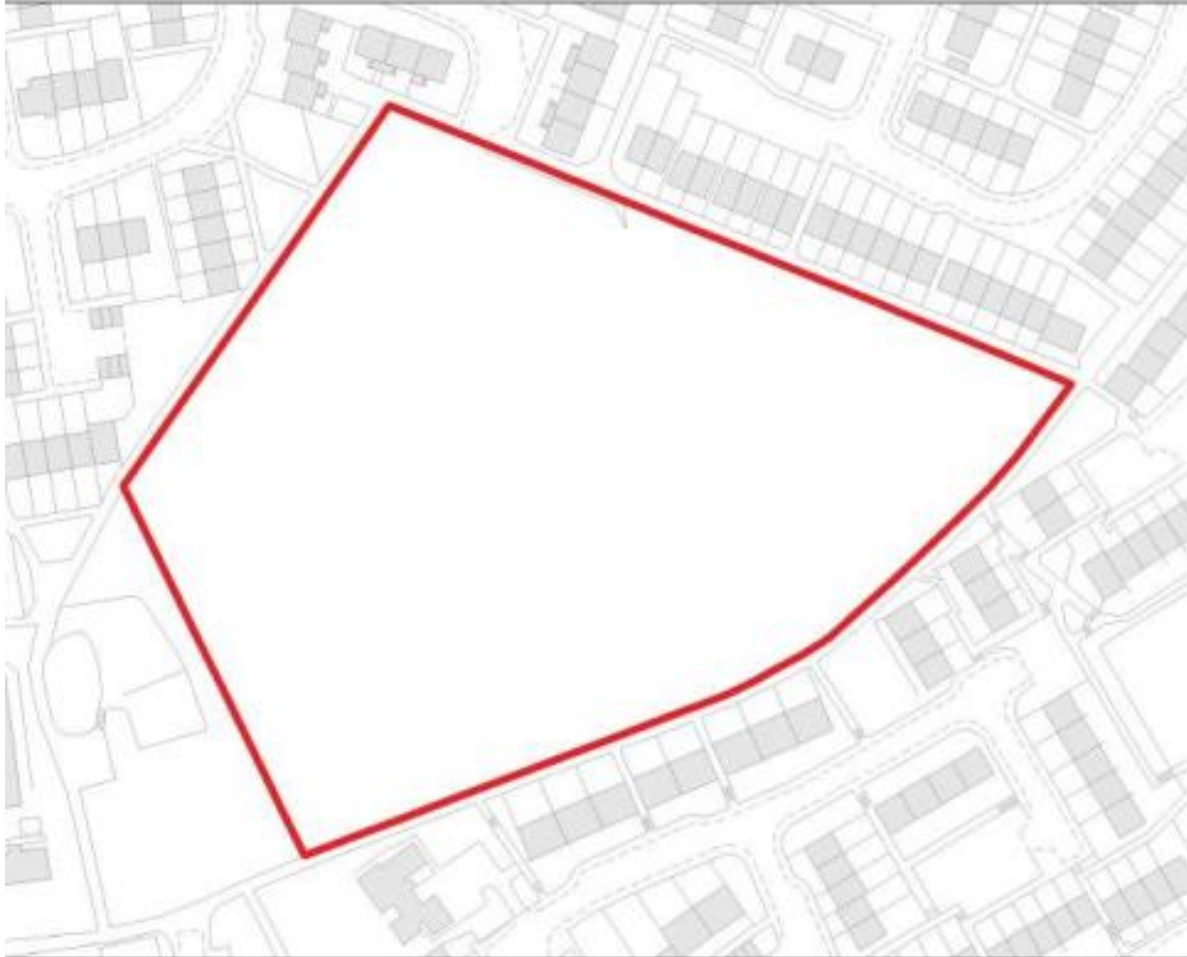


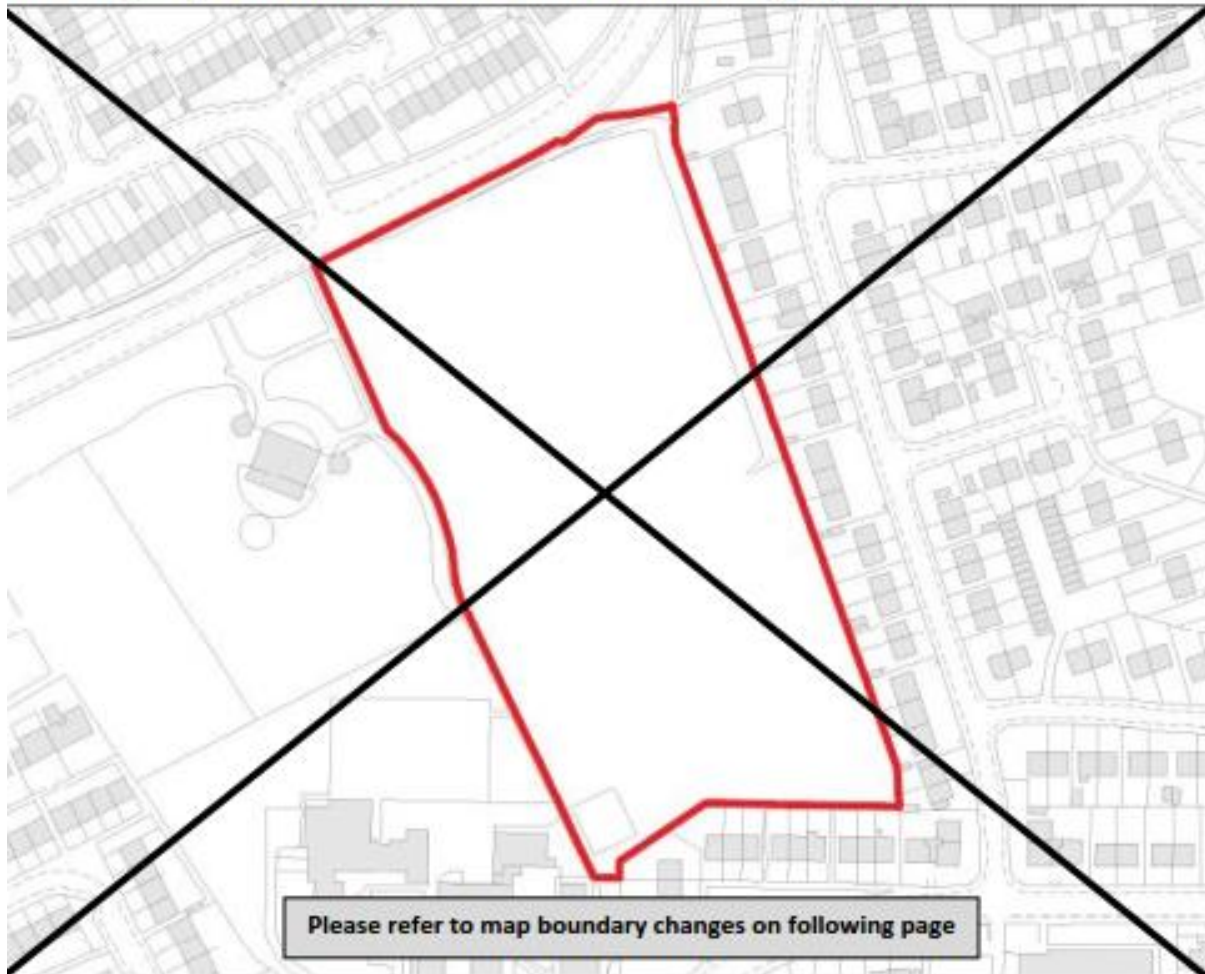
## Appendix 1: Local Plan Sites within Basford and Bestwood Wards

### PA3 Eastglade, Top Valley - Former Eastglade School Site



<p><b>Site Area (ha):</b> 2.43</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Birkdale Way</p> <p><b>Current use:</b> Former school site</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a proportion of the site retained as open space.</p> <p><b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors, new allotments, improvement of local LWS/LNRs, new equipped play area, creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area - prior consultation required.</p>
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## PA5 Ridgeway - Former Padstow School Detached Playing Field



**Site Area (ha):**

~~2.67~~ 2.50

**Ward:**

Bestwood

**Address:**

Ridgeway

**Current use:**

Open space

**Proposed use:**

Residential (C3, predominantly family housing) with a proportion of the site retained as open space.

**Development principles:**

Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include publicly accessible on site open space. Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; improvement of local LWS/LNRs; new equipped play area; creation of additional accessible open space elsewhere. Within Minerals Safeguarding Area and small area within Hazardous Installation Consultation Zone - prior consultation required.

# PA5 Ridgeway - Former Padstow School Detached Playing Field - Boundary Changes



## PA6 Beckhampton Road - Former Padstow School Detached Playing Field



<p><b>Site Area (ha):</b> 5.12</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Beckhampton Road</p> <p><b>Current use:</b> Open space</p>	<p><b>Proposed use:</b> Open space including community sports hub with potential for small element of residential (C3, predominantly family housing) depending on final layout.</p> <p><b>Development principles:</b> Layout of site should maximise opportunities to accommodate a range of sporting activities to support local needs. Careful consideration will be required to ensure that ancillary facilities such as changing areas, parking and lighting are well designed and sensitively located to avoid adverse impacts on existing properties. Opportunities to increase quality and ecological value of open space in the area. Within Minerals Safeguarding Area and small part of site to the south west falls within a Hazardous Installation Consultation Zone - prior consultation required.</p>
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## PA8 Eastglade Road - Former Padstow School Site



<p><b>Site Area (ha):</b> 9.67</p> <p><b>Ward:</b> Bestwood</p> <p><b>Address:</b> Eastglade Road</p> <p><b>Current use:</b> Open Space / Former School</p>	<p><b>Proposed use:</b> Residential (C3, predominantly family housing) with a significant proportion of the site retained as open space.</p> <p><b>Development principles:</b> Existing youth facility to be retained or relocated in a suitable and appropriate location. Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Residential development should include a significant proportion of improved publicly accessible on site open space. Development of this site is closely linked with the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments; new equipped play area; links to and improvement of local LWS/LNR at Sunrise Hill. Within Minerals Safeguarding Area - requires consultation but not considered a barrier to development.</p>
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## PA9 Edwards Lane - Former Haywood School Detached Playing Field



**Site Area (ha):**  
4.37

**Ward:**  
Bestwood

**Address:**  
Edwards Lane

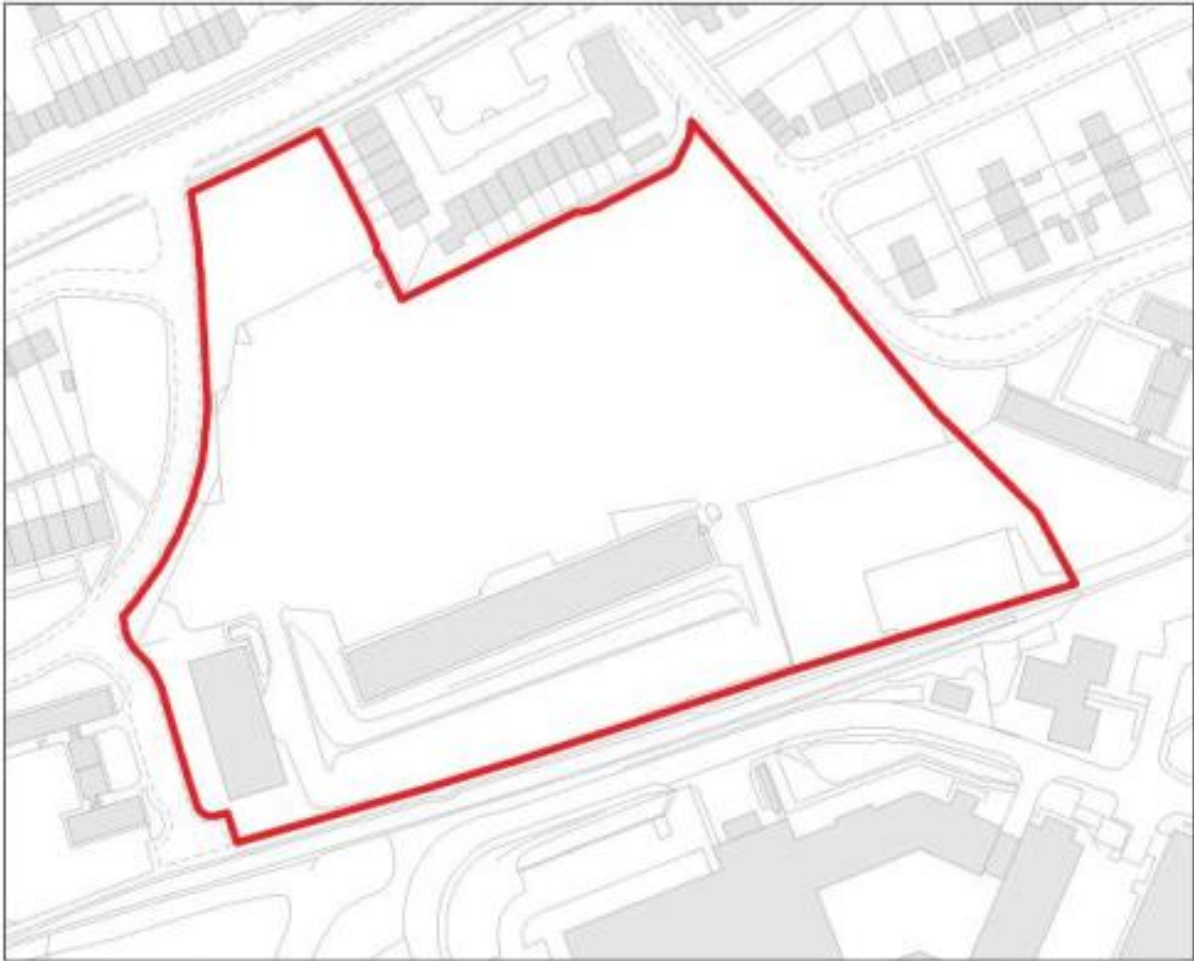
**Current use:**  
Open space

**Proposed use:**  
Residential (C3, predominantly family housing) with a proportion of the site retained as open space.

**Development principles:**

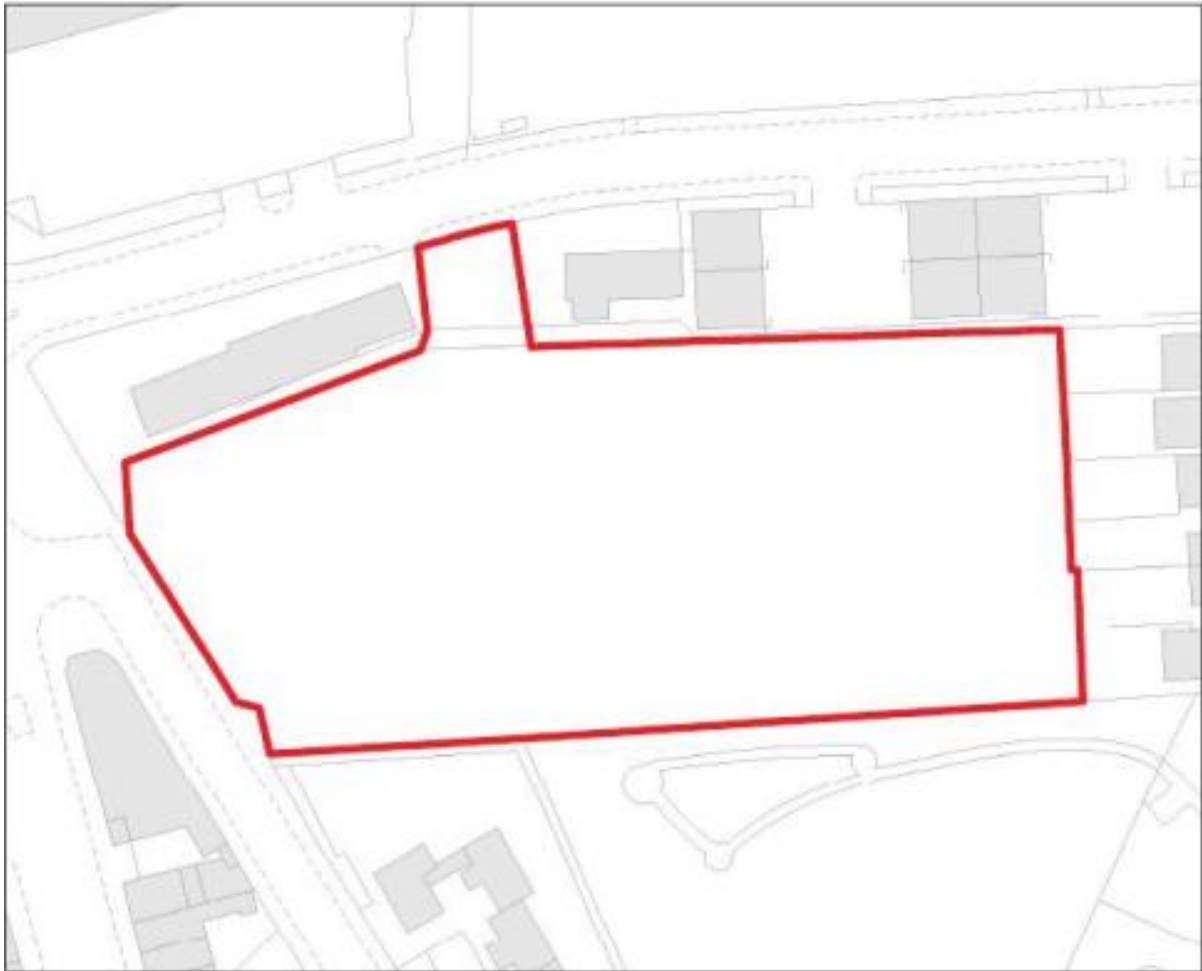
Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. Prior to development, alternative provision for Pupil Referral Unit on site should be considered. Residential development should include publicly accessible on site open space. Development of this site is closely linked to the allocation of the Former Padstow School Detached Playing Field at Beckhampton Road for a community sports hub. Development should include mitigation measures which result in an overall increase in the quality and ecological value of open space in the area. Appropriate mitigation could consist of improved green corridors; new allotments, improvement of local LWS/LNRs; new equipped play area. Within Minerals Safeguarding Area - prior consultation required.

## PA14 Arnside Road - Former Chronos Richardson



<b>Site Area (ha):</b> 2.55	<b>Proposed use:</b> Residential (C3, predominantly family housing).
<b>Ward:</b> Bestwood	<b>Development principles:</b> Design, layout and access should be carefully considered to avoid adverse impacts on existing residential properties. The site is underlain by principal and secondary aquifers and it should be ensured that development of this site does not result in pollution of the groundwater resource. New open space should be created as part of this development. There are opportunities to enhance biodiversity and habitats at southern boundary of the site and potential for provision of cycle and pedestrian links, <a href="#">to link to the River Leen</a> . Within Mineral Safeguarding Area - prior <a href="#">consultation</a> <a href="#">consultation</a> required.
<b>Address:</b> Arnside Road	
<b>Current use:</b> Vacant	

## PA15 Bulwell Lane - Former Coach Depot



**Site Area (ha):**  
0.55

**Ward:**  
Basford

**Address:**  
Bulwell Lane

**Current use:**  
Vacant

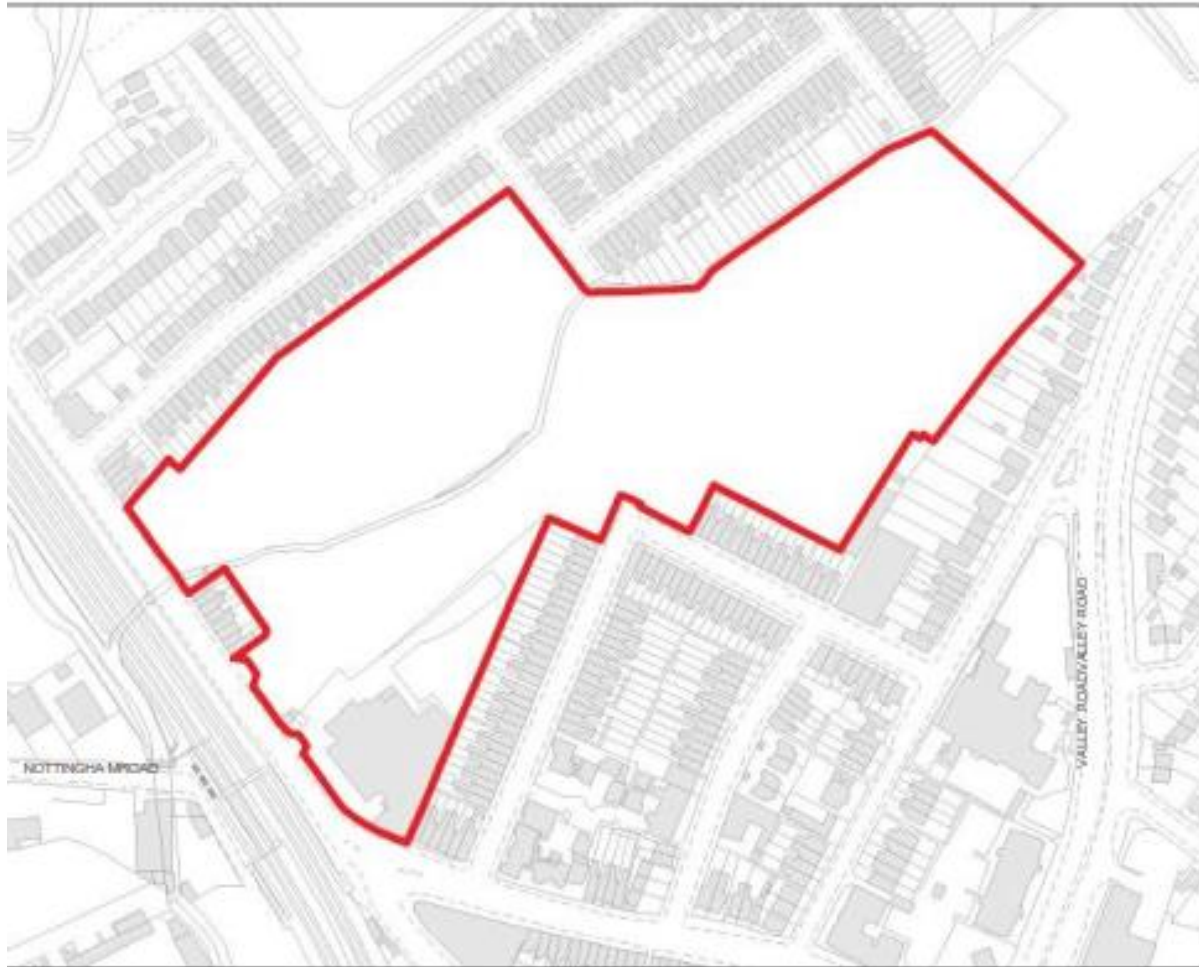
**Proposed use:**  
Residential (C3, predominantly family housing).

**Development principles:**

Sensitive screening is required between residential and adjacent industrial uses. Access to the site should be via Bulwell Lane. 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 Mineral Safeguarding Area - requires consideration prior to development but not considered a barrier to development.



## PA18 Vernon Road - Former Johnsons Dyeworks



**Site Area (ha):**  
4.4

**Ward:**  
Basford

**Address:**  
Vernon Road

**Current use:**  
Employment, open space, cleared land

**Proposed use:**  
Residential (C3, predominantly family housing) and employment (B1).

**Development principles:**

The site is located immediately adjacent to the Day Brook and the ecological value of this feature should be enhanced through development. The site is within an area of high flood risk and any planning application should be accompanied by a site specific Flood Risk Assessment and flood risk mitigation measures. A 5 metre strip adjacent to the water course may need to be kept free of obstruction for essential maintenance and flood risk management. 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 and Hazardous Installation Consultation Zone and part of the site to the south east is within an ~~archiological~~archaeological constraint area - prior consultation required.

## PA22 Western Boulevard



**Site Area (ha):**  
1.57

**Ward:**  
Basford

**Address:**  
Western  
Boulevard

**Current use:**  
Travelling  
showpeople's  
accommodation

**Proposed use:**  
Residential (C3) and employment (B1 and B2).

**Development principles:**

Careful consideration to layout and boundary treatments required to ensure proposals are compatible with adjacent uses. Access should be provided to the site from Western Boulevard. Opportunities to provide a cycle/pedestrian link through the site from Western Boulevard to the riverside path should be explored - indicative route shown on Policies Map. The site is underlain by a principal aquifer and it should be ensured that development does not result in pollution of the groundwater resource. The River Leen LWS and Whitemoor Nature Reserve are adjacent to the site. A corridor of soft landscaping in the east of the site should buffer these habitats. The margins of the site to the north west are subject to Highway Route Improvement Safeguarding (TR2.3) and Highway Planning Line (TR2.14). Within Minerals Safeguarding Area and Hazardous Installation Consultation Zone - prior consultation required.

## PA23 Radford Road - Former Basford Gasworks



<b>Site Area (ha):</b> 3.51	<b>Proposed use:</b> Employment (B1, B2, B5), residential (C3, significant proportion to be family housing). Supplementary uses could include retail, financial and professional, and café (A1, A2, A3) and community use (D2).
<b>Ward:</b> Basford	<b>Development principles:</b> The more sensitive uses should be located away from both hazardous installations and areas of previous contamination. Existing site access points should be utilised where possible. Existing riverside cycle route and footpath should be extended through the site to enable access from Radford Road and surrounding residential areas. Site is adjacent to the River Leen LWS and this green corridor should be protected and enhanced using soft landscaping. There is potential for this development to help address identified open space deficiencies in the 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 and Hazardous Installation Consultation Zone - prior notification required
<b>Address:</b> Radford Road	
<b>Current use:</b> Vacant	