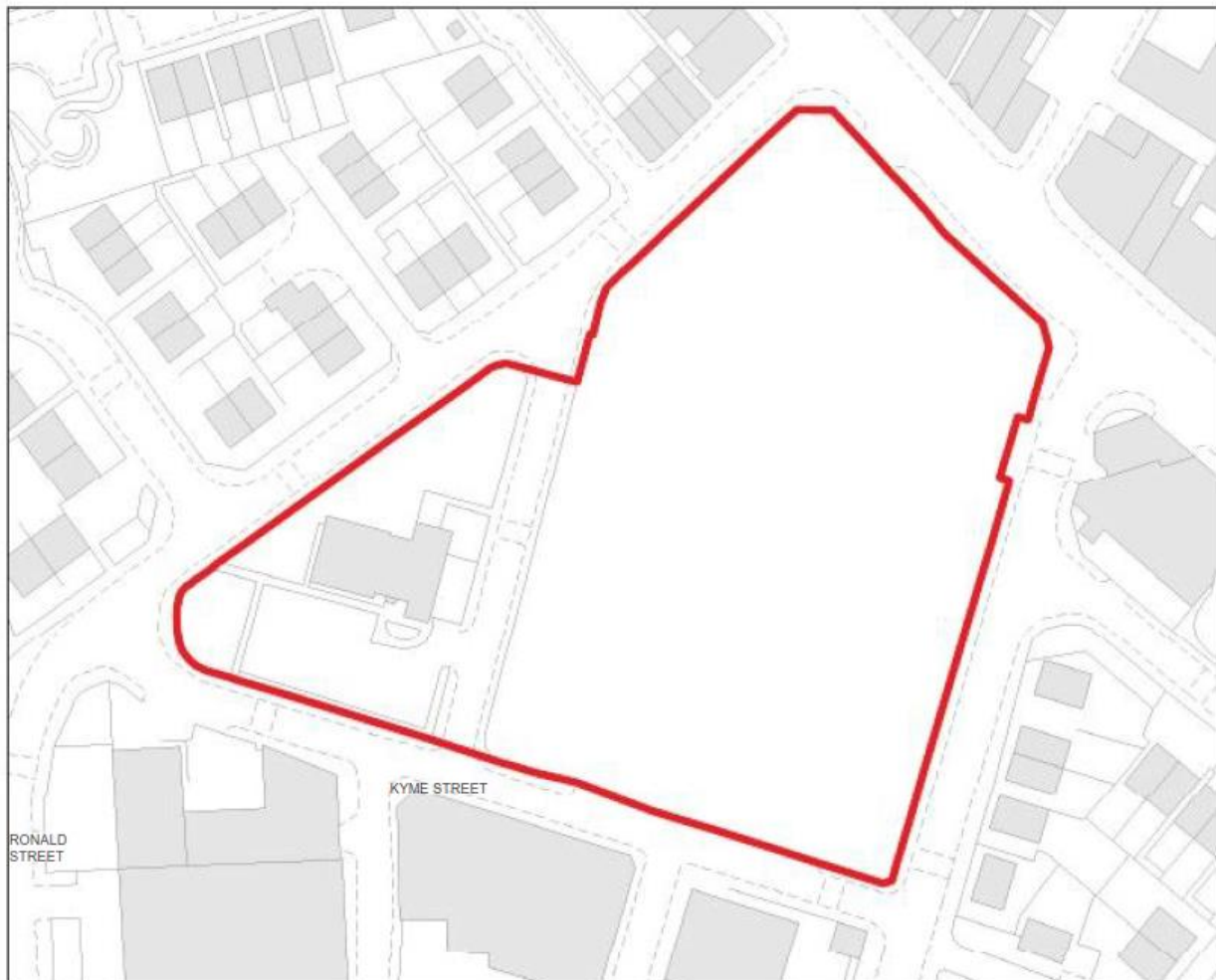


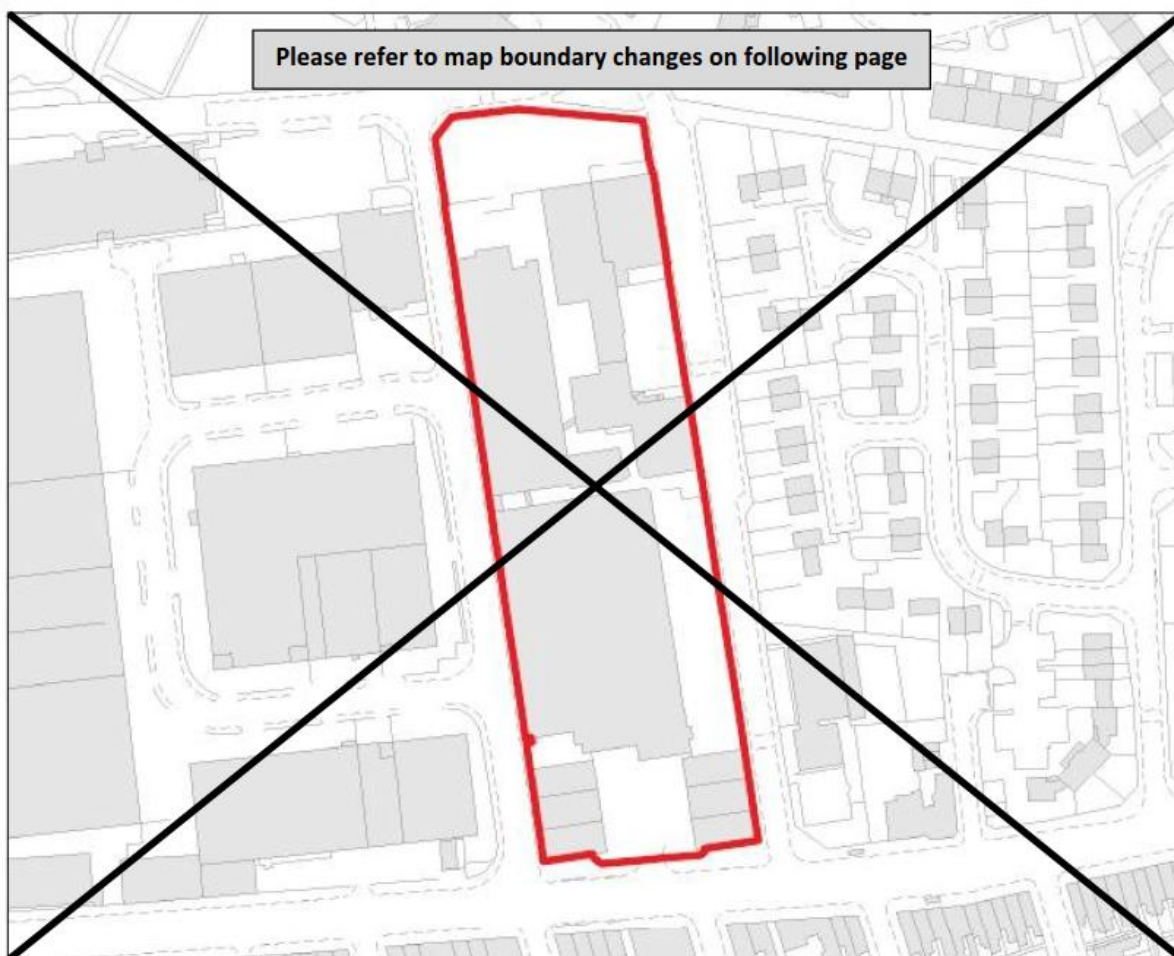
## **Appendix 1: Local Plan Sites within Arboretum, Dunkirk and Lenton, Radford and Park Wards**

### **PA41 Alferton Road - Forest Mill**



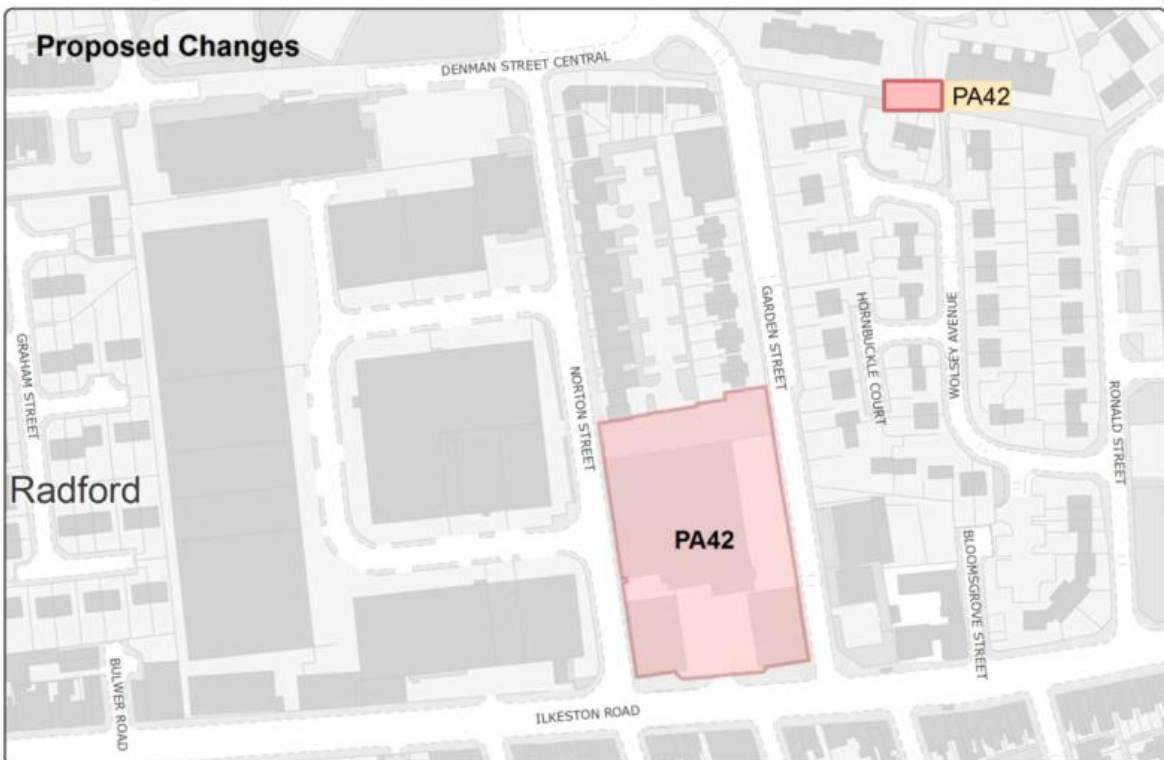
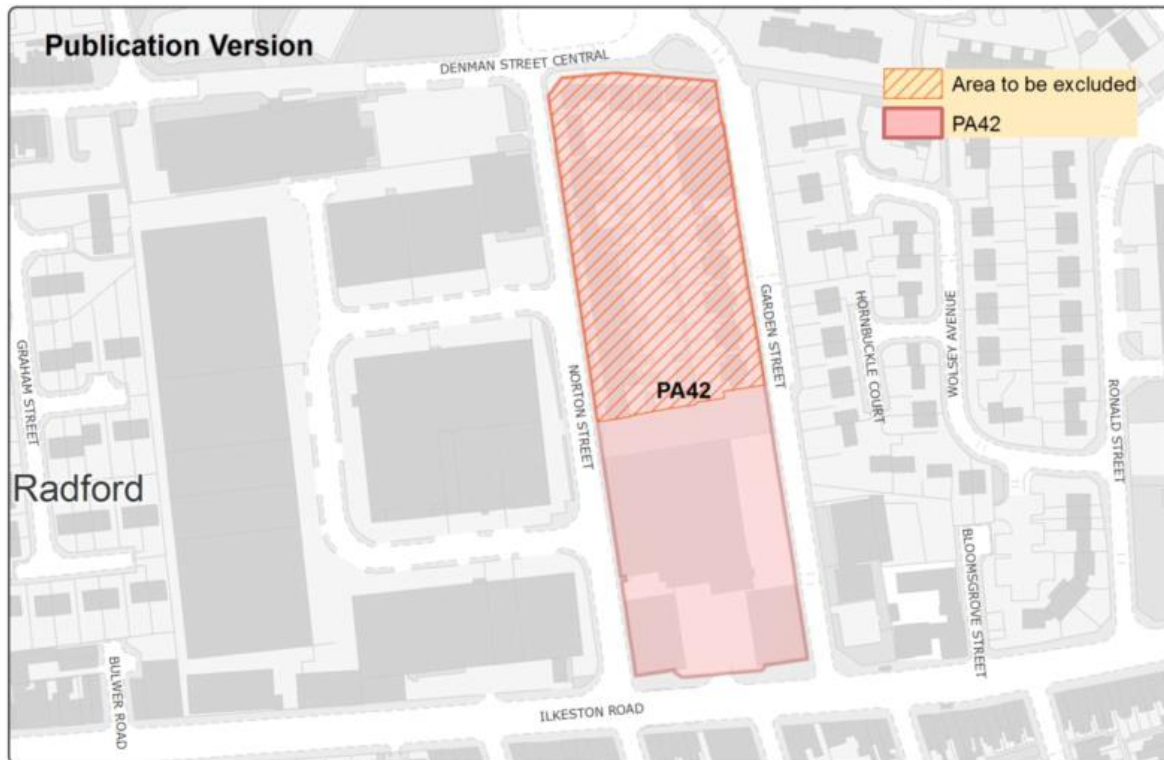
<p><b>Site Area (ha):</b> 1.2</p> <p><b>Ward:</b> Radford and Park</p> <p><b>Address:</b> Denman Street</p> <p><b>Current use:</b> Part cleared/vacant</p>	<p><b>Proposed use</b> Retail (A1) <a href="#">food &amp; drink (A2, A3)</a> (as component of mixed use scheme), residential (C3), student accommodation (sui generis), <a href="#">office (B1)</a>, <a href="#">non-residential institution (D1)</a>.</p> <p><b>Development principles:</b> Development should provide an attractive and active frontage to Alferton Road and be carefully designed to preserve and enhance the Gamble Street and Alferton Road Conservation Area. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered to be a barrier to development.</p>
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## PA42 Ilkeston Road - Radford Mill



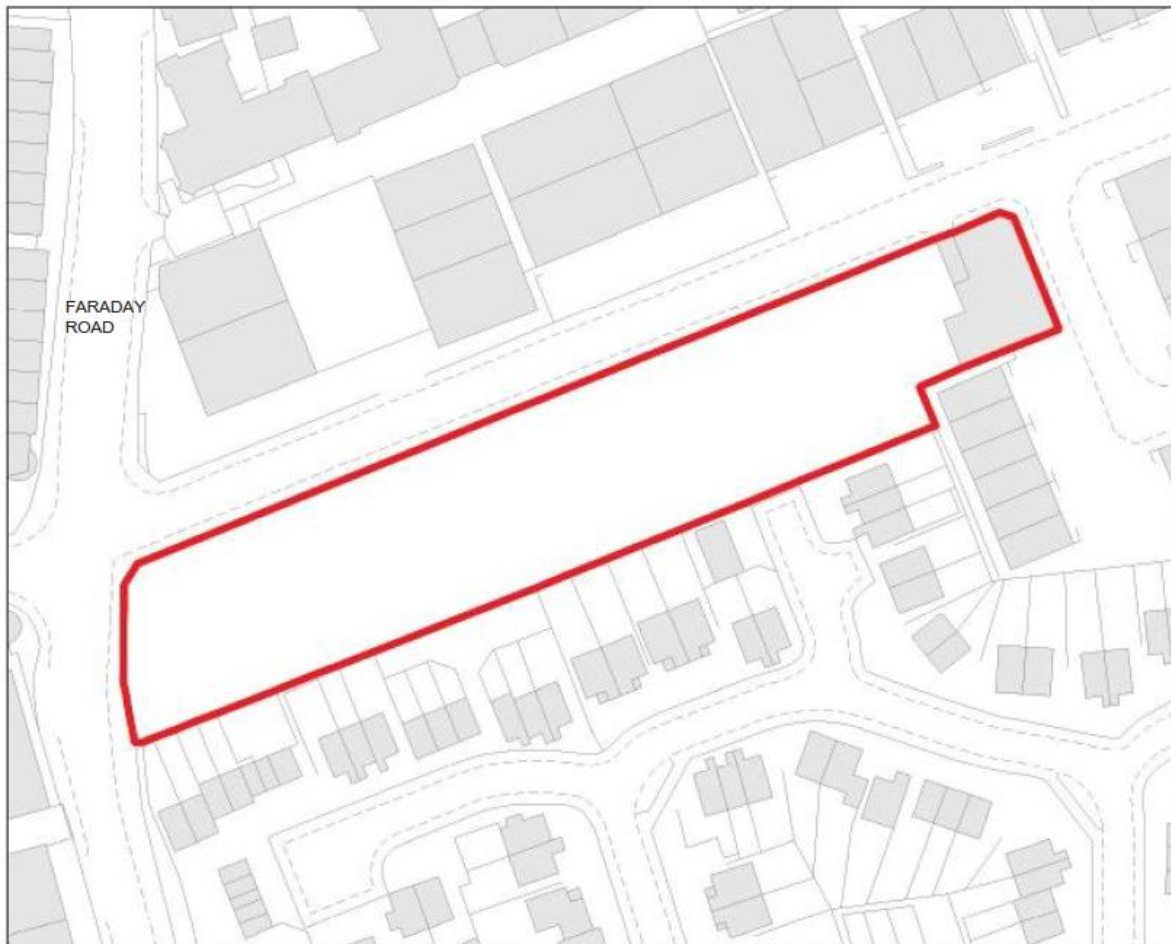
<b>Site Area (ha):</b> 1.36 <a href="#">0.6</a>	<b>Proposed use</b> Residential (C3; <del>predominantly family housing</del> ) and student accommodation (sui generis); <del>Potential for community facilities (D1) and/or employment (B1) uses.</del>
<b>Ward:</b> Radford and Park	
<b>Address:</b> Garden Street/Ilkeston Road	<b>Development principles:</b> Retention of the Radford Mill (southern) building should be explored. There is possible contamination on this site and it is underlain by a principal aquifer. It should be ensured that the development does not result in pollution of the groundwater resource. Within Mineral Safeguarding Area – prior notification required but not considered a barrier to development.
<b>Current use:</b> Employment	

## PA42 - Ilkeston Road - Radford Mill - Boundary Changes





## PA43 Salisbury Street



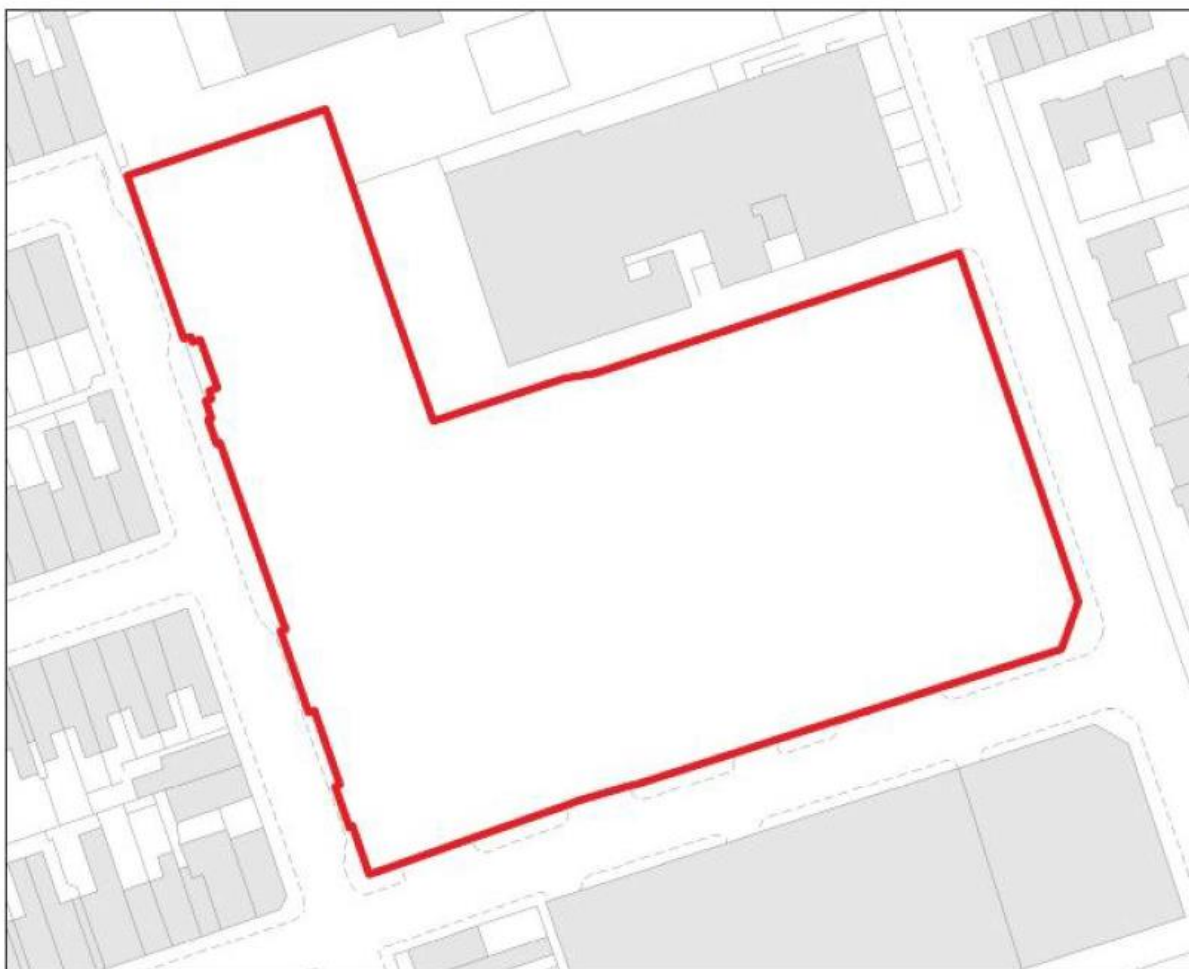
<b>Site Area (ha):</b> 0.52	<b>Proposed use:</b> Residential (primarily C3) and small scale retail (A1) delivered as integral part of mixed use scheme.
<b>Ward:</b> Radford and Park	<b>Development principles:</b> Design, layout and boundary treatment should be carefully considered to protect amenity of existing and new residential occupiers. Part of site is in an area of high flood risk and a site specific Flood Risk Assessment should accompany any planning application with particular consideration to safe access and egress. There are records of contamination associated with some parts of the site from former uses. Development has the potential to cause pollution to the groundwater resource and will require careful consideration. Within a Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior notification required but not considered a barrier to development.
<b>Address:</b> Faraday Road	
<b>Current use:</b> Vacant	

## PA44 Derby Road - Sandfield Centre



<b>Site Area (ha):</b> 1.85	<b>Proposed use:</b> Residential (C3) <b>predominantly</b> suitable for both private rented accommodation and owner occupation, with an <b>large element of</b> family housing. Potential scope for small scale commercial uses (A1 retail and A3 café) along with employment (B1a) and community facilities (D1).
<b>Ward:</b> Radford and Park	<b>Development principles:</b> Careful consideration should be given to the relationship between existing residential properties and new development to ensure existing properties are not adversely affected. Improvements to cycling and walking links to and through the site should be explored. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.
<b>Address:</b> Derby Road	
<b>Current use:</b> Vacant/Storage	

## PA45 Prospect Place



**Site Area (ha):**  
1.85

**Ward:**  
Dunkirk and  
Lenton

**Address:**  
Prospect Place

**Current use:**  
Cleared Site

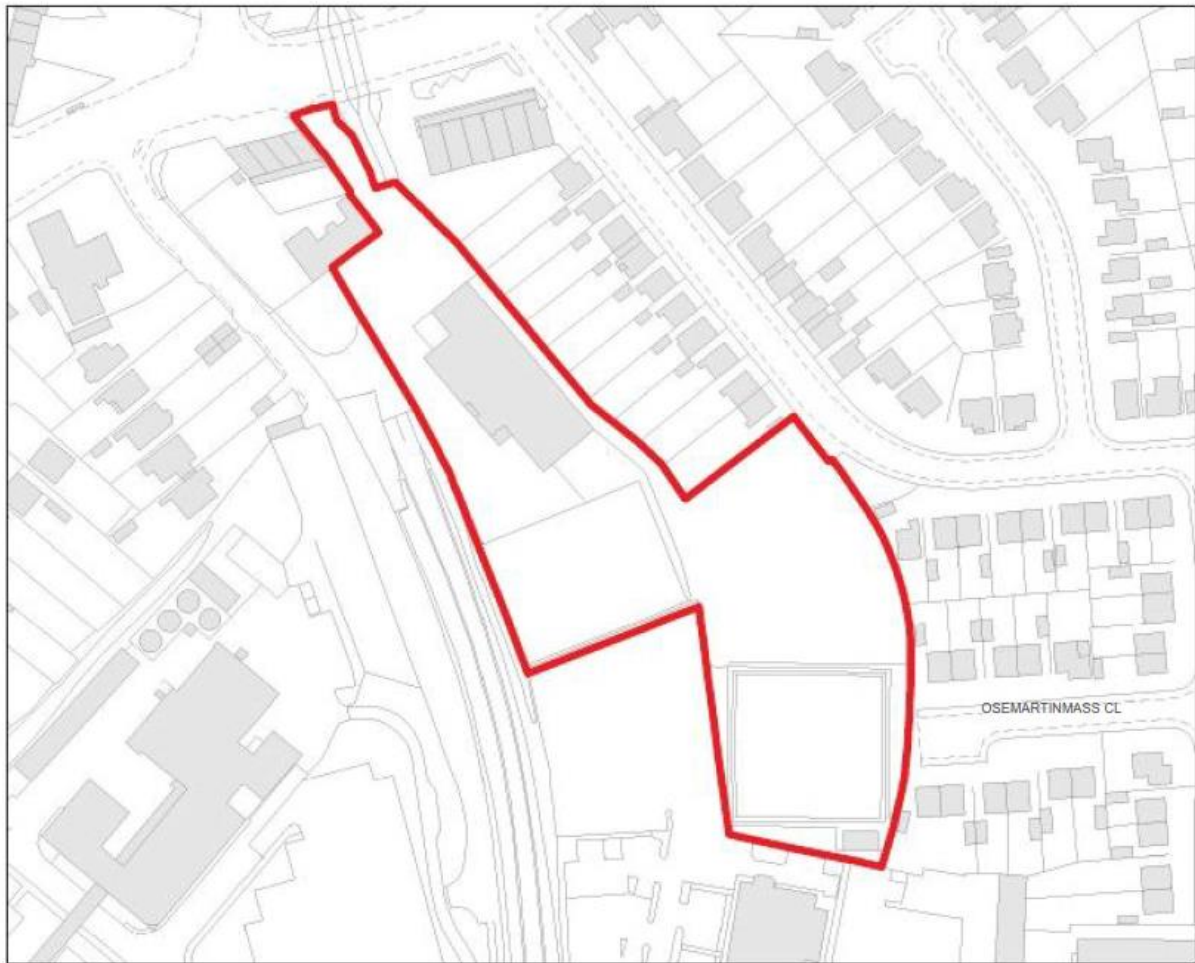
**Proposed use:**  
Residential (C3, predominantly family housing).

**Development principles:**

Density and scale of development should have regard to existing residential properties. There are opportunities to introduce new greenspace and landscaped areas to improve access to open space and improve biodiversity. This may also assist in ensuring that the layout addresses the relationship between the new development and the existing business area to the south of the site. Development should ensure that access to the adjacent community building is not adversely affected. Underlain by a Principal Aquifer and located within Source protection zone 3, where groundwater is sensitive to pollution and will require careful consideration and an environmental assessment. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.

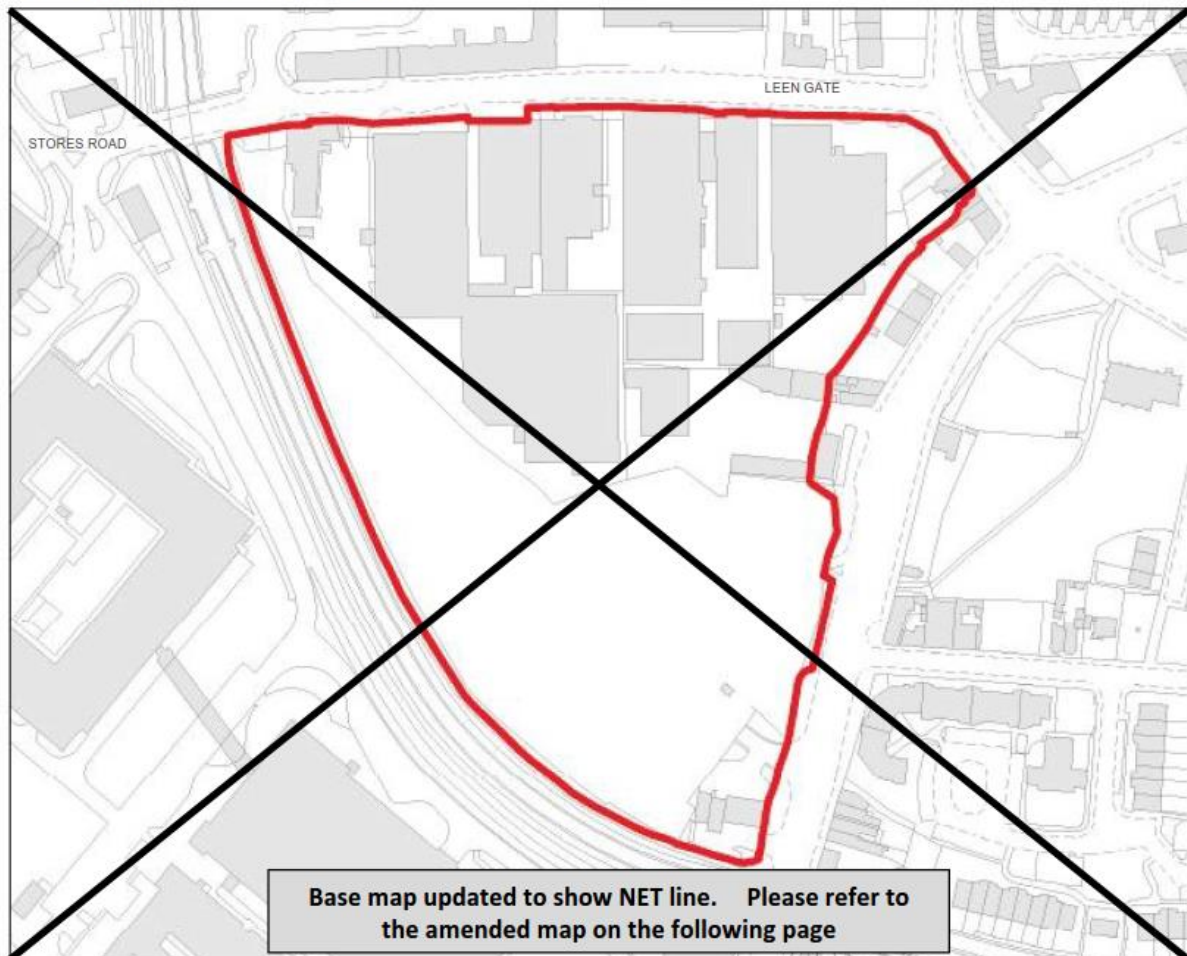


## PA46 Derby Road - Former Hillside Club



<b>Site Area (ha):</b> 1.08	<b>Proposed use:</b> Residential (C3, predominantly family housing).
<b>Ward:</b> Dunkirk and Lenton	<b>Development principles:</b>
<b>Address:</b> Leen Gate	<p>Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The River Leen runs in a culvert through the site and the alignment should be established and the opportunity should be taken to open up the watercourse. An easement for river and flood risk management adjacent to the Leen may be required and this provides opportunities to improve the River Leen LWS and create a green corridor which could also deliver improved walking and cycling links. The site is in an area of medium flood risk and any planning application should be accompanied by a site specific flood risk assessment. There are protected trees on site which require consideration when designing any proposal. 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 should be from Arnesby Road. Part of the site is within an archaeological constraint area and within Minerals Safeguarding Area - prior consultation required.</p>
<b>Current use:</b> Vacant	

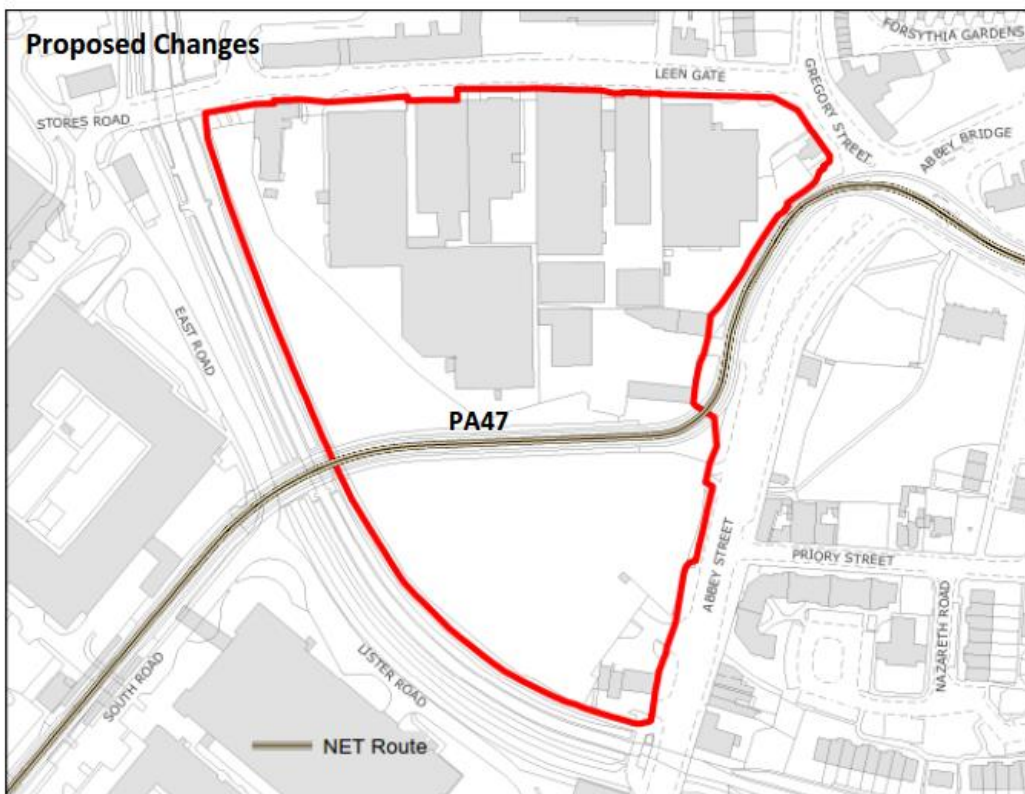
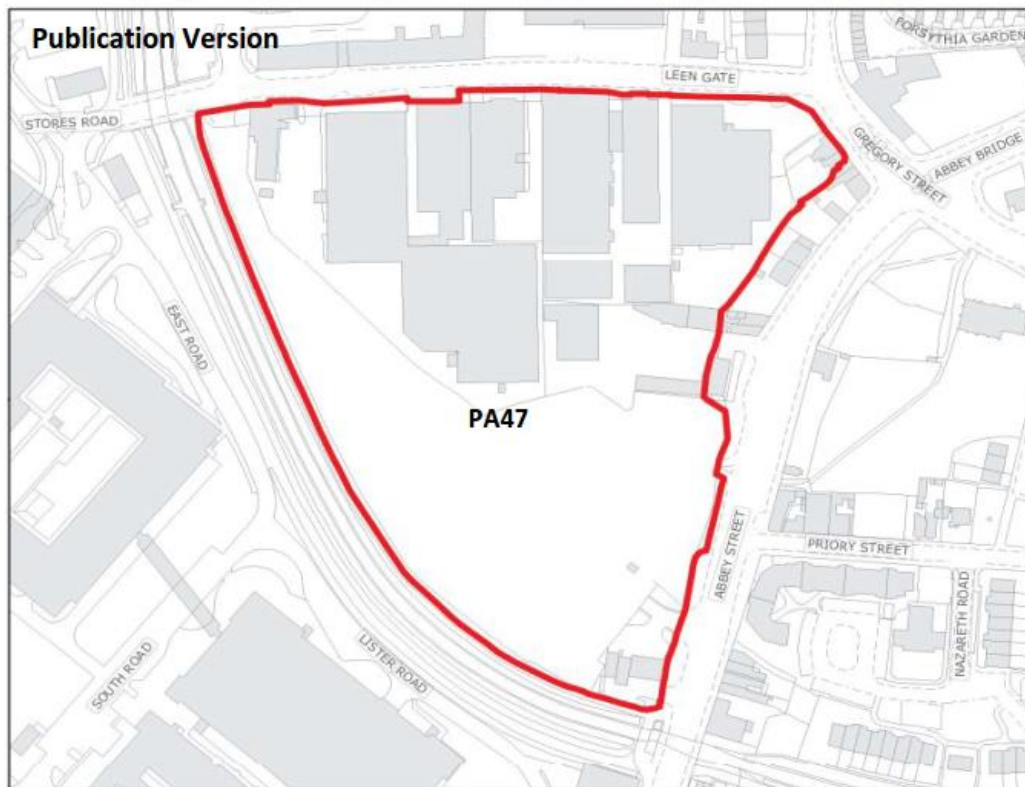
## PA47 Abbey Street/Leengate



<p><b>Site Area (ha):</b> 3.68</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Leen Gate</p> <p><b>Current use:</b> Mixed use</p>	<p><b>Proposed use:</b></p> <p>Employment (<a href="#">principally including</a> hospital/health related B1) and facilities which support the QMC with auxiliary residential (C3) and hotel (C1).</p> <p><b>Development principles:</b></p> <p>Site is part of an Enterprise Zone. <a href="#">New development should have regard to the presence of existing established employment uses to the north of the site which should be retained, although there may be opportunities for modernisation and rationalisation to support existing business operations.</a> Uses which support the QMC <a href="#">on the cleared land to the south of the site</a> will be supported. The site is adjacent to Lenton Priory and several Listed Buildings and structures. Development should seek to preserve and enhance the significance and setting of these heritage assets and consider the impact on any undesignated archaeology within the site itself. NET Phase Two runs through this site and any proposal will need to address this. To the north east of the site Abbey Street/Gregory Street is subject to Highway Route Improvement Safeguarding (TR2.5). The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. The River Leen green corridor should be preserved and enhanced through development, with new on site open space connecting to this. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area - requires prior notification but not considered a barrier to development.</p>
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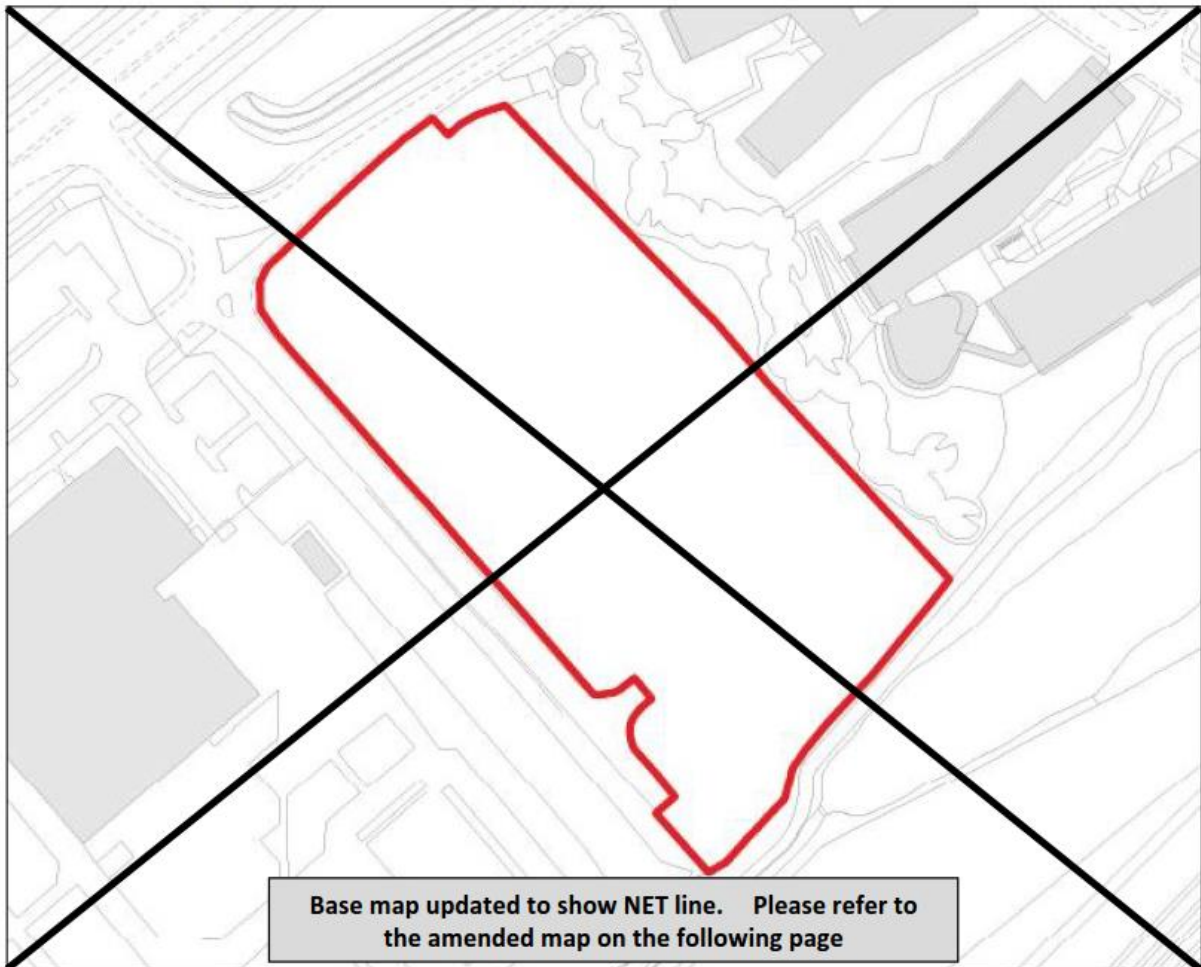
## PA47 Abbey Street/Leengate – NET Route Annotation Addition



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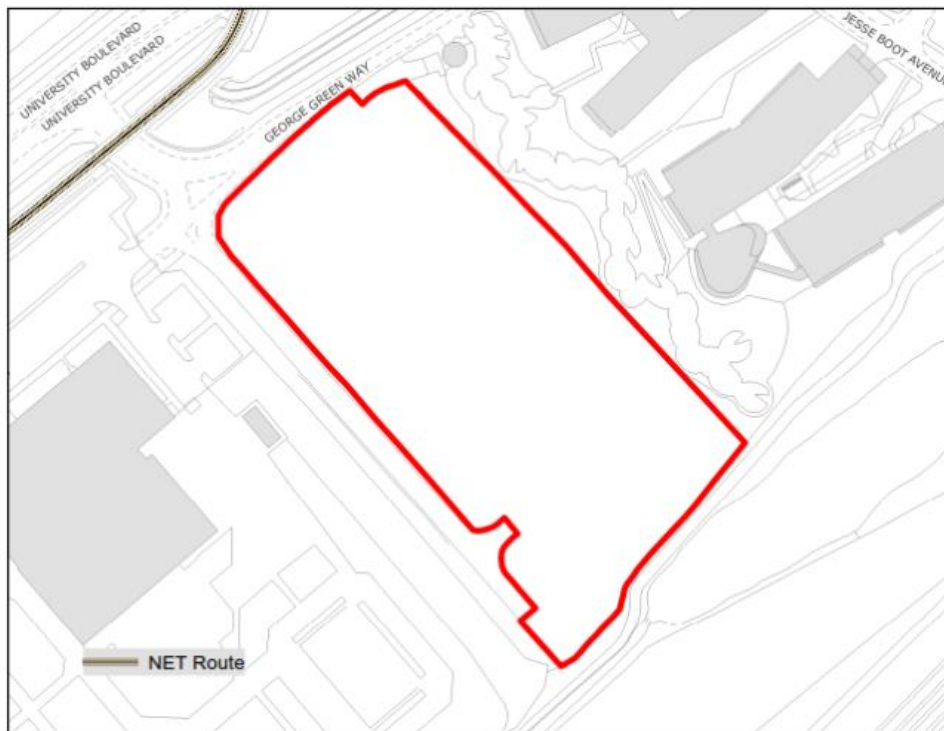
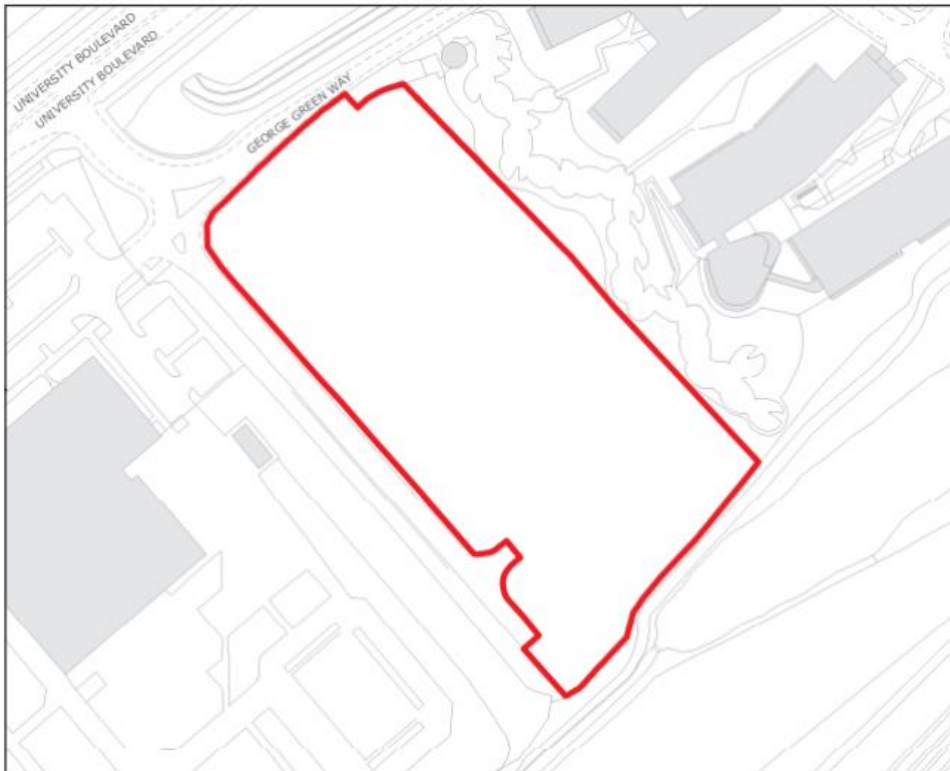
0 15 30 60 Meters

## PA52 University Boulevard - Nottingham Science and Technology Park



<b>Site Area (ha):</b> 1.89	<b>Proposed use:</b> Office/research and development (B1a/b) and <a href="#">auxiliary/ancillary</a> /compatible uses.
<b>Ward:</b> Dunkirk and Lenton	<b>Development principles:</b> Site is part of an Enterprise Zone. Scope for bioscience/medical/health related research and development. Innovative design required in line with other recent development on the Science and Technology Park. The new tram line (NET Phase Two) runs adjacent this site and any proposal will need to take this into account. Development should have regard to proximity to the registered historic park and gardens of Highfields Park. The site is within an area of medium flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment. Development should also give consideration to the adjacent Tottle Brook and Beeston Sidings LNR and their protection and enhancement. There are contamination issues from former industrial uses on the site and the impact of these should be considered. Within Minerals Safeguarding Area - prior notification required but not considered a barrier to development.
<b>Address:</b> George Green way	
<b>Current use:</b> Vacant	

**PA52 University Boulevard – Nottingham Science and Technology Park**  
**NET Route Annotation Addition**

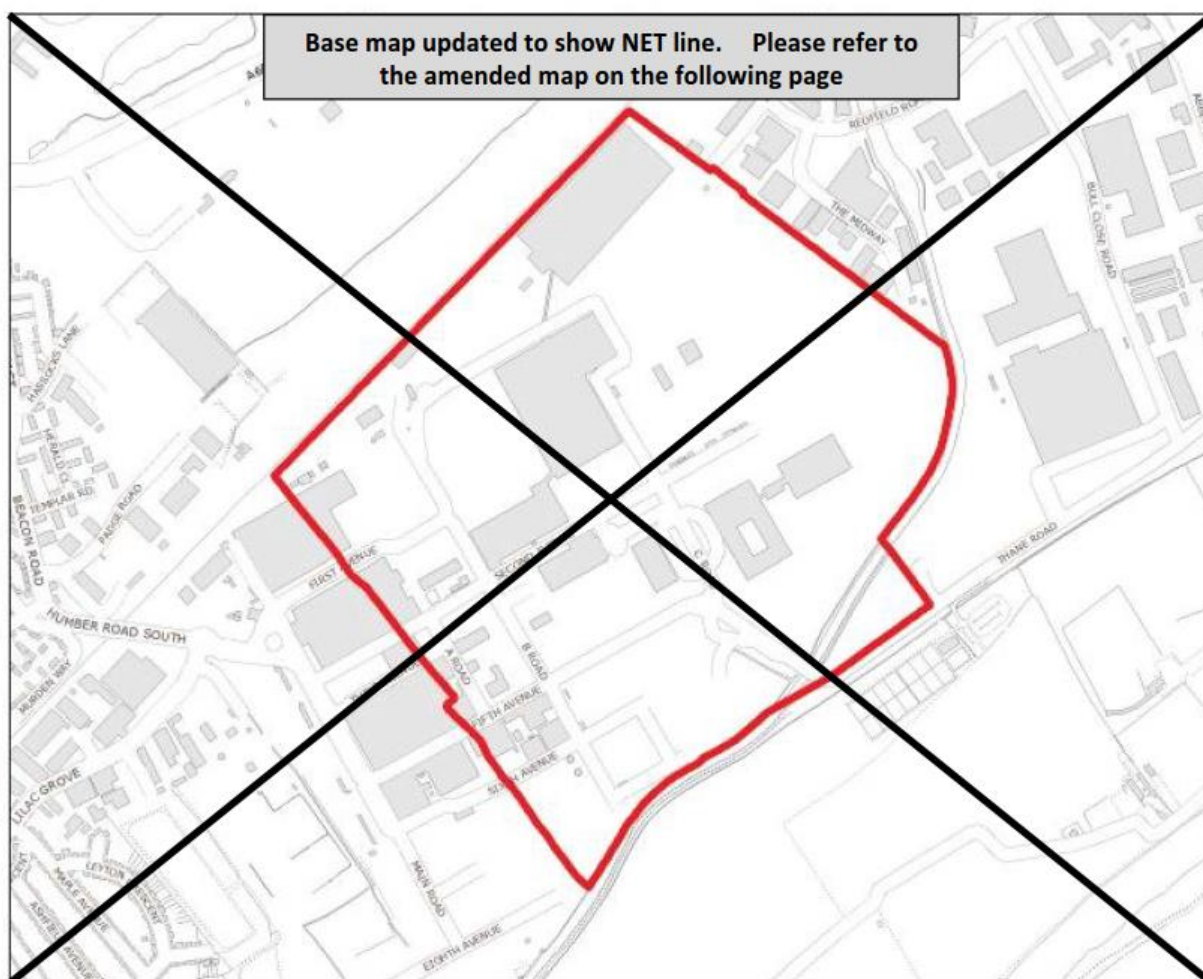


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0 85 170 340 Meters

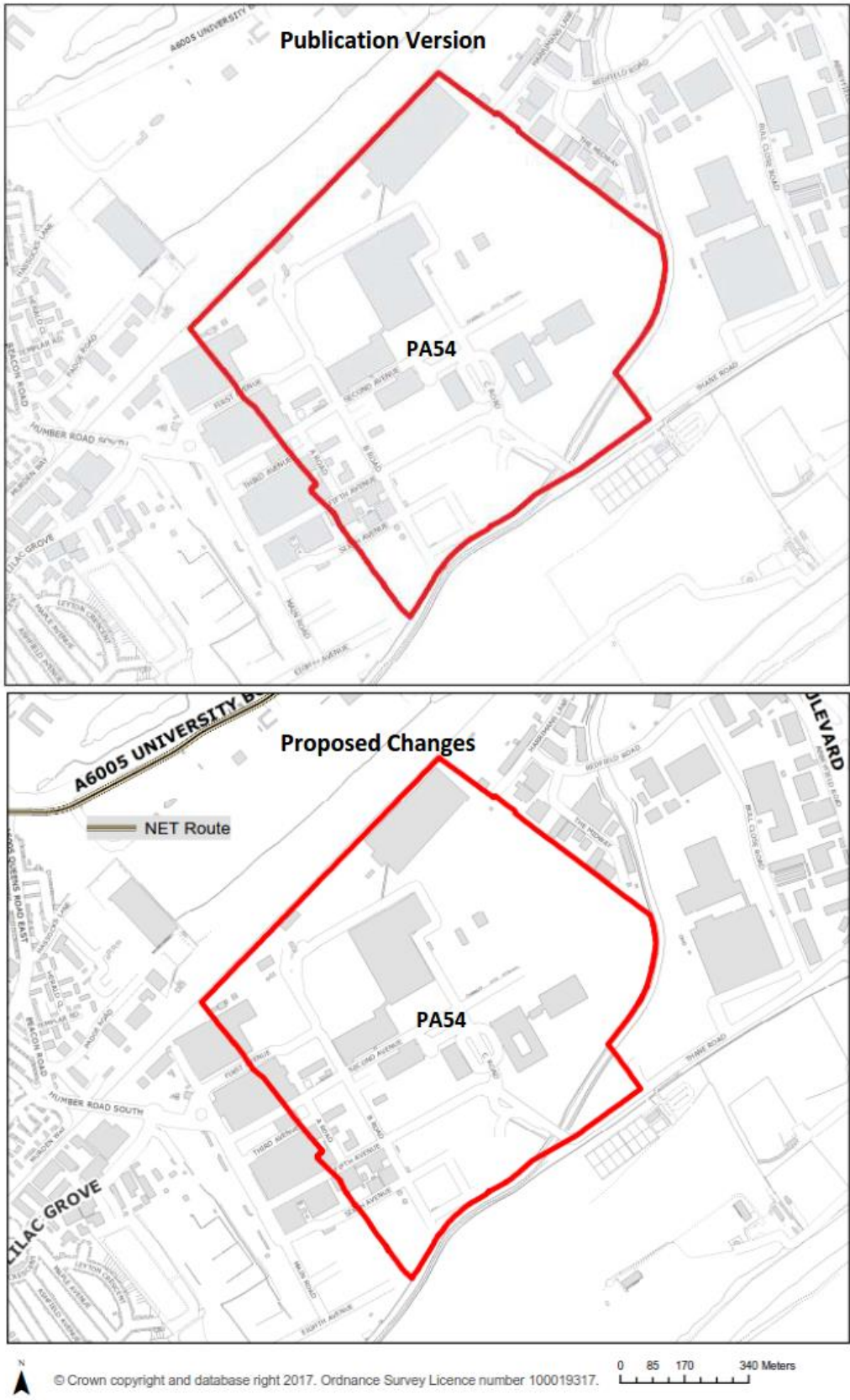


## PA54 Boots



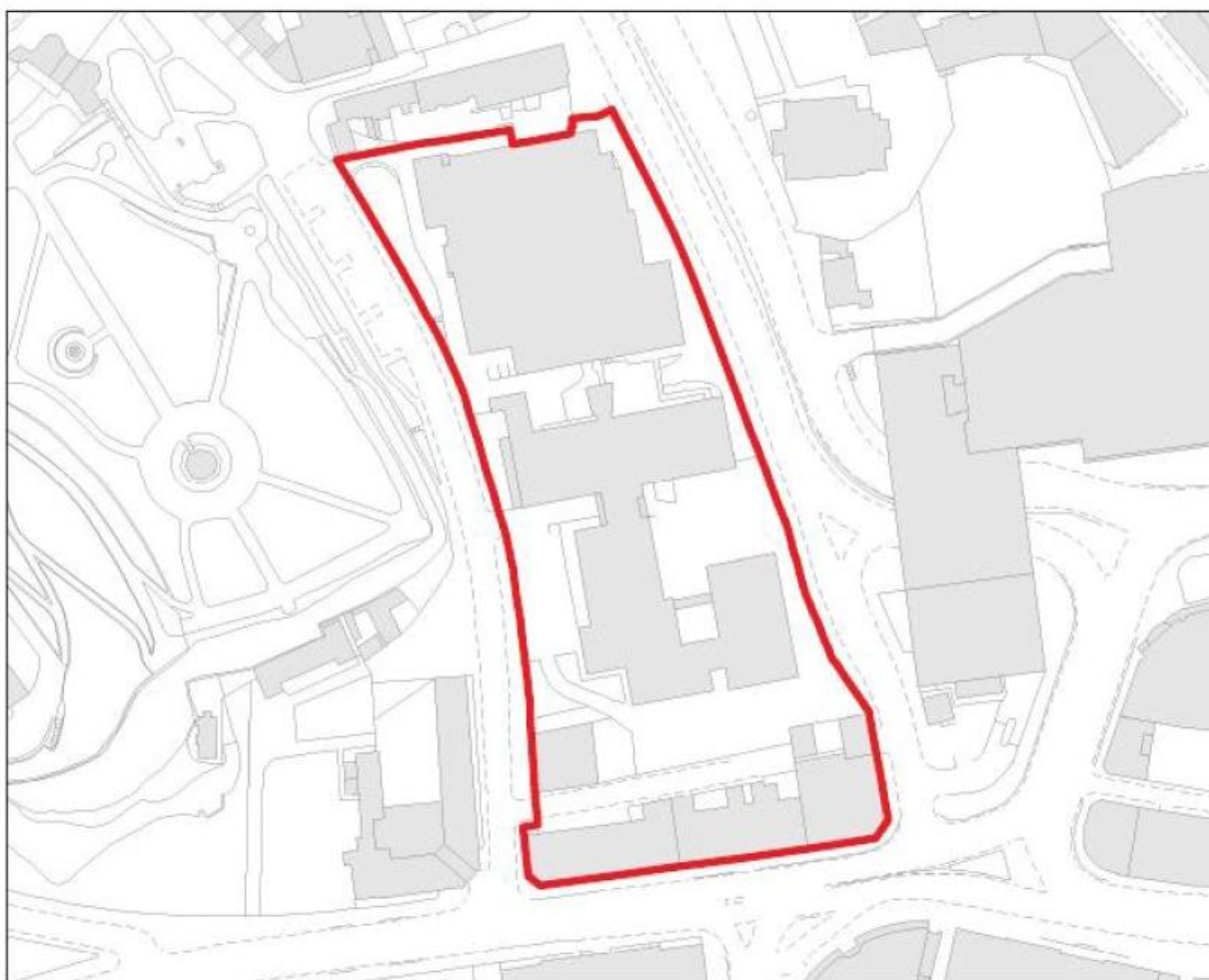
<b>Site Area (ha):</b> 84.5	<b>Proposed use:</b> Employment (B1, B2 and B8) and residential (C3). Potential for an element of student accommodation (Sui Generis) subject to improved linkages to the University.
<b>Ward:</b> Dunkirk and Lenton	<b>Development principles:</b>
<b>Address:</b> Thane Road	<p>Site has Enterprise Zone status. Proposals should be carefully designed to complement the existing attractive buildings, the 'campus style' layout and to ensure there are no adverse impacts on the historic environment. The significance and setting of the Grade 1 and 11* listed buildings on site should be preserved. Proposals and layout should have regard to the site's wider context as part of a larger site extending into Broxtowe Borough Council. Site is adjacent to the Beeston Canal and a buffer area of semi-natural habitat should be retained or created. There is potential to help address identified open space deficiencies in the area, where possible existing open space should be retained or re-provision should be made elsewhere on site. There are opportunities for enhanced cycling and walking routes to and through the site. To the south east the site is subject to highway safeguarding and highway planning lines to help facilitate access improvements to the site (TR2.2 and TR2.12) as shown on the Policies Map. Site is within areas of medium and high flood risk, any planning applications should be accompanied by a site specific Flood Risk Assessments which consider breaches/ overtopping of flood defences. A transport assessment is required in line with Appendix B of the Core Strategy. Underlain by a secondary aquifer, development should not result in pollution of the groundwater resource. Combined heat and power plant on site, careful consideration of air quality is required. Opportunities for sustainable energy generation should be explored. Within Hazardous Installation Consultation Zone and Minerals Safeguarding Area - prior notification required but not considered a barrier to development.</p>
<b>Current use:</b> Employment	

**PA54 Boots – NET Route Annotation Addition**





## PA66 Castle Quarter, Maid Marian Way - College Site



<b>Site Area (ha):</b> 1.44	<b>Proposed use:</b> Tourism (D2), offices (B1a), residential (C3), small scale retail (A1, A2, A3) delivered as an integral part of a mixed use scheme.
<b>Ward:</b> Radford and Park	<b>Development principles:</b>  This is an important, prominent gateway site close to the Castle which is expected to contribute to the positive transformation of the area. Development should be sensitive to, and maximise opportunities provided by the historic environment and incorporate high quality open space that preserves or enhances the significance and setting of heritage assets. <a href="#">Development proposals should also seek to enhance the setting of buildings within the site to the south of Isabella Street.</a> Within an archaeological constraints area and caves area. Early consideration should be given to both archaeology and caves and opportunities for their preservation or enhancement. Sensitive redevelopment of the site provides opportunities to improve north/south and east/west pedestrian and cycle connections between the Canal Quarter, City Centre retail core and Lace Market and indicative routes are shown on the Policies Map. Connection to the District Heating System may be possible depending on nature of use and scale of development. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. Within Minerals Safeguarding Area but not considered a barrier to development. The site is close to an AQMA and proposals should aim to improve or ensure no further deterioration in air quality - air quality assessment/dispersion modelling may be required.
<b>Address:</b> Maid Marian Way	
<b>Current use:</b> Education & offices	



## PA86 Thane Road - Horizon Factory



<p><b>Site area (ha):</b> 19.6</p> <p><b>Ward:</b> Dunkirk and Lenton</p> <p><b>Address:</b> Thane Road</p> <p><b>Current use:</b> Employment (largely vacant)</p>	<p><b>Proposed use:</b> Employment (B1, B2 and B8).</p> <p><b>Development Principles:</b> This is a major site within an established employment area. New development should complement and strengthen the existing employment character of the area. The site is highly visible from views from the south and east, and therefore careful design would be required to address these long views. Careful treatment is also required at boundaries adjacent to the local wildlife site and canal to the west of the site, which provide opportunities to enhance biodiversity and habitats. <a href="#">Development proposals should seek to retain and enhance this wildlife corridor.</a> <a href="#">Where possible, existing open space should be retained or re-provision should be made elsewhere on site.</a> A small part of the site adjacent to the canal lies within an area of flood risk. A site specific flood risk assessment would be required. Thane Road, to the south of the site is subject to Highway Planning line TR2:12, and Transport safeguarding TR2.2 (Part of Southern Growth Corridor). Access to the site should be taken from Thane Road and Bull Close Road. <a href="#">A transport assessment is required for this site.</a> Within mineral safeguarding area and small parcel to south west of site falls within a Hazardous Installations consultation zone, but not considered a constraint to development.</p>
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