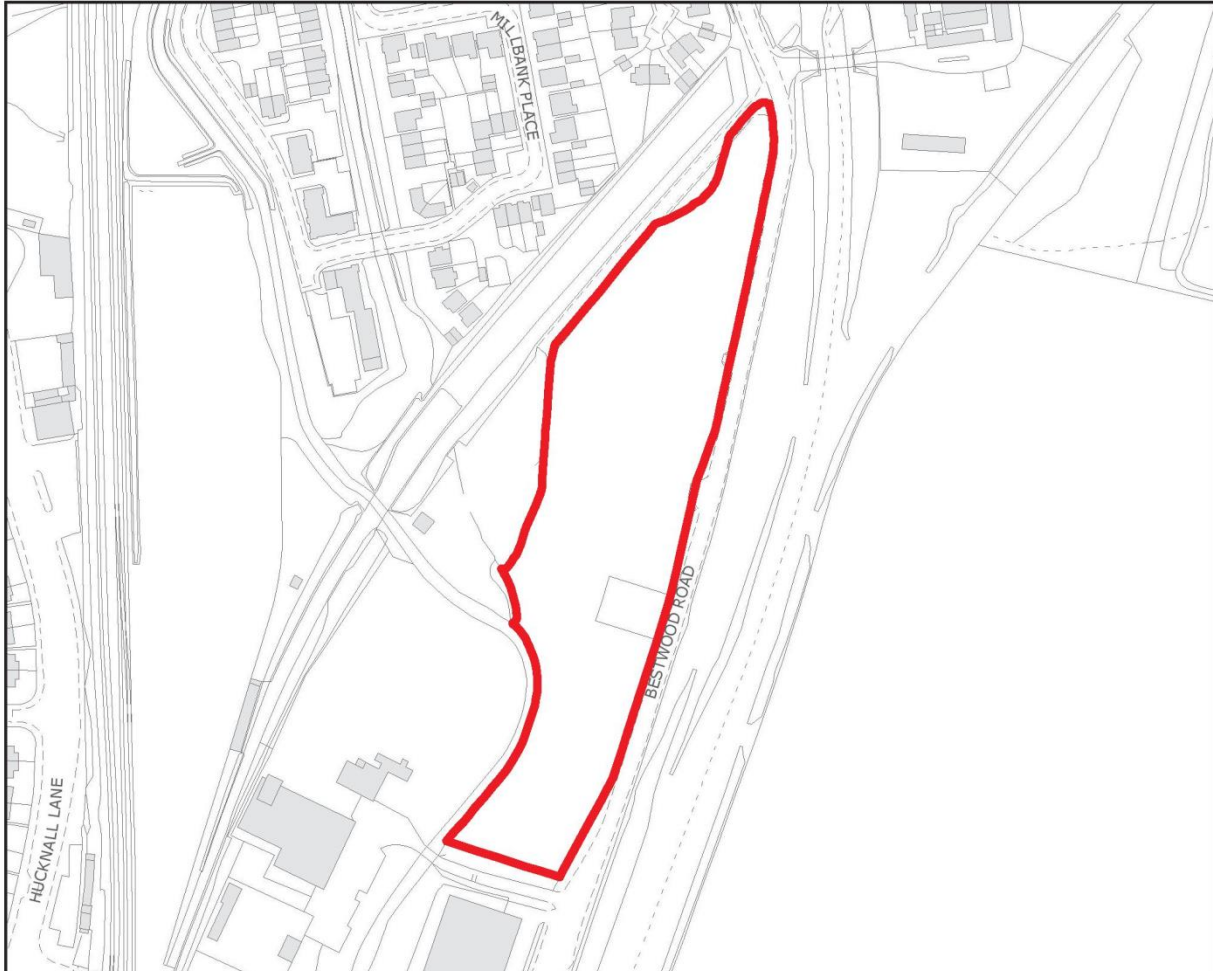


Appendix 1

Local Plan Site Allocations and Development Principles

PA1 Bestwood Road - Former Bestwood Day Centre



Site Area (ha):
1.67

Ward:
Bulwell

Address:
Bestwood Road

Current use:
Cleared Site

Proposed use:

Residential (C3, predominantly family housing).

Development principles:

Part of the site is within areas of medium and high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Layout to avoid development on areas of greatest flood risk and have regard to potential easement requirements adjacent to the River Leen - this also provides an opportunity for the creation of a green infrastructure corridor. The site provides opportunities to protect and enhance the Moor Road, Hucknall Road and River Leen Local Wildlife Sites close by.



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0 20 40 80 Meters

PA2 Blenheim Lane



Site Area (ha):
7.05

Ward:
Bulwell

Address:
Blenheim Lane

Current use:
Former
Allotments

Proposed use:

Employment (B1,B8) including energy park with office space.

Development principles:

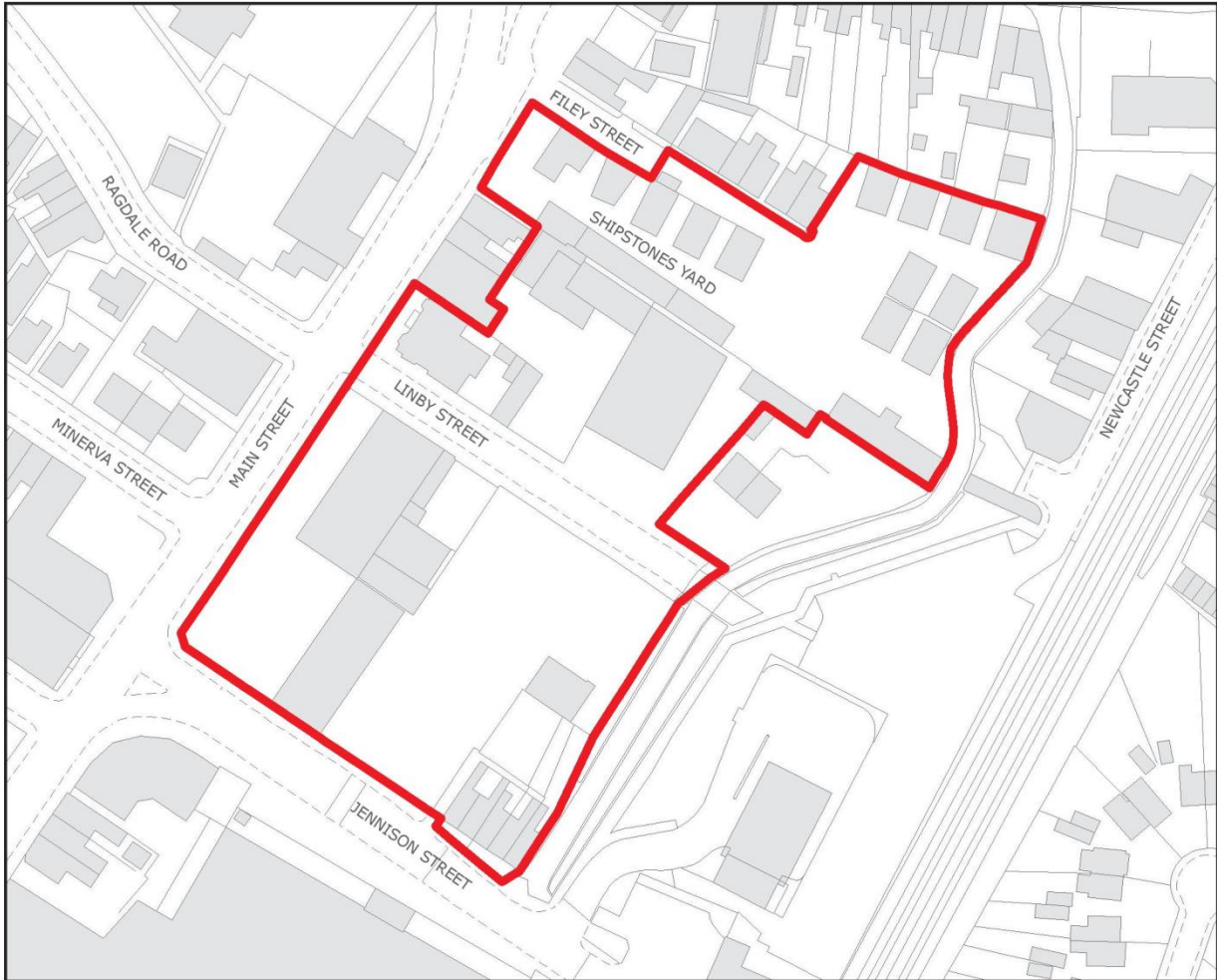
Public transport links/enhancements may be required as part of any development. Opportunities to protect and enhance Blenheim Lane Hedgerows and Bulwell Hall Park Local Wildlife Sites close by. Soft landscaping and retained or replacement hedgerow planting around the boundary should be incorporated to compensate for loss of semi-natural habitats. The layout of the development near to the golf course and retained allotments will require careful consideration. The site is located adjacent to a former landfill site and is underlain by a principal aquifer. It should be ensured that development does not result in pollution of the groundwater resource. Access to the site should be taken from Firth Way. Within Minerals Safeguarding Area - prior consultation required.



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0 25 50 100 Meters

PA4 Linby Street/Filey Street



Site Area (ha):
1.27

Ward:
Bulwell

Address:
Main Street

Current use:
Retail,
Employment,
Residential

Proposed use:

Employment (B1 and B8), residential (C3, predominantly family housing), retail (A1).

Development principles:

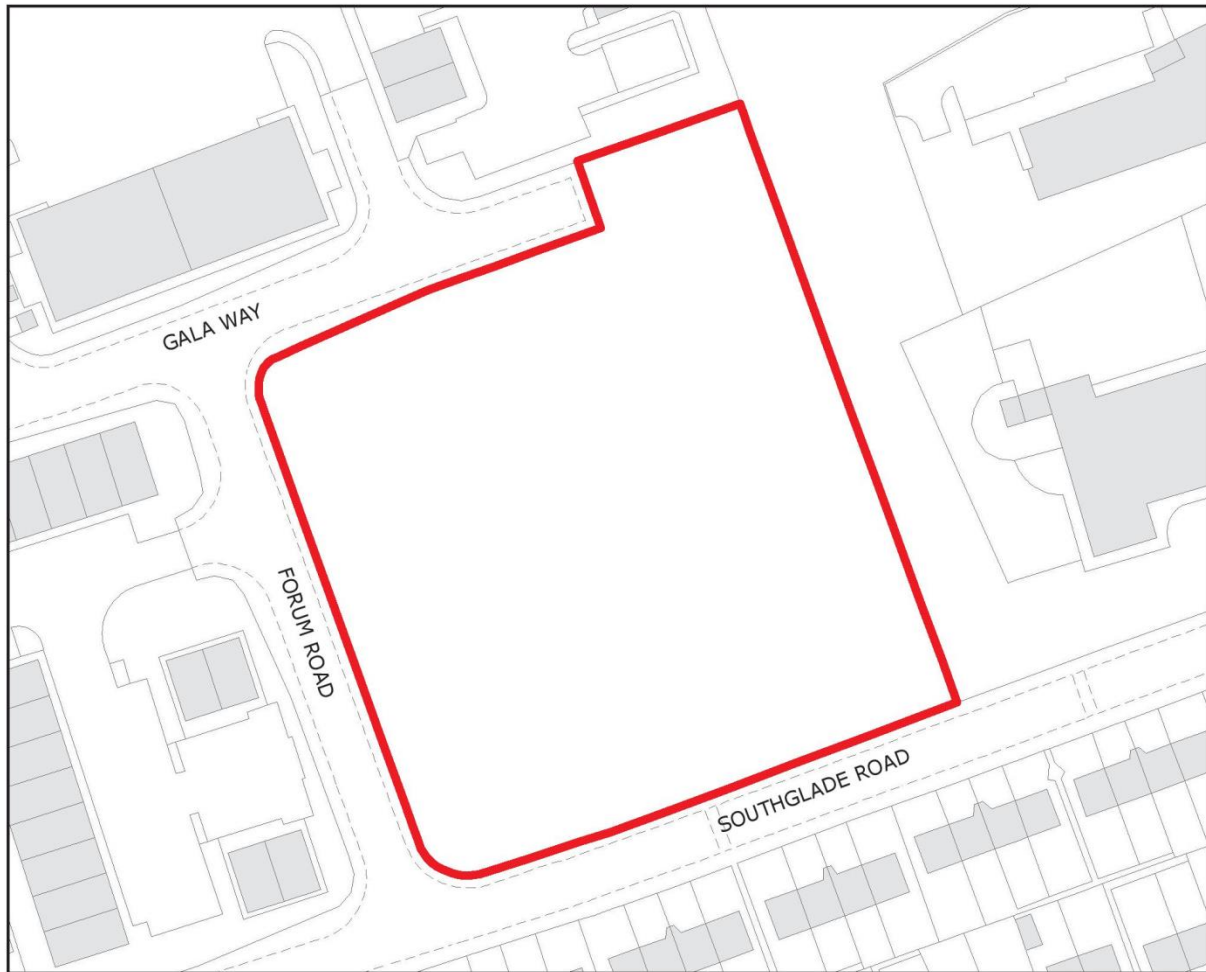
The site is within an area of high flood risk. Proposals should consider flood risk at the earliest stage of scheme development and the deliverability of flood risk mitigation measures. Any planning application should be accompanied by a site specific Flood Risk Assessment. The site is underlain by a secondary aquifer and it should be ensured that development does not result in pollution of the groundwater resource. A buffer area of semi-natural habitat should be created along the eastern boundary of site to protect and enhance the adjacent River Leen Local Wildlife Site. Opportunities for improved walking and cycling connections through the site and along the River Leen. Within Minerals Safeguarding Area - prior consultation required.



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0 10 20 40 Meters

PA7 Hucknall Road/Southglade Road - Southglade Food Park



Site Area (ha):
0.87

Ward:
Bulwell Forest

Address:
Gala Way

Current use:
Vacant

Proposed use:
Employment (B1 and B2).

Development principles:

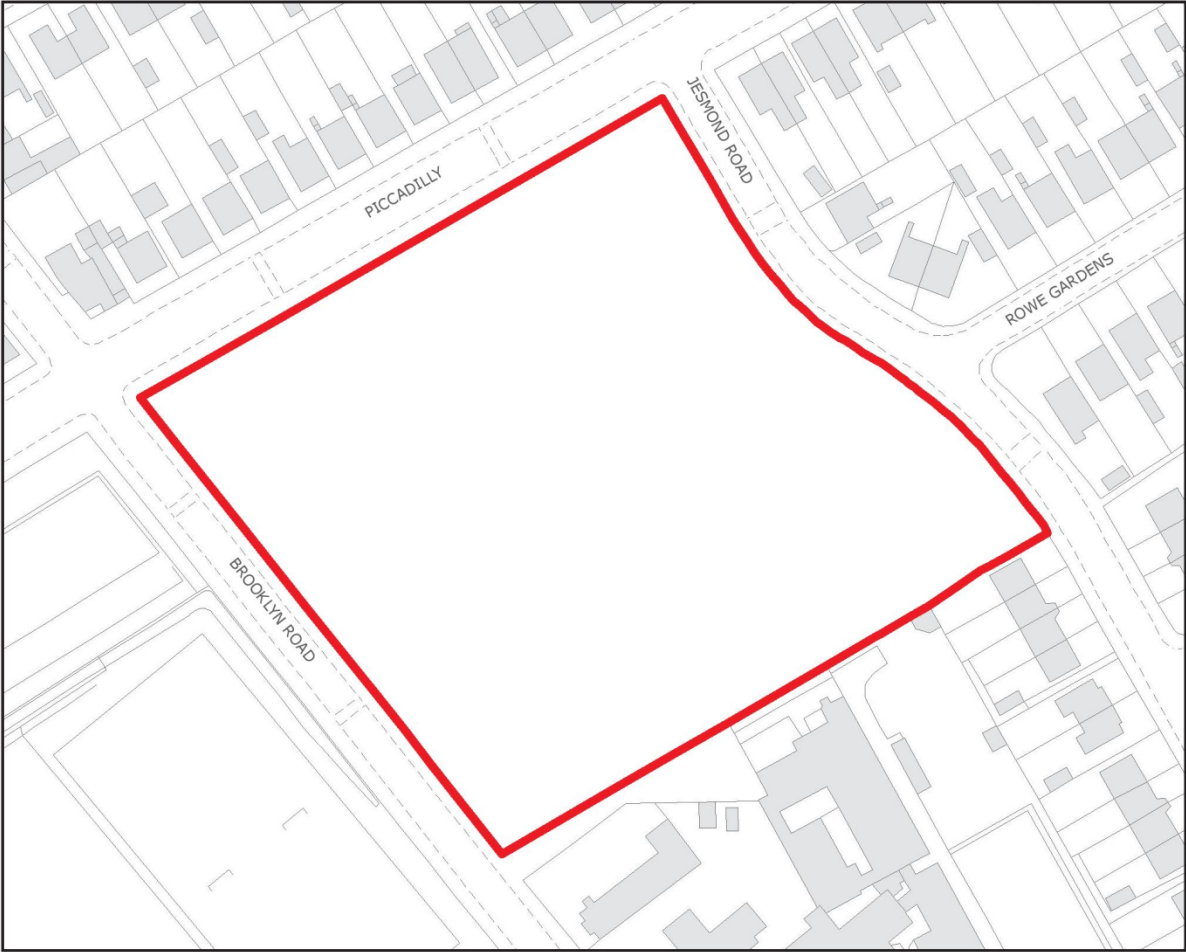
Building design should be complementary to and compatible with the adjacent employment park. Careful treatment is required at boundaries close to/adjacent to residential properties to ensure there are no adverse impacts. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Access to the sites should be made from the existing food park road network. Within Minerals Safeguarding Area and Consultation Zone for Hazardous Installations (pipeline) - prior consultation required.



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0 5 10 20 Meters

PA10 Piccadilly - Former Henry Mellish School Playing Field



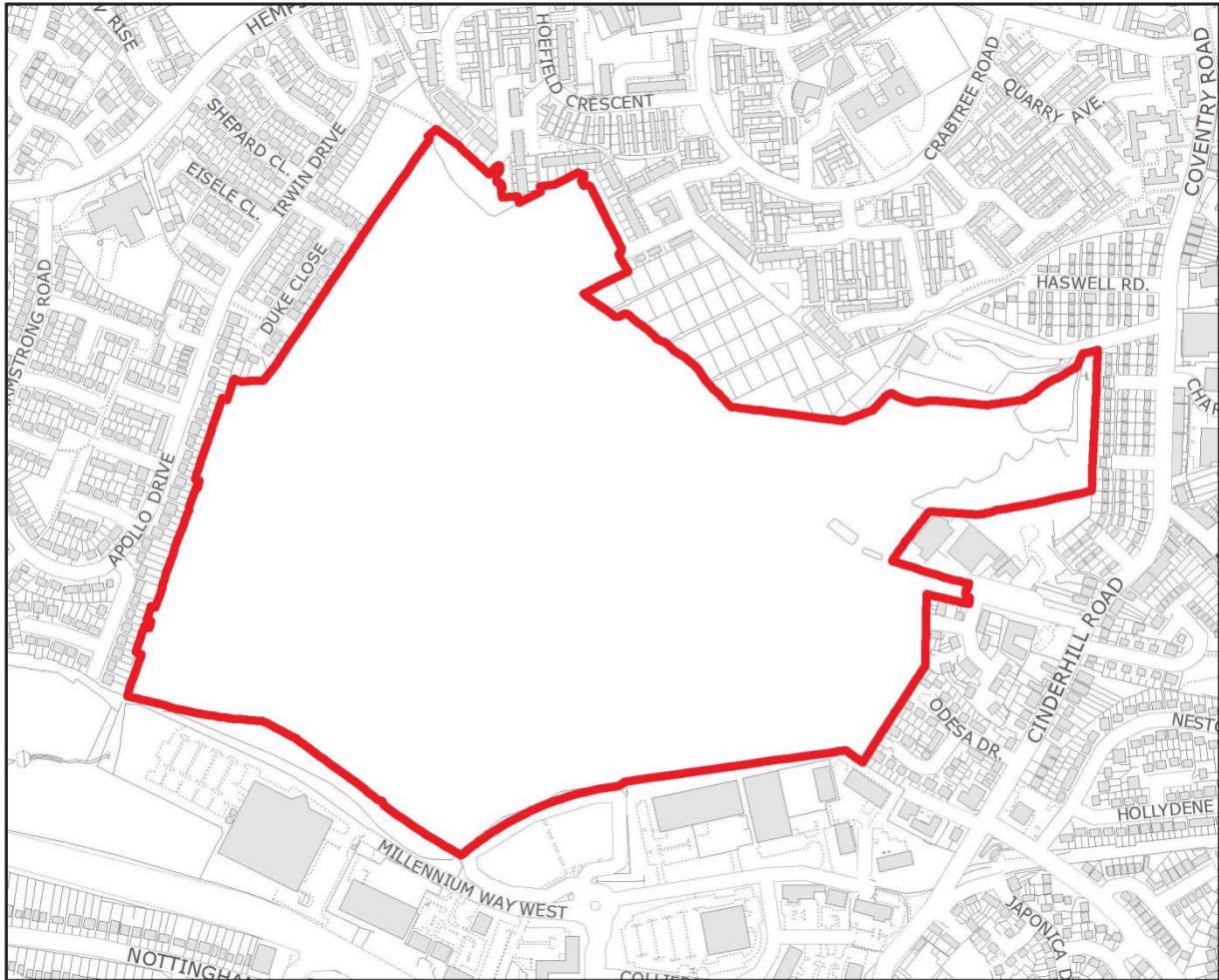
Site Area (ha): 1.15	Proposed use: Residential (C3, predominantly family housing) with a proportion of the site retained as open space.
Ward: Bulwell Forest	Development principles: Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Development should result in mitigation for open space lost on this site which may include provision elsewhere and/or an overall increase in the quality and ecological value of open space in the wider area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play areas. Access to the development should be taken from Brooklyn Road or Piccadilly. Within Minerals Safeguarding Area - prior consultation required.
Address: Piccadilly	
Current use: Open space	



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0 5 10 20 Meters

PA11 Stanton Tip - Hempshill Vale



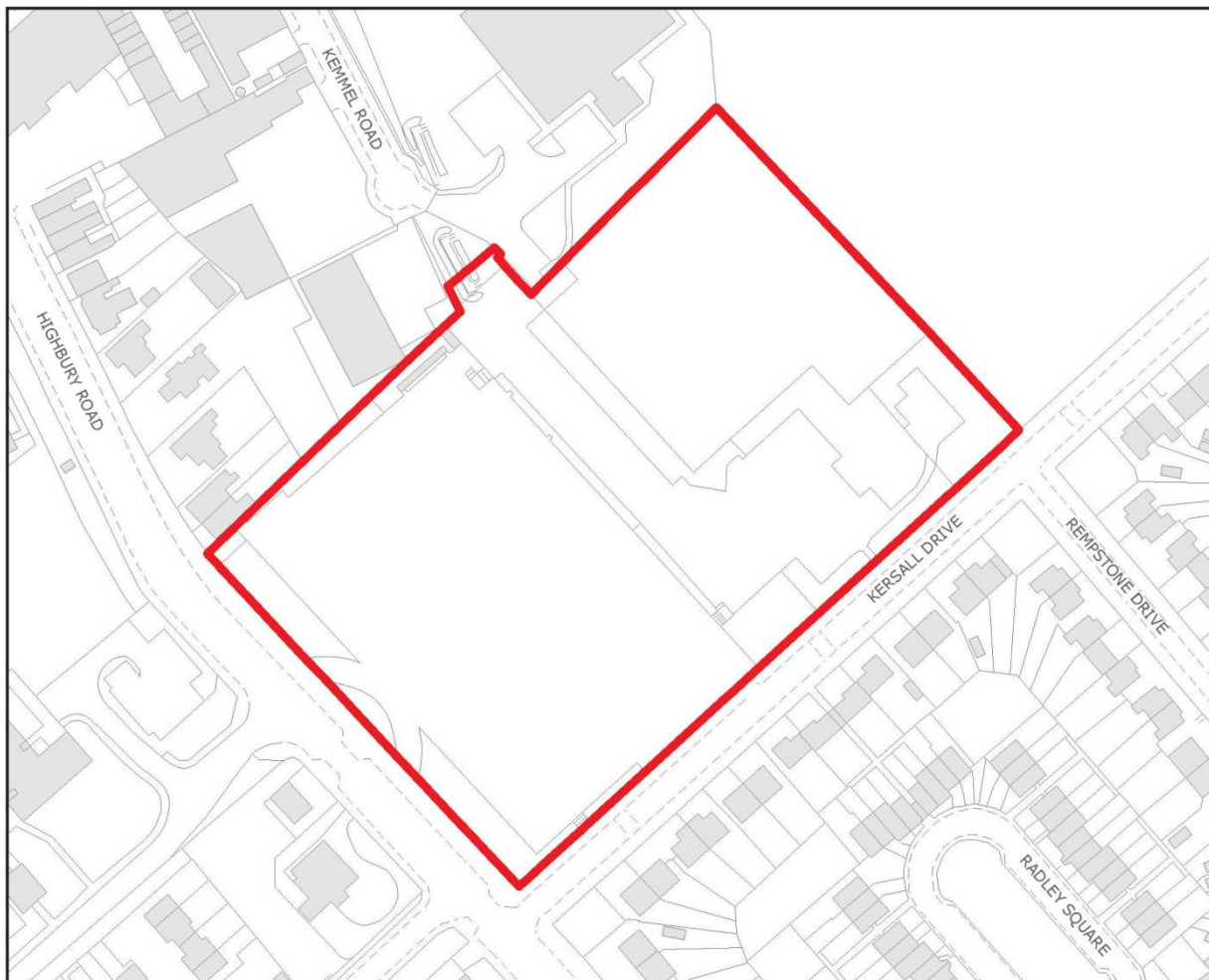
Site Area (ha): 42.6	Proposed use: Residential (C3, predominantly family housing). Additional uses leisure (D2), community (D1), employment (B1 and B2) and potentially small scale local need retail (A1).
Ward: Bulwell	Development principles: Profile of the site requires careful consideration of layout and design via masterplanning in close collaboration with the Council to create a successful new community. Significant opportunities to enhance and create habitats both within and beyond the site (Stanton Pond and Pasture LWS within the site and Springhead LWS close by) through the use of green corridors; incorporation of semi natural habitats; green spaces and connections to the River Leen corridor. No development should take place over the existing culvert and opportunities to open up the culvert should be explored to maximise opportunities for flood risk management and habitat creation. A site specific flood risk assessment is required and this should consider the site topography and potential for overland flooding. A transport assessment is required for this site in line with the details set out within Appendix B of the Core Strategy. Improved pedestrian and cycle links are required through the site and to NET stop. Site is a former tip, development therefore has the potential to cause groundwater pollution and will require careful consideration. Within Minerals Safeguarding Area - consideration required prior to development.
Address: Hempshill Vale	
Current use: Spoil Tip	



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0 50 100 200 Meters

PA12 Highbury Road - Former Henry Mellish School Site

**Site Area (ha):**

1.97

Ward:

Bulwell

Address:

Highbury Road

Current use:

Former school

Proposed use:

Residential (C3, predominantly family housing) to the south west and education uses (D1) to north east of the site. Potential for community facilities to be provided.

Development principles:

Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties.



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0 12.5 25 50 Meters