

Greater Nottingham Strategic Plan



Site Selection Report Appendix C - Nottingham City September 2024

Greater Nottingham
Planning Partnership



Broxtowe
Borough
COUNCIL



Borough Council



Nottingham
City Council



Rushcliffe
Borough Council

This page has been left blank.

1.0 Introduction

- 1.1 This appendix should be read in conjunction with the Site Selection Report, which sets out the approach that has been taken to site selection. Part A of the Site Selection Report deals with Housing/Mixed use sites and general employment sites. Part B covers strategic distribution sites.
- 1.2 This appendix provides details of the site selection process for Nottingham City Council. It includes a series of Site Schedules which present the information and supporting material for each Reasonable Alternative site that has been considered. The site selection process for strategic distribution sites includes very specific criteria relating to the operational needs and sustainability of potential distribution sites and so requires additional factors to be taken into account and so is set out separately below.

Reasonable alternative housing/mixed use sites and general employment sites

- 1.3 For each site, two key decisions have been made. Firstly, whether the site could be allocated for strategic development. This decision is taken with reference to the site in isolation. This includes considering whether:
- the site has practical and achievable means of access to the public highway;
 - if the site is within the Green Belt, there are defensible features which could be used to define the boundary of the Green Belt;
 - the site is being promoted for development;
 - there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
 - a significant portion of the site is at risk of flooding;
 - development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape, flooding).
- 1.4 Secondly, consideration has been given as to whether a site should be allocated for strategic development. This is a comparative exercise between the sites being considered. Where it is considered appropriate to recommend the strategic allocation of a site, the whole of the site put forward for development has not automatically been recommended.

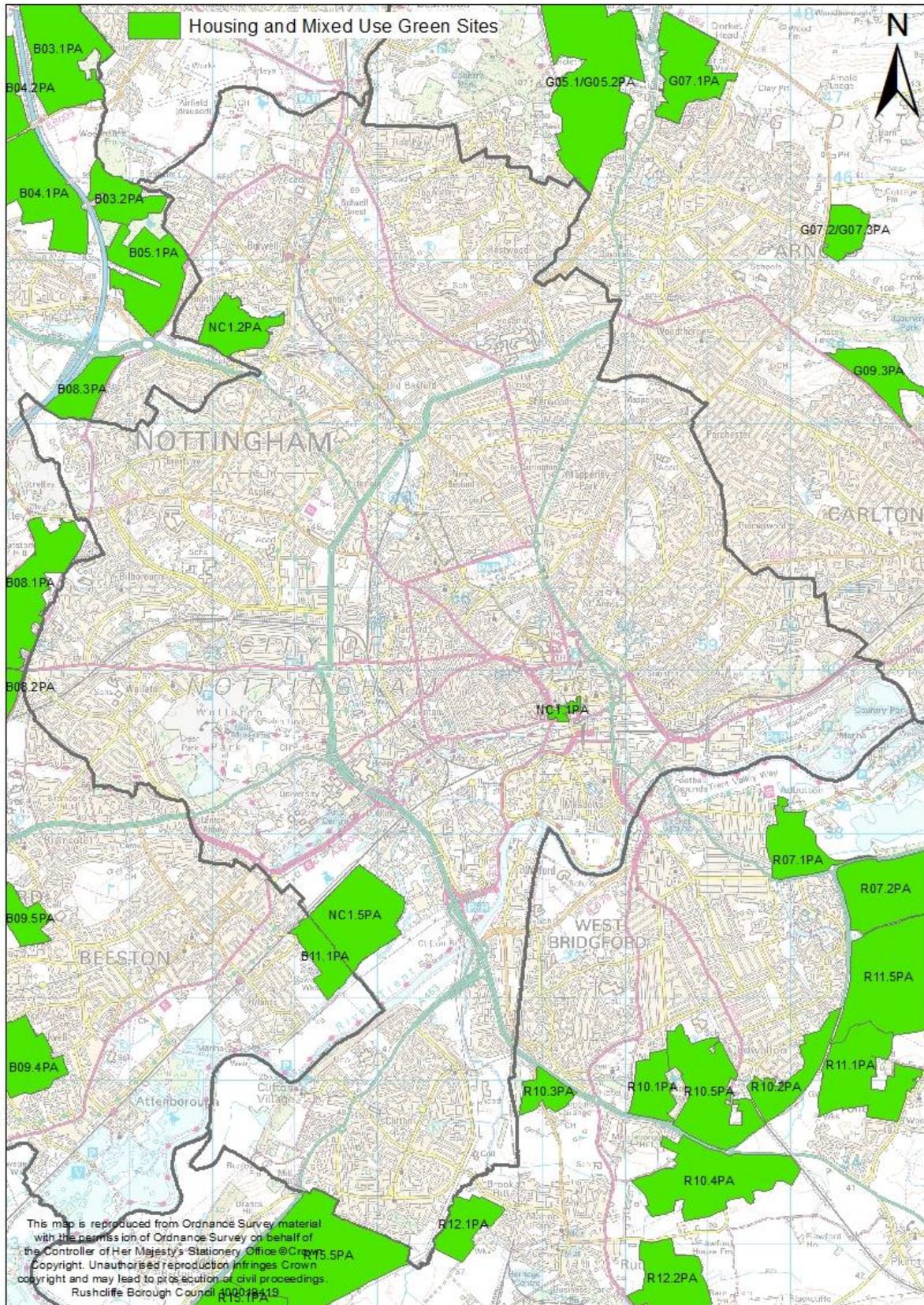
Site Reference	Site Name	Comment	Page numbers
NC1.1PA	Broad Marsh	Site is of scale for strategic growth.	5
NC1.2PA	Stanton Tip	Site is of scale for strategic growth. Site was not a Growth Options site but was allocated in the Aligned Core Strategy	10

Site Reference	Site Name	Comment	Page numbers
NC1.5PA	Boots	Site is of scale for strategic growth. Site was not a Growth Options site but was allocated in the Aligned Core Strategy	15

Reasonable alternative Strategic Distribution sites

- 1.5 For each site, two key decisions have been made. Firstly, whether the site could be allocated for strategic distribution development. This decision is taken with reference to the site in isolation. This includes considering whether:
- the site could enable the transfer of freight onto the rail network, or, if direct access to the rail network is not available, is it in close proximity to an existing rail freight interchange;
 - whether the site is located close to centres of population and employees and is accessible by public transport and active travel infrastructure;
 - whether, within these centres of population, there are areas of high unemployment and deprivation;
 - whether there are good connections with the strategic highway network – close to a junction with the motorway network or long-distance dual carriageway. Motorway/dual carriageway junctions and the approach routes should have sufficient network capacity;
 - if the site is within the Green Belt, whether this would undermine a key purpose of Green Belt policy;
 - whether the site is being promoted for development;
 - whether there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
 - whether a significant portion of the site is at risk of flooding; and
 - whether development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape).
- 1.6 Secondly, consideration has been given as to whether a site should be allocated for strategic distribution development. This is a comparative exercise between the sites being considered taking into account whether the site is sustainably located and can utilise low carbon transport infrastructure, and whether there are environmental or other constraints which limit the extent to which the scale of need in the Logistics Study should be met within the Plan Area. Where it is considered appropriate to recommend the strategic allocation of a site, the whole of the site put forward for development has not automatically been recommended.
- 1.7 For Nottingham City the initial site sieving exercise identified no reasonable alternative sites for strategic distribution.

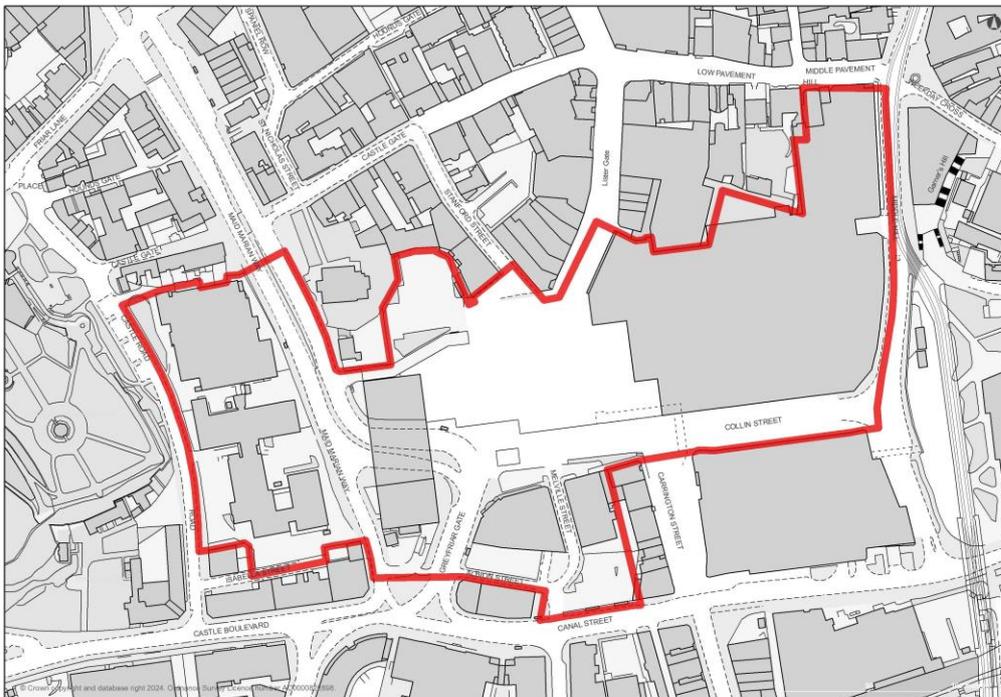
Map of Reasonable Alternative Sites



NC1.1PA Broad Marsh
Satellite Image



Map



Factors	Details
SHLAA reference	2259 (Local Plan Site:SR58) and 459 (Local Plan Site SR57)
Size	6.19 hectares remain from 9.56 hectares P2LP sites
No of dwellings/ estimated employment floorspace	This site is a redevelopment opportunity where aspirations are for a transformational development including a mix of around 1,000 homes, up to 20,000sqm of commercial, office and leisure floorspace with green space.
Existing Use	Demolished Shopping Centre and College being redeveloped for a mix of uses
Known Land Contamination	Known contamination issues due to historic polluting uses. Site specific investigations will be required as detailed proposals emerge to address contamination and pollution control issues.
PDL or Greenfield	PDL - Part 1 of Brownfield Land Register
Agricultural Land	No
SHLAA Conclusion	Available Now / Achievable / Developable / Suitable
Growth Options Study Conclusions	Not included in the AECOM Growth Options Study
Compliance with the GNSP Preferred Approach	In or adjoining the existing main built up area of Nottingham
Viability and deliverability	Achievable and Developable

Infrastructure

Type	Comments
Utilities	New infrastructure will be required onsite during build. Electricity - No abnormal requirements. Waste Water – Hydraulic modelling required to confirm connection locations. Water Supply - no abnormal requirements Gas - no abnormal requirements. IT - no abnormal requirements
Emergency Services	No known abnormal requirements. Close proximity to services and facilities at London Road and Nottingham

Type	Comments
	City Centre. Likely to be building safety and fire safety issues once detailed proposals emerge.
Education	Likely that primary/secondary capacity is not sufficient within this area. However, this would require confirming during negotiations on any planning application
Health	NHS Community Diagnostics Centre will be completed in 2025.
Blue and Green Infrastructure	“Green Heart” open space completed 2024. 10% biodiversity net gain.
Community Facilities	Close proximity to services and facilities at Nottingham City Centre. Community-led uses are envisaged as part of the delivery of the site.
Other	Regard to be given to the amenity of residential properties on Castle Gate;

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	++
2. Employment and Jobs	++	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	--
4. Shopping Centres	++	12. Flooding and Water Quality	?
5. Health and Well Being	++	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	++
6. Community Safety	?	14. Landscape	0
7. Social Inclusion	+	15. Built and Historic Environment	?
8. Transport	++	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	No

Topic	Commentary
Carbon Neutrality	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and green house gas emissions from more sustainable means of travel.</p> <p>Homes would need to be developed to achieve low carbon standards.</p>
Impact on Air Quality	<p>The site is within the Nottingham Urban Area agglomeration. The site is also within an Air Quality Management Area therefore potential risk/harm dependent upon proposed uses. Although an AQMA for NO2 Development is unlikely to cause significant additional harm or require an AQMA for PM10 or PM2.5. Ensure site uses have appropriate energy sources (reduce NO2 and CO2 emissions) and particulate (PM10,PM2.5) emission abatement systems.</p>
Transport / Accessibility	<p>Outstanding access to public transport (Train/NET/Bus/Cycle links.)</p> <p>The following will be required:</p> <p>Realignment and straightening of the Southern end of the section of Maid Marian Way between Castle Gate and Canal Street.</p> <p>New pedestrian crossing facilities across Maid Marian Way.</p> <p>Establishing new pedestrian and cycle routes through redeveloped areas. Creating new high quality areas of public realm.</p> <p>Making the area a connectivity hub with easy parking, bus and taxi access as well as electric bikes, scooters and electric disability vehicles to allow access to the City Centre including potentially an additional tram stop to serve the area</p>
Flood Risk	<p>A small part of the site is in Flood Zone 3. Some surface water issues surrounding Broadmarsh and flooding history to the previous site.</p>

Topic	Commentary
	<p>Development must include sustainable drainage systems and blue green infrastructure to manage surface water on-site.</p> <p>This must carefully consider the cave systems beneath the site.</p>
Natural Environment	None
Historic Environment	<p>The site is adjacent to a number of conservation areas and historic buildings. It lies within an archaeological constraints area and incorporates a Scheduled Monument and locally equivalent designations and buried remains. The development of the Broad Marsh needs to consider the impact on the setting of two Scheduled Monuments: the Broadmarsh caves and Nottingham Castle.</p>
Landscape and topography	Different levels present on the site due to the presence of the cliff edge and low lying areas.
Consultation Response	<p>Nottingham Local Access Forum (NLAf) and Pedals both commented that redevelopment should include residential uses.</p> <p>Rushcliffe Green Party commented that a more mixed use of the city centre should be sought, with more high density housing, entertainment and flexible use high quality office space, and importantly the establishment of more green spaces and urban parks.</p> <p>A resident commented that Broad Marsh should become a dynamic place to live, work and play.</p> <p>A resident commented that Broad Marsh should include residential uses.</p>
Conclusion	<p>The site is being considered for allocation because it is a large developable site with a significant amount of development proposed. It is also located in a highly sustainable location in line with the vision and objectives for the growth of the conurbation.</p>

NC1.2PA Stanton Tip – Hemsill Vale

Satellite Image



Map



© Crown copyright and database right 2021. Ordnance Survey Licence number 100019317.

Factors	Details
SHLAA reference	254 (Local Plan Site:SR11)
Size	42.65 hectares
No of dwellings/ estimated employment floorspace	Provision of up to 500 homes, predominantly family housing; Provision of employment uses (a minimum of 5 hectares approx. for industry and manufacturing, classes Eg, B2 and B8 uses); In addition to the residential and employment uses specified above, and dependent on the capacity remaining in the developable area, ancillary leisure (Ed), community (F2b), employment (B1 and B2) and small scale local need retail (F2a) uses may be permitted;
Existing Use	Vacant Colliery Spoil Tip. Used for lower level recreational purposes/open space.
Known Land Contamination	Contamination due to former use as colliery spoil tip. Historic uses necessitate remediation works with likely duration of 2-3 years. Remediation strategy required as part of master plan and detailed proposals.
PDL or Greenfield	PDL - Part 1 of Brownfield Land Register.
Agricultural Land	No.
SHLAA Conclusion	Available Now / Achievable / Developable / Suitable.
Growth Options Study Conclusions	Not included in the AECOM Growth Options Study.
Compliance with the GNSP Preferred Approach	In or adjoining the existing main built up area of Nottingham.
Viability and deliverability	Achievable and Developable.

Infrastructure

Type	Comments
Utilities	New infrastructure will be required onsite during build. Electricity - No abnormal requirements. Waste Water – Hydraulic modelling required to confirm connection locations. Water Supply - no abnormal requirements. Gas - no abnormal requirements. IT - no abnormal requirements
Emergency Services	No known abnormal requirements. Close proximity to services and facilities at Bulwell Town Centre and nearby Crabtree Farm.

Type	Comments
Education	Education provision to be reviewed at the planning application stage.
Health	Close proximity to services and facilities at Bulwell Town Centre and nearby Crabtree Farm. A need for primary care (new or expanded facilities) in the north of the City has been identified
Blue and Green Infrastructure	Minimum 10% biodiversity net gain will be required. The existing site provides an extensive area of informal recreational open space. This loss will require mitigation through the provision of accessible open space. A large area of the site will also be required for landscaping. Local Plan specifically identifies retention and enhancement of existing habitats, including the Local Wildlife Site and creation of new areas to improve biodiversity and linkages to the River Leen corridor.
Community Facilities	Close proximity to services and facilities at Bulwell Town Centre and nearby Crabtree Farm. To be confirmed
Other	N/A

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	+	9. Brownfield Land	++
2. Employment and Jobs	+	10. Energy and Climate Change	?
3. Economic Structure and Innovation	+	11. Pollution and Air Quality	?
4. Shopping Centres	+	12. Flooding and Water Quality	?
5. Health and Well Being	++	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	?	14. Landscape	?
7. Social Inclusion	0	15. Built and Historic Environment	0
8. Transport	++	16. Natural Resources and Waste Management	-

Other Factors

Topic	Commentary
Green Belt	No
Carbon Neutrality	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and green house gas emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
Impact on Air Quality	<p>The site is not within the Nottingham Urban Area Agglomeration Zone. The site falls into an AQMA as the whole City is an AQMA. Development unlikely to cause additional harm. The ground is likely to be contaminated. Cover layers are likely to be required in all private gardens / landscaped. In terms of the risks from ground gas EPG recommended an Amber 2 level of gas protection in all buildings including garages, outbuilding etc & also recommended that permitted development rights which extend or alter the original footprint of any building be restricted & require planning permission to ensure that suitable ground gas protection measures are incorporated into the extension construction & that this is independently verified.</p>
Transport / Accessibility	<p>Good access to public transport (NET/Bus links.) A link to Cinderhill Road would be the primary route to the site. Irwin Drive and Millennium Way West could be secondary routes, given size of site. Submission of a transport assessment and new and improved connections (vehicle / pedestrian / cycle) with adjacent development and NET Line 1 stop</p>
Flood Risk	<p>Culvert runs below part of the site and may restrict developable area / provide opportunities for Green Infrastructure provision. Topography of site to be considered re surface / sewer flooding.</p>
Natural Environment	<p>Stanton Pond and Pasture Local Wildlife Site (LWS) within the eastern portion of the site and Springhead Woodland LWS close by.</p>
Historic Environment	<p>No identified constraints relating to historic interest or archaeology.</p>

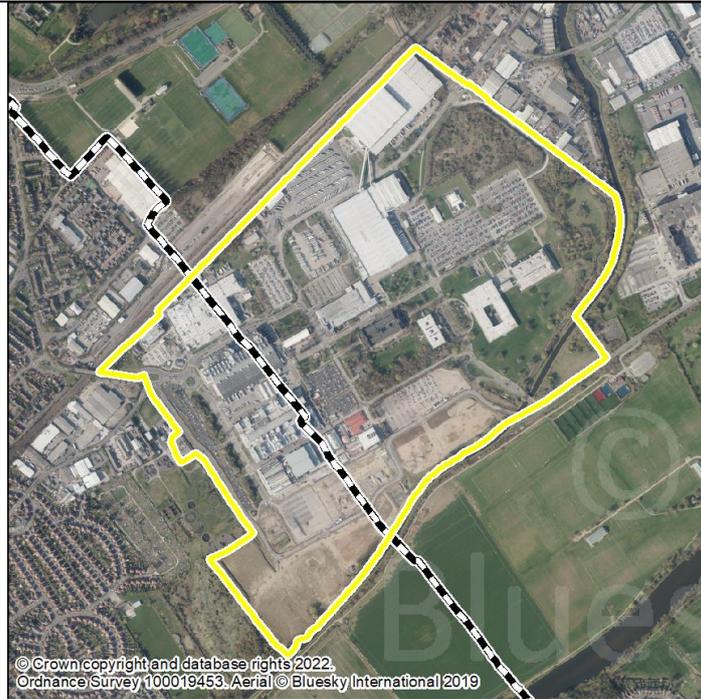
Topic	Commentary
Landscape and topography	Not included in the Greater Nottingham Growth Options Study.
Consultation Response	No comments.
Conclusion	The site is being considered for allocation because it is a large developable site with a large amount of development proposed. It was allocated in the Core Strategy and does not have planning permission.

NC1.5PA – Boots

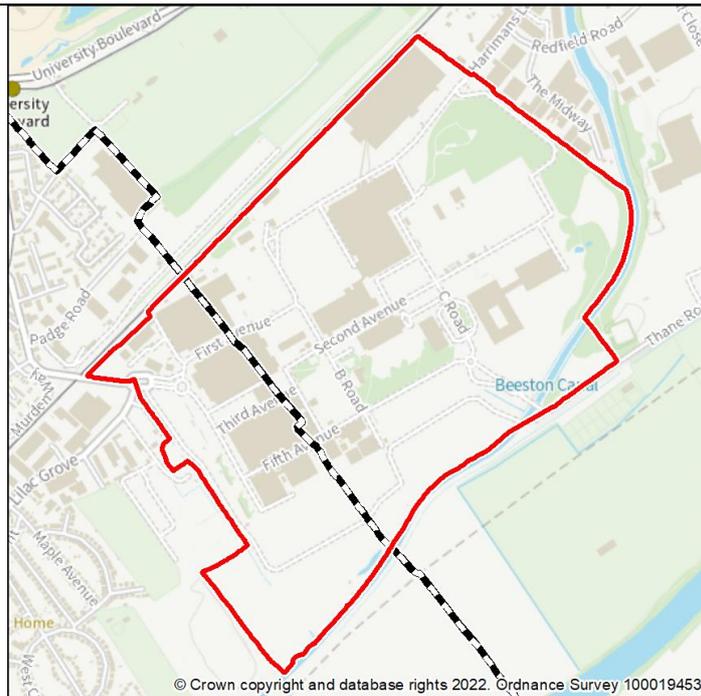
The Boots site lies within Broxtowe (B11.1PA) and Nottingham City (NC1.5PA). Joint assessments, assessing the site as a whole, have therefore been produced in relation to the Sustainability Appraisal, the site selection document and heritage assessments.

NC1.5PA: Boots

Satellite Image



Map



Factors	Details
SHLAA reference	Broxtowe: SHLAA reference 0237 (Part of Site) City: SHLAA reference 458
Size	115 hectares (full site)
No of dwellings/ estimated employment floorspace	<u>Dwellings</u> 675 (full site) Reserved Matters for 622 dwellings (216 in Nottingham City and 406 in Broxtowe Borough). <u>Employment Floorspace</u> Major existing employment site. Outline permission for 82,000sqm of employment floorspace.
Existing Use	Employment (manufacturing, industry, offices, research)
Known Land Contamination	0.56% (0.17ha) of site in Beeston Sewage Works (Lilac Grove, Beeston, Nottinghamshire)
PDL or Greenfield	Previously developed land
Agricultural Land	No
SHLAA Conclusion	BBC: Allocated as a strategic site in the Aligned Core Strategy which was adopted in September 2014. Outline planning application (14/00515/OUT & 14/02038/POUT) for 675 dwellings (split between Broxtowe and Nottingham City) approved. Reserved Matters for 406 dwellings in Broxtowe and for 216 units within the City, currently pending consideration. Evidence received from developer regarding proposed build out rate. City: SHLAA reference 458 (Local Plan Site:SR45)) - Available Now / Achievable / Developable / Suitable.
Growth Options Study Conclusions	Did not form part of the Growth Options Study.
Compliance with the GNSP Preferred Approach	In or adjoining the existing main built up area of Nottingham.
Viability and deliverability	Viability considered as part of the planning application.

Infrastructure

Type	Comments
Utilities	<p><u>Electricity</u> Install a new transformer at Boots(Primary and a new circuit from there to Nottingham). Further dialogue with National Grid required. Opportunities for extension to existing Combined Heat and Power (CHP) facilities.</p> <p><u>Gas</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Water Supply</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>Waste Water</u> No abnormal requirements identified but further input would be required from consultees.</p> <p><u>IT/Communications</u> No abnormal requirements identified but further input would be required from consultees.</p>
Emergency Services	Considered as part of planning application.
Education	<p>Considered as part of planning application. Education contributions secured.</p> <p>There are 3 Primary Schools in close proximity to the site. The closest is 719m from the site and the furthest out of the 3 is 838m from the site.</p>
Health	New primary healthcare provision will need to be made to meet the patient demand from new development, both within the plan period to 2028 and beyond.
Blue and Green Infrastructure	Enhancements considered as part of planning application. Adjacent the Nottingham Canal. Proposals include Blue and Green Infrastructure provision.
Community Facilities	Mix of uses granted as part of planning permission.
Other	N/A

Sustainability Appraisal

Objective	Score	Objective	Score
1. Housing	++	9. Brownfield Land	++

Objective	Score	Objective	Score
2. Employment and Jobs	++	10. Energy and Climate Change	?
3. Economic Structure and Innovation	++	11. Pollution and Air Quality	--
4. Shopping Centres	+	12. Flooding and Water Quality	-
5. Health and Well Being	+	13. Natural Environment, Biodiversity, Blue and Green Infrastructure	0
6. Community Safety	?	14. Landscape	0
7. Social Inclusion	++	15. Built and Historic Environment	0
8. Transport	++	16. Natural Resources and Waste Management	0

Other Factors

Topic	Commentary
Green Belt	Site is not in the Green Belt.
Carbon Neutrality	Considered as part of the planning application.
Impact on Air Quality	<p>The site is within Nottingham City Air Quality Management area.</p> <p>NO2 Agglomeration Zone: 94.7% (29.21ha) of site in NO2 Agglomeration Zone.</p> <p>NO2 Agglomeration Zone: 94.7% (29.21ha) of site in NO2 Agglomeration Zone.</p>
Transport / Accessibility	<p>Considered as part of planning application. New link road completed.</p> <p>Public Transport: The closest bus stop is 39m from the site. There is also a tram stop 640m from the site and another tram stop which is 704m from the site.</p> <p>Accessibility:</p>

Topic	Commentary
	1 Public Rights of Way dissects the site. There is also a Public Rights of Way within 50m of the site and another Public Rights of Way within 250m of the site.
Flood Risk	<p>River Flooding: 77.78% (23.99ha) of site in Flood Zone 3 99.16% (30.59ha) of site in Flood Zone 2</p> <p>Surface Water Flooding: 0.25% (0.08ha) of site in Surface Water Flood Map 1 in 30 11.74% (3.62ha) of site in Surface Water Flood Map 1 in 100 11.74% (3.62ha) of site in Surface Water Flood Map 1 in 1000</p> <p>Areas Benefitting Flood Defences: 90.88% (28.03ha) of site in Areas Benefitting Flood Defences</p> <p>Ground Water Flooding: 0.11% (0.04ha) of site in $\geq 50\% < 75\%$ (Clearwater and Superficial Deposits Flooding) 1.36% (0.42ha) of site in $\geq 25\% < 50\%$ (Clearwater and Superficial Deposits Flooding) 98.53% (30.39ha) of site in $\geq 50\% < 75\%$ (Superficial Deposits Flooding)</p> <p>Detailed River Network: Below Surface Watercourse (Culvert) dissects site for 138.32m Surface Watercourse (Secondary River) dissects site for 370.49m</p>
Natural Environment	<p>Agricultural Land Classification: 0.27% (0.08ha) of site in GRADE 3 17.03% (5.25ha) of site in NON AGRICULTURAL 82.7% (25.51ha) of site in URBAN</p> <p>Local Wildlife Sites: 0.02% (0.01ha) of site in 'A valuable aquatic habitat in an urban setting with local species on walls'</p>
Historic Environment	<p>There are 4 Listed Buildings within the site boundary - Building D10; Building D34; Building D90 and Building D6.</p> <p>Local Interest Buildings:</p>

Topic	Commentary
	<p>There is 1 Local Interest Building within the site boundary. 1.81% (0.56ha) of site in Building D1 Soap Factory.</p> <p>Heritage assets have been considered as part of the planning application.</p>
Landscape and topography	<p>The Boots site is a previously-developed site in the urban area, which has been cleared for development.</p> <p>It is unknown at this stage as to whether a new landscape character could be created or whether any features could be conserved, enhanced or restored.</p> <p>The Boots site is not covered by the Greater Nottingham Growth Options Study 'Broad Areas'.</p>
Consultation Response	<p>A resident commented that a priority raised was the inclusion of green corridors and green spaces as part of the urban planning e.g. to keep a green corridor for both wildlife and human social recreation needs between Beeston Rylands and the Boots development site.</p>
Conclusion	<p>It is proposed that the site, which is allocated in the Broxtowe Part 2 Local Plan and Nottingham City Part 2 Local Plan, should be carried forward as part of the GNSP as the site is currently under development.</p>