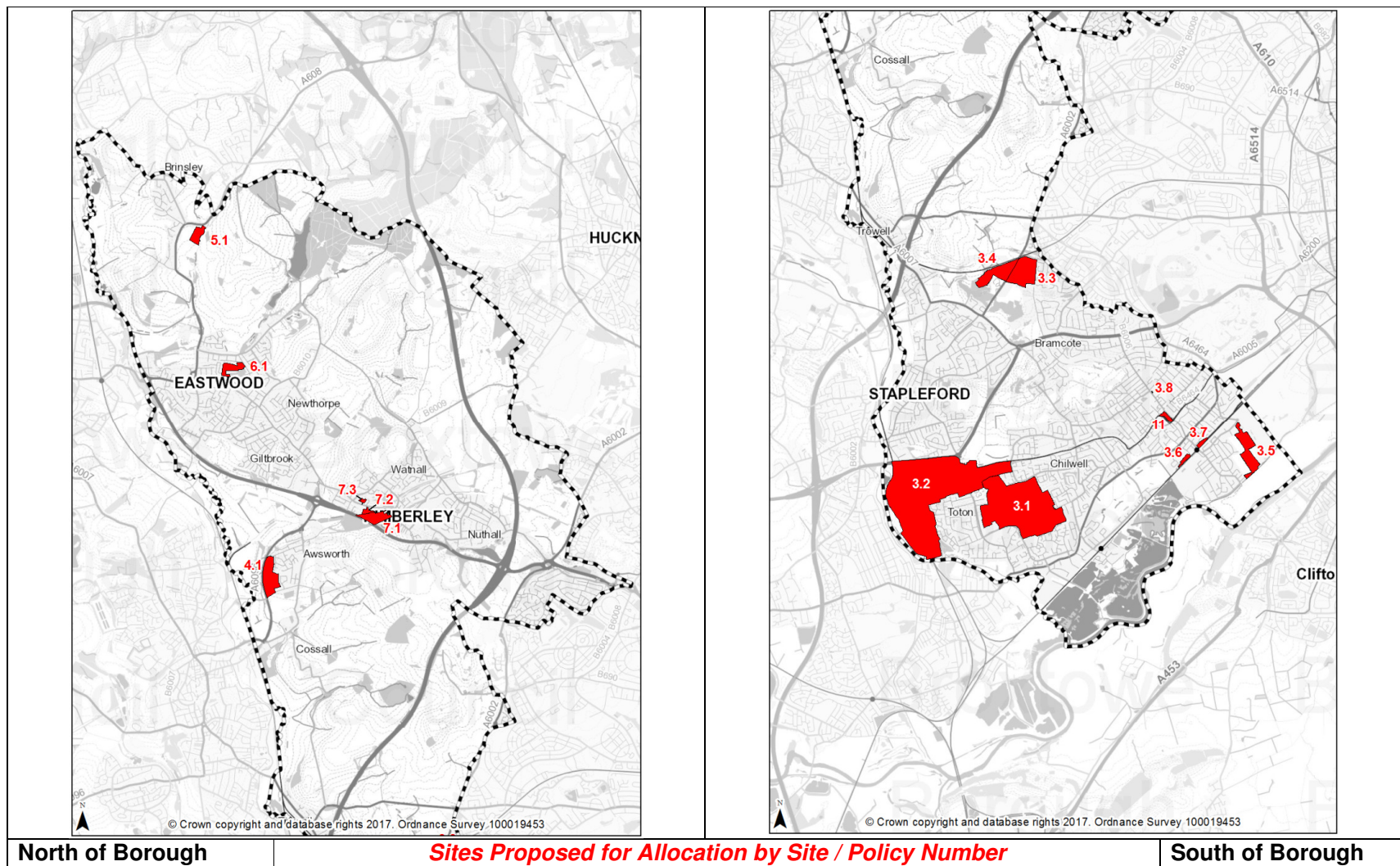
Critical Infrastructure	Summary Assessment	Further Work
Contamination	Urban previously-developed site with the potential for contamination.	Further investigation will be required along with liaison with the Environment Agency.
Emergency Services	No requirements identified.	Liaison with Nottingham West CCG necessary.
Flood Risk	<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
Transport	<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
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.
Education	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
Green Infrastructure Open Space	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.
Health	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.
Utilities	No requirements identified.	Further discussion with Utilities providers required as part of planning application.
Waste, Recycling & Energy Management	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



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]

Appendix 6: Consultation Responses to the 2017 Part 2 Local Plan Publication Consultation of the IDP and Broxtowe Borough Council's Responses

INFRASTRUCTURE DELIVERY PLAN (IDP): SCHEDULE OF COMMENTS RECEIVED & AMENDMENTS PROPOSED

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
Nottinghamshire County Council	Page 17, paragraphs 4.48 – 4.55	NCC would contend that accessible, attractive and sufficient education facilities should be seen as critical elements of infrastructure in the effective delivery of housing sites. Where sites are planned without reference to adequate and appropriate education provision they will be subject to challenge and unlikely to be attractive to potential developers.	Broxtowe Borough Council agrees that the provision of education-related infrastructure is highly-desirable. However, such infrastructure is not seen as absolutely 'critical' as development could still be 'technically-feasible' without it.	No changes to the 'Critical Infrastructure' categorisation are proposed.
Nottinghamshire County Council	Page 19	Bramcote planning area 'built out' should be amended to include 'Albany Junior School'.	Noted	Text to be changed accordingly.
Nottinghamshire County Council	Page 20	Under Eastwood 'Grassley' Beauvale Infants should be 'Greasley' Beauvale Infants.	Noted.	Text to be changed accordingly.
Nottinghamshire County Council	Page 20, Paragraph 4.54	This paragraph makes reference to the need for a replacement secondary school. Further discussions are required with NCC to confirm the approach to education provision as part of this site.	Agree that further discussions will be required.	The text will be amended to reflect the further discussions which will be required.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
Nottinghamshire County Council	Page 20, Para 4.55	This paragraph states that “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 County Council disagree with this statement and consider that the provision of school places is a showstopper for Education and Pupil Place Planning This needs to be proceeded by the Borough Council.	It is common ground that school places must be provided. However, an appropriate approach is to take the proposed amount of housing provision available and the viability of sites and the physical capacity to extend existing schools into consideration.	No amendments proposed.
Nottinghamshire County Council	Appendix 1	General comment – The County Council request that following text is inserted into column 3 of the education section of the table in respect of all the sites which are being identified for allocation “This will require both authorities to work together to masterplan appropriate solutions.”	Broadly agree.	The requested text: ‘ <i>This will require both authorities to work together to plan appropriate solutions</i> ’ will be added to all tables within Appendix 1, as requested.
Nottinghamshire County Council	Page 37	This section relates to the critical infrastructure needed for site at Chetwynd Barracks. The position stated in the document reflects the County Council’s	Noted.	No amendments required.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		position when the numbers at Chetwynd Barracks were 500. The number of dwellings have increased to 800 so our response will remain the same new but an even bigger school will be required with land and full cost recovery.		
Nottinghamshire County Council	Pages 45	This section relates to the critical infrastructure needed for the site at Toton Strategic Location for Growth. The County Council's response will remain the same but an even bigger school will be required with land and full cost recovery.	<i>Noted.</i>	<i>No amendments required.</i>
Nottinghamshire County Council	Page 51	This section relates to the critical infrastructure needed for site at Bramcote (East of Coventry Lane). As stated above in respect of paragraph 4.54; further discussions are required with NCC to confirm the approach to education provision as part of this site.	<i>Noted.</i>	<i>Text to be added: 'Further discussions are required with NCC to confirm the approach to education provision as part of this site'.</i>
Nottinghamshire County Council	Pages 55, 60, 65, 69, 72 , 76, 80, 83, 88, 91 and 98	These sections relate to the critical infrastructure needed for site at Stapleford (West of Coventry Lane). The County	<i>Noted.</i>	<i>The text: 'This will require both authorities to work together to plan appropriate solutions'</i>

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		Council agree with what is stated about education however please refer to above general comment regarding appendix 1 and the additional text to be added to column 3.		will be added to all tables within Appendix 1, as requested.
Nottinghamshire County Council	Page 98	This section relates to the critical infrastructure needed for site at The Square, Beeston. The County Council agree with what is stated. However this was not part of the original list of sites we commented on. The comment remains the same but due to the increased numbers of houses the school will need to be bigger so NCC will need more land and a higher contribution.	Noted.	No amendments required.
Nottinghamshire County Council	Page 13, Paragraphs 4.15	There is reference to the Environment Agency and "greenfield" rates. NCC now covers surface water issues as Lead Local Flood Authority (LLFA). It is therefore requested that an amendment is made to the document to reflect this. It is also requested that the statement about Greenfield rates is removed as this is a little ambiguous.	Noted.	The IDP tables will be updated to reflect this additional information. The statement in relation to Greenfield rates will be removed.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
Nottinghamshire County Council	Appendix 1	The County Council will no longer be seeking contributions to library facilities for the planned developments listed in Appendix 1 of the IDP as this cannot be presently justified with reference to library capacity and stock levels.	Noted.	The schedules within Appendix 1 will be updated to reflect this new information.
Severn Trent Water (Sewerage)	3.1 Chetwynd Barracks	Supporting information provided: Sewer records do not exist for Chetwynd Barracks. Therefore the current drainage at the site is unknown. It is assumed the majority of flows will join the 300 diameter combined sewer on Chetwynd Road. RPA predicts flooding in a 30 year storm. D/S of Chetwynd Road there is a large flooding cluster on Crofton Road. An FA scheme has been delivered which protects properties internally up to 40 year storm and externally up to a 20 year storm. There are no pollution incidents recorded D/S at the Attenborough Lane PS. Surface Water flows can be drained to local brook running through Chetwynd barracks.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
Severn Trent Water (Sewerage)	Toton	It is likely that a capital scheme would be required for a new gravity sewer to take foul flow from the development to Stapleford STW in the North West. There are numerous hydraulic flood incidents on incoming pipes to the STW. If foul flows were to be discharged to the south the topography suggests a pumping station would be required. Pipes on Stapleford Lane where it would be expected to discharge to are predicted to flood in low RPs. There are foul flooding incidents recorded to the south off Stapleford Lane. Surface water will be able to drain to pre-existing surface water systems in the vicinity of the development.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	Bramcote	It is expected that foul flows will be connected to 225mm diameter pipe on Latimer Drive. RPA does not predict flooding in storm events up to 40 yrs. Flows from the east of the site may have to be pumped due to the topography of the site.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of

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				the schedules within Appendix 1.
Severn Trent Water (Sewerage)	Stapleford	It is likely that a capital scheme would be required for a new gravity sewer to take foul flow from the development to Stapleford STW in the North West. There are numerous hydraulic flood incidents on incoming pipes to the STW. If foul flows were to be discharged to the south, the topography suggests a pumping station would be required. Pipes on Stapleford Lane where it would be expected to discharge to are predicted to flood in low RPs. There are foul flooding incidents recorded to the south off Stapleford Lane. Surface water will be able to drain to pre-existing surface water systems in the vicinity of the development.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	3.6 Beeston Maltings	Based on topographic levels it is likely the development will connect to the sewage system on Cartwright Way to a 150 mm diameter pipe. Surface water would also drain to the existing system on this road. The model	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		does predict flooding on low RPs D/S on Ireland Avenue. However there are no incidents of flooding reported.		the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	Beeston Cement Depot	Sewage from the development is likely to join the network on Station Road into a 375 mm diameter combined sewer. Surface Water will be able to be connected to local surface water network. There are no reports of flooding in the area and flooding is not predicted in low return periods.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	Wollaton Road, Beeston	The building adjacent to the proposed development site has experienced repeat floodings recently. Return period analysis predicts flooding in a storm with a two year return period. The development is unlikely to have a noticeable impact to Severn Trent's sewage infrastructure, however, the development is likely to flood.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	4.1 Awsworth	Surface Water from the development will be able to drain to a local watercourse. Foul water from the development will join a 225mm diameter combined sewer	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		running across the development site. Flooding in a low return period is predicted downstream and there are pollutions recorded at Awsworth - A610 TPS. There are also a large number of flooding incidents upstream of the development in the south of Awsworth.		be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	Brinsley	Foul flows from the development will join a 225 mm diameter combined sewer running adjacent to the development site. Surface water from the development will be able to drain to Brinsley Brook. Flooding is not predicted in low return periods locally and there are no reported flooding incidents near the development.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Severn Trent Water (Sewerage)	6.1 Walker Street	Foul and surface water flows will join pipes on Greenhills Avenue. Flooding is not predicted in low periods downstream of the development. However there are a number of recorded flooding incidents that additional flow could	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		exacerbate.		Appendix 1.
Severn Trent Water (Sewerage)	Kimberley	Foul flows from the development will join the 750 mm diameter existing combined sewer which runs through the site. Surface Water from the development can join the existing surface water network which runs through the proposed development site. Flooding is predicted in a low return period storm on the combined system close to the development site. There is a repeat internal flooding caused by the combined sewer. The development is likely to exacerbate the flooding at this property.	Noted.	The site schedules of IDP Appendix 1 will be updated with this supporting information, within the 'Flood Risk' sections. This will also be 'signposted' within the 'Utilities' sections of the schedules within Appendix 1.
Environment Agency	Representations made in relation to the Local Plan main text - although this may have implications for the IDP	Suggested new policy with the Local Plan: "All developments will be encouraged to include Sustainable Drainage Systems (SuDs) where appropriate to manage surface water effectively on site, to reduce surface water runoff and to ensure flooding is not increased elsewhere. Where	Noted.	No amendments required.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		<p>possible SuDS should also be designed to enhance biodiversity value. A two stage SuDs treatment should be used in order to improve water quality. An appropriate maintenance and management plan, agreed with the Council, will be required for all Sustainable Drainage systems and where appropriate, S106 Agreements will be sought. Other than in exceptional circumstances (for example where it is not technically feasible or where the benefits of the scheme clearly outweigh other factors):</p> <p>a) development on greenfield sites should maintain greenfield surface water run off rates;</p> <p>b) brownfield sites should achieve as close to greenfield runoff rates as possible and must achieve betterment to existing runoff rates. A minimum of 30% reduction in run off rates will be expected;</p> <p>c) applicants should supply sufficient technical evidence to demonstrate that the maximum possible reduction in runoff</p>		

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		rates has been achieved."		
Sport England	Representations made to the Local Plan policies, but with some useful recommendations for 'Open Space', i.e. potential implications for the IDP.	Information on current provision of playing pitches at sites.	Noted.	No amendments required.
Nottingham West Clinical Commissioning Group (CCG)	Policy: 3.1 Chetwynd Barracks	Land for Medical Centre required. We are not in a position to confirm the size of site required at this stage; however based on similar size developments it would be no more than 1 acre to serve a potential population of around 18,000 patients. Funding contributions should be sought through Section 106.	Noted.	Appendix 1 site schedules to be updated accordingly.
Nottingham West Clinical Commissioning Group (CCG)	Policy: 3.3 & 3.4 Bramcote, East of Coventry Lane Stapleford, West of Coventry Lane	We ask the Borough Council to request on our behalf a Section 106 contribution to support the expansion to the physical capacity of these existing facilities in order to provide health services to the additional 1,242 residents these	Noted.	Appendix 1 site schedules to be updated accordingly.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		developments will attract.		
Nottingham West Clinical Commissioning Group (CCG)	Policy: 3.5 Seven Trent (Lilac Grove), Beeston, Policy: 3.6 Beeson Maltings, Policy: 3.7 Cement Depot Beeston, Policy: 3.8 Wollaton Road, Beeston, Policy: 11 Beeston Square	We would ask for a Section 106 contribution to be available to this locality to increase the physical clinical space required to meet the needs of this increase in population over and above that already underway as part of The Oaks Medical Centre expansion.	Noted.	Appendix 1 site schedules to be updated accordingly.
Nottingham West Clinical Commissioning Group (CCG)	Policy: 4.1 Awsworth - West of Awsworth (inside the bypass), Policy: 5.1 Brinsley East of Church Lane, Policy: 6.1 Eastwood Walker Street, Eastwood	Land for Medical Centre required. In order that the plan for Eastwood is effective and therefore sound, part of the Walker Street site must be allocated for a new, purpose built health facility to sit behind the existing library with direct access to the main road with its public transport links ensuring it is easily accessible to the community. A one acre site is required (GIA 2000m2 of two or three storeys dependent upon meeting planning requirements). Direct vehicular	Noted.	Appendix 1 site schedules to be updated accordingly.

CONSULTEE / INFRASTRUCTURE PROVIDER	IDP PAGE / PARAGRAPH NUMBER / LOCAL PLAN POLICY / PROPOSED SITE	CHANGE REQUESTED OR ADDITIONAL INFORMATION SUPPLIED	BROXTOWE BOROUGH COUNCIL RESPONSE	CHANGES TO IDP PROPOSED
		access would be required to Walker Street if the site is also identified as the preferred site for a co- located blue light service base. Funding contributions should be sought for this development through Section 106 contributions.		
Nottingham West Clinical Commissioning Group (CCG)	Policy: 7.1 Kimberley Depot, Policy: 7.2 South of Eastwood Road, Policy: 7.3 Eastwood Road Builders Yard	We would ask for a Section 106 contribution to be requested in order to increase the physical clinical space required to meet the demands of the increase in population brought about by the housing developments.	Noted.	Appendix 1 site schedules to be updated accordingly.
Nottingham West Clinical Commissioning Group (CCG)	Policy: 6.1 Eastwood	We have had extended discussions with Nottinghamshire County Council regarding a public sector hub and require a site of 1 acre to be reserved on the Walker Street site for this.	Noted.	Appendix 1 site schedules to be updated accordingly.
Nottingham West Clinical Commissioning Group (CCG)	Policy: 3.1 Chetwynd Barracks / Policy: 3.2 Toton	We will do more work on a potential hub servicing this area but would ask for a reserved site on the Barracks site to be identified for a potential health facility.	Noted.	Appendix 1 site schedules to be updated accordingly.

Broxtowe Borough Council, **January 2019** ~~July 2018~~