

# Infrastructure Delivery Plan and Addendum



**October 2016**

<b>Contents</b>	<b>Page</b>
Addendum page	2
<b>1.0</b> Introduction	3
<b>2.0</b> Policy Context	3
<b>3.0</b> Methodology	4
<b>4.0</b> Broad Viability by Topic	5
Transport	6
Utilities	8
Flooding and Flood Risk	11
Health and Local Services	14
Emergency Services	15
Waste Management	16
<b>5.0</b> Reasonable Alternative Sites Infrastructure	19
<b>6.0</b> Cumulative Impact Sites for further consideration	22
<b>7.0</b> Allocated Sites: Cumulative Impact	24
<b>8.0</b> Plan Wide Viability	27
<u>Appendix 1</u> : Highway Assumptions	30
<u>Appendix 2</u> : Infrastructure Requirements	
Reasonable Alternatives	32
Housing Sites	
• Urban Area	33

• Adjacent Hucknall	75
• Bestwood Village	77
• Calverton	81
• Ravenshead	111
• Burton Joyce	127
• Lambley	135
• Woodborough	145
• Other Villages	170

### Appendix 3: Allocated Sites: Infrastructure Requirements

Housing Sites	177
Employment Sites	206

### Appendix 4: Site Allocation Maps

• Urban area	209
• Bestwood	210
• Calverton	211
• Ravenshead	212
• Burton Joyce	213
• Newstead	214
• Woodborough	215

### **Appendix 5: Addendum to IDP:**

Additional alternative sites	216
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## Addendum Page

A limited number of changes have been made to the Infrastructure Delivery Plan May 2016 which are set out in this addendum to the IDP October 2016. Certain changes have been made to update the IDP following receipt of new information from service providers in order to keep the IDP up to date as a “living” document.

Other changes are as a result of the consultation on the Local Planning Document Publication draft between May and July 2016 in connection with the additional alternative sites being promoted by developers as “reasonable alternatives”. These additional reasonable alternative sites are considered in the addendum to the site selection document October 2016 and to aid this process they need to be assessed for their infrastructure requirements. The assessments of the additional reasonable alternative sites are set out in new **Appendix 5** at the end of this Background Paper.

For convenience and ease of reading the following section highlights changes to the IDP which include:

- Update on education provision paragraphs 4.43 – 4.47, 5.5 – 5.6 and 8.13;
- Updates to schedules in **Appendices 2** and **3** to reflect the need to include reference to a phase 1 walk over survey for all greenfield sites to check for possible contamination;
- Updates to all schedules in **Appendices 2** and **3** to address air quality; and
- New **Appendix 5**: Addendum to IDP: Additional reasonable alternative sites.

## **1.0 Introduction**

- 1.1 The Gedling Borough Infrastructure Delivery Plan (IDP) is a supporting document forming a key part of the evidence base for the Local Planning Document (LPD). The purpose of the IDP is to identify infrastructure required to meet the spatial objectives and growth set out in the LPD. 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 It provides a broad overview of the existing and committed infrastructure under different categories and the extent to which infrastructure needs would act as a constraint on delivery of the LPD. The IDP assesses the infrastructure requirements of the reasonable alternative development sites identified in the Site Selection Document 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 Strategy (ACS) which forms part 1 of the Gedling Borough 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 sound at the Examination. The IDP will not repeat work already undertaken but focus on the infrastructure required to deliver the LPD. The preparation of the IDP has involved extensive consultation with service and infrastructure providers.

## **2.0 Policy Context**

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. 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.

### **Aligned Core Strategy**

- 2.1 In preparing the IDP full regard has been given to the recently adopted Aligned Core Strategy for Gedling Borough which sets out the development requirements for the Borough and for its broad distribution. The strategy of the ACS is urban concentration with regeneration and this should ensure that the best use is made of existing infrastructure, services and facilities.

2.2 ACS Policy 2 uses a hierarchical approach to the distribution of development in the following order:

- 4,045 homes within and adjoining the urban area of Arnold and Carlton;
- 1,300 homes adjoining the Sub Regional Centre of Hucknall;
- Up to 1,945 homes within and adjoining Key Settlements; and
- Up to 260 homes in other villages to meet local need only.

2.3 The Aligned Core Strategy also allocates strategic sites including:

- Top Wighay Farm;
- Teal Close; and
- North of Papplewick Lane.

2.4 Gedling Colliery/Chase Farm is also identified as a strategic location for growth. The critical infrastructure for strategic allocations is identified in the GNIDP and summarised in appendix B of the ACS. For strategic locations the GNIDP identifies likely infrastructure requirements. Policy 18 (Infrastructure) of the ACS sets the principle that new development must be supported by the required infrastructure at the right stage of development. Policy 18 also requires contributions to be sought from development proposals which give rise to the need for additional infrastructure.

2.5 Policy 18 also 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 Local Development Documents (namely the Local Planning Document).

### **Local Planning Document (LPD)**

2.6 The LPD identifies specific non-strategic housing sites and includes detailed policies for development management. More capacity for housing development has been identified within the main urban area than 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.

## **3.0 Methodology**

3.1 The IDP needs to answer a number of key questions:

- A. Whether the overall level of growth in the Local Planning Document can be supported by the necessary infrastructure;
- B. What are the key impacts on infrastructure and services arising from the reasonable alternative sites and whether there are any showstoppers that would constrain the site; and
- C. 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 are an important source 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 consultation on the Local Planning Document and the IDP.

3.3 The first section of the IDP takes a broad view of existing infrastructure by topic and whether there is any significant infrastructure constraints termed “showstoppers”. It then goes on to consider the site specific requirements of the reasonable alternative sites and the infrastructure costs of the sites. Lastly it considers the sites selected for allocation as set out in the Local Planning Document and any cumulative need for new infrastructure arising from these allocations. This provides the basis for assessing the delivery of the Local Planning Document 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.

## **4.0 Broad Viability by Topic**

4.1 The following categories of infrastructure are considered within this report:

- Transport
- Utilities - water
- Utilities – energy
- Utilities – digital infrastructure (IT)
- Flooding and flood risk
- Health services
- Education
- Leisure
- Emergency services (police fire and ambulance)
- Waste management
- Green infrastructure

## **Transport**

### Context

#### 4.2 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.

#### 4.3 Gedling Borough comprises of a high density urban area being part of the Nottingham conurbation and the more rural parts of the Borough to the north and east. The urban area has a good existing transport network and allocations within and adjoining the Nottingham urban area and the sites adjoining the Hucknall Sub Regional centre will benefit from existing transport infrastructure. Public transport in certain rural settlements is not as good although the Key Settlements generally have a good standard of service. The likely level of growth across the Gedling Borough and its implications for traffic growth has been assessed as part of the work on the GNIDP and this is summarised in the Strategic Transport assessment in paragraph 4.11 below.

### **Bus services**

#### 4.4 The GNIDP notes that buses are a major component of public transport network in the Greater Nottingham Urban area and provision is good in comparison with many other areas of the UK. Gedling Borough is well served with frequent bus services and it is estimated that 95%<sup>1</sup> of residents have hourly or better daytime services to a town centre, local centre or the City Centre and less than 400 m walk to a bus stop.

#### 4.5 Bus services are provided largely by NCT and Trent Barton who both commented on the GNIDP and indicated (without prejudice) that for the most part new development proposed in the ACS is likely to be served by existing commercial services or alterations to existing services.

### **Rail Services**

#### 4.6 Gedling Borough has 4 rail stations providing services to Nottingham, Mansfield, Grantham, Lincoln and Worksop. Inter city services are available from Nottingham Midland Station.

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<sup>1</sup> Source: Gedling Borough AMR 2013/14



- 4.7 The operator East Midlands trains responded to the consultation on the IDP and have raised no significant infrastructure constraints in terms of rail services. However, the response indicates that potentially impacts on services from Burton Joyce, Carlton, Hucknall and Newstead would need reviewing at the more detailed planning application stage.

## **Highways**

### **Assessment: Strategic transport**

- 4.8 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.
- 4.9 ACS Policy 15 (Transport Infrastructure Priorities) identifies the Gedling Access Road as an important scheme critical to the delivery of the ACS. The GAR scheme is identified in the Local Transport Plan as a critical piece of infrastructure costing at £38m which would provide traffic relief for Gedling Village and also provide access opening up the former Gedling Colliery Site for mixed development. Whilst at the time of writing the GNIDP, no funding was in place, since then rapid progress has been made towards bringing this new road forward. A funding package has been put together including funding from the D2N2 Local Transport Board, Nottinghamshire County Council and Gedling Borough utilising the Community Infrastructure Levy (CIL). A planning application for the GAR was approved in 2014 and construction of the road is expected to start in 2017 with completion by 2019. The planning application that has now been submitted for the development site indicates that 660 new homes will be delivered on site by 2028.
- 4.10 The site selection process identified a pool of potential sites referred to as Reasonable Alternative Sites (see Site Selection Document March 2016). These were sites which in the view of Planning Officers warranted consideration in order to ensure that sufficient regard was had to alternative options. The reasonable alternative sites have been assessed to consider whether satisfactory access to the site can be gained from local highways and whether any access constraints could be overcome through mitigation work including in particular for any off site highway works that would add significantly to development costs. The assessment is based on the 6Cs Design Guide which sets out assumptions about the number of access points and minimum width of access road depending upon the scale of development and the visibility splays required at the access points governed by approaching vehicle

speed. This assessment is for the purposes of plan making only; detailed proposals submitted as part of future planning applications will be determined against the standards in place at that time and subject to a site visit and assessment. The conclusions from the assessment are included within the site schedules in **Appendix 1**.

- 4.11 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 for sites larger than 80 dwellings and if necessary travel plans. Sites where satisfactory access cannot be achieved are identified in the schedules in **Appendix 2**. In a number of cases, potential solutions to access constraints may be possible including through off site mitigation options and these are set out in the schedules.

### **Conclusions Transport**

- 4.12 The traffic modelling work undertaken as part of the GNIDP concludes that the level of growth planned for in the ACS can be delivered without detriment to the strategic highway network. Further transport modelling for the Borough is not required albeit development schemes will require detailed transport assessments as part of the planning application process.
- 4.13 In terms of major highways schemes, the implementation of the GAR will directly open up the Gedling Colliery/Chase Farm site for development and also will enable other sites to be developed on the edge of Carlton which are dependent upon the GAR. Smarter Choices and improved or alterations to public transport services especially bus services and potentially train services is likely to require developer contributions.
- 4.14 Other sites also require highway improvements; these are dealt with in more detail in the assessment of reasonable alternatives in the next section.

## **Utilities Water**

### **Context**

- 4.15 Key issues include:
- Clean water supply for existing and new development;
  - Waste water (including surface water) and sewerage disposal; and
  - Impact on water resources and water quality.
- 4.16 The Water Cycle Scoping Study 2009 (WCS) and Outline Water Cycle Study (2010) were produced for Greater Nottingham and Ashfield District. These studies considered the impact of the ACS on the water resources/supply, waste

water treatment and sewerage, sewer flooding and surface water drainage, water quality and fluvial flooding.

- 4.17 Severn Trent Water (STW) Plc is the 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 then it is considered the water network would be able to meet the needs from new development.

### **Sewerage**

- 4.18 STW 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 Gedling Borough. This assumes that the impact of new development on waste water can be managed by ensuring that flows from new development are minimised including through house design to limit water consumption; and as a general rule surface water should not be connected to the foul sewer. STW would also expect surface water to be dealt with through the installation of sustainable urban drainage systems which are required in all development by LPD Policy 4 (Surface Water Management).

### **Conclusions Water**

- 4.19 Generally there are no showstoppers although following more detailed hydraulic modelling, 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 so there are no abnormal costs expected.

### **Utilities Energy**

#### **Context**

- 4.20 The key energy issue relates to:
- connecting new development to gas and electricity services without adverse impacts on existing provision.

## **Electricity**

- 4.21 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. National Grid has confirmed that it is unlikely that site specific proposals in Gedling Borough are likely to have a significant impact on the electricity transmission network and also none of the sites are crossed by the high voltage electricity network.
- 4.22 The GNIDP identified that reinforcement to the electricity network would be required at Bestwood, Calverton and Ravenshead and to support growth on non-strategic sites in general. Western Power also indicated the need to update an existing 33/11kV primary at Calverton and also the possibility of a new primary substation in the area. Further discussions will be required with Western Power particularly in relation to any new primary substation at Calverton. The need for standard reinforcement works such as the installation of 11kV cables to individual sites and local substations to provide low voltage supplies to homes is likely, although Western Power has an extensive programme of local reinforcement. In this context, electricity supply is not considered a significant constraint.

## **Gas**

- 4.23 National Grid owns the gas distribution network in the East Midlands delivering gas to the end customer. New gas transmission infrastructure developments are 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.
- 4.24 Amec, acting on behalf of National Grid, have been consulted on the development sites within the Borough and commented that specific development proposals within Gedling Borough are unlikely to have a significant effect on National Grid's gas supply infrastructure and it is unlikely that any extra growth would cause capacity issues. On this basis it is unlikely that gas connection would be a significant constraint for particular development sites and normally developers would factor the costs of connection into the overall build costs of a development. The matter of gas connection may be addressed at the more detailed planning application stage.

## **Conclusions - Energy**

- 4.25 No abnormal costs have been identified relating to electricity and gas transmission, distribution and supply. There may be additional costs relating to local electricity distribution especially if a new primary substation is required at Calverton although this will need further discussion with Western Power.

Although Western Power has an extensive capital programme for reinforcement which is not attributable to individual developments, they may recover costs of reinforcement works required to meet the needs of specific developments. Lead in times for electricity distribution is a potential constraint and early dialogue between developers and utility providers is important.

- 4.26 Developers may be required to pay for two main elements – the full costs of local infrastructure needed to serve a development site and a contribution to any higher voltage reinforcement in the network to enable the local connection based on the proportion to be used by the local development.

## **Utilities - Digital Infrastructure (IT)**

### Context

- 4.27 IT and telecommunications services can be provided by a range of suppliers but as with energy supply this IDP focusses on establishing whether, in principle, reasonable access can be provided to development sites. Two main suppliers for Greater Nottingham were invited to comment on the IDP – BT Openreach and Virgin Media.
- 4.28 BT 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 the Builder's guide to telecommunications infrastructure and installation. In response to the GNIDP, BT Openreach confirmed that there is unlikely to be any limitations to broadband and telephone services for new developments and the company is currently obliged to service new developments.

### Conclusions - Digital Infrastructure

- 4.29 No abnormal constraints are identified for the delivery of the Local Planning Document. Lead in times for BT Openreach is 3 – 6 months for larger developments. BT has previously confirmed that a set of standard site costs apply to developers.

## **Flooding and Flood Risk**

### Context

- 4.30 Flood risk is a significant issue in Gedling 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. A number of technical studies have been prepared by or with close consultation with the Environment Agency and Severn Trent Water, and include:

- Fluvial Trent Strategy (Environment Agency 2005);
- Trent Catchment Flood Management Plan (Environment Agency, 2008);
- River Leen and Day Brook Strategic Flood Risk Assessment (Black and Veatch, 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**

- 4.31 The main source of flooding in the Borough is from the River Trent and its tributaries including the River Leen, Day Brook and Ouse Dyke. Parts of Gedling 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, providing improved flood defences including for the Colwick area, has now been completed and provides for a level of protection to protect against the probability of a 1:100 year event happening.
- 4.32 The River Leen and Daybrook SFRA prepared in 2008 indicates that localised flooding occurs during a 1:100 year event along Thackeray's Lane and Mansfield Road, Daybrook in the vicinity of the confluence of the two branches of the Day Brook which flows along culverts through much of this area.
- 4.33 The flood risk from the Leen and Day Brook also affects existing properties including in Hucknall and also further downstream in the City of Nottingham. Although the River Leen and Daybrook SFRA notes that the rural catchments outside of Nottingham including within Gedling Borough do not add significant volumes of floodwater to the River Leen and Daybrook, it recommends that major development proposals within the catchment area should seek to reduce volumes and peak flow rates of surface water generated by development to pre-developed greenfield rates.
- 4.34 The Borough Council will continue to engage with Nottingham City and Ashfield District in order to address the cross boundary nature of flood risk and to coordinate the approach to flood risk management.
- 4.35 As part of the sustainability appraisal of the Local Planning Document, 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 Agencies Flood maps.

### **Surface water runoff**

- 4.36 Both STW and the Environment Agency have identified issues of surface water flooding in the Arnold area. They advise that improvements on the current rates of runoff are sought when planning for new development, together with the expectation that surface water drainage should not be connected to the foul water sewers but dealt with through sustainable drainage techniques. Policy LPD 4 (Surface Water Management) requires SUDS to be provided in all developments and for areas where surface water drainage is a critical issue to seek a reduction in current run off rates.
- 4.37 Surface water flooding has been raised as a particular issue at Woodborough and in Lambley. The risk of flooding from surface water has been taken into account as a significant constraint on development in these two villages. Developments in these village locations will also be required to provide flood attenuation in the form of sustainable drainage systems and where possible the Borough Council would be seeking an improvement on current drainage rates.

### **Groundwater flooding**

- 4.38 The River Leen and Day Brook catchment area is located on rocks which are capable of storing large amounts of water. There has been a rise in water levels due in part to the decline of abstraction from traditional industries resulting in some flooding of basements in the Basford area in Nottingham City. The LPD will normally expect all development to incorporate sustainable drainage techniques limiting water runoff to the Leen and Day Brook catchment.

### **Reservoirs**

- 4.39 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**

- 4.40 Flood risk to site allocations from rivers and other watercourses has been assessed and no 'show stoppers' have been identified. Sites which are potentially impacted by fluvial sources have been identified in the Sustainability Appraisal of the LPD which recommends that the development footprint avoids the Flood Risk Zone. Surface Water flood risk has been identified as a key issue by consultees. Policy LPD4 (Surface water Management) would normally require all development sites to include sustainable urban drainage systems. In

general there are not considered to be any insurmountable constraints to allocations relating to flood risk.

## **Health and Local Services**

### **General Practitioners**

#### Context

- 4.41 The Borough has fourteen GP practices, the majority of which are located within Arnold/Carlton area. There are two in Burton Joyce and one at Calverton. Residents also access GP practices in locations outside the Borough including at Hucknall and Nottingham City, particularly Rise Park in the Bestwood part of the City. NHS Nottingham North East Clinical Commissioning Group have reviewed the proposed allocation sites and commented that new housing will add to demand on local health facilities. Subject to further detailed discussions it is anticipated that there may be capacity constraints at the following locations:
- Arnold;
  - Carlton (Mapperley);
  - Calverton;
  - Bestwood;
  - Burton Joyce; and
  - Outside the Borough at Hucknall (Ashfield) and in Nottingham City particularly at Rise Park.
- 4.42 It is therefore anticipated that development likely to give rise to additional demand for GP services in the above locations will be expected to make financial contributions to primary health care. On average the financial contribution to primary health care is costed at £551 per dwelling. This will be considered on a case by case basis as detailed proposals emerge.

### **Education**

#### Context

- 4.43 The GNIDP defines education as a non-critical infrastructure category as physical delivery of a site is not directly dependent on school places. However, the provision of accessible education facilities is a very important element in delivering attractive and sustainable development.
- 4.44 Nottinghamshire County Council is the Local Education Authority (LEA) and has assessed capacity against current pupil projections. In general the LEA is seeking contributions from the allocated housing sites towards both primary



and secondary education. The LEA has indicated where current schools are at capacity which includes:

- Arnold;
- Carlton; and
- Bestwood.

- 4.45 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.

### **Conclusions - Health and Education**

- 4.46 In terms of health provision, the Nottingham North East CCG has identified potential capacity constraints in Carlton surgeries and in Hucknall/Rise Park, Bestwood surgeries (relating to Bestwood Village), and at Calverton surgery.
- 4.47 Whilst, school place provision is not necessarily a physical show stopper for development the provision of school places or new schools is important in achieving sustainable development. In general growth in school age children is placing significant pressure on schools capacity for both primary and secondary education in Nottinghamshire. In this context, the LEA has commented that the capacity of both primary and secondary schools in Gedling Borough is becoming very tight and in some cases schools cannot be extended. Where new school places are required and expansion of existing schools buildings is possible, contributions from developers are likely to be required although this will need to be considered on a case by case basis at the more detailed planning stage. Deficiencies in the capacity of existing primary schools have been identified in Carlton (Gedling Colliery), Arnold and at Bestwood. Village primary schools at Burton Joyce, Lambley and Woodborough are also at or near capacity. In the case of Burton Joyce and Woodborough the local education authority has indicated that it can just cope with the likely pupils generated through adaption of the existing school estate and similarly at Lambley the local school is oversubscribed but education contributions could enhance other provision in the local area.

## **Emergency Services**

### **Context**

- 4.48 The key emergency services issues are the provision of satisfactory levels of emergency services 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 and these emergency services were

subsequently consulted again on the reasonable alternative site allocations in the Local Planning Document.

### **Police**

- 4.49 During the preparation of the ACS, the 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**

- 4.50 The Nottinghamshire Fire Service has commented that the level of growth proposed in the Local Planning Document has been taken into account and that there would be no significant impact on fire and rescue services. The Fire and Rescue Service did urge that future housing provision, especially housing for vulnerable persons, should consider the benefits of a domestic sprinkler system.

### **Ambulance**

- 4.51 The East Midlands Ambulance Service has not raised any concerns about the housing provision.

### **Conclusions - Emergency Services**

- 4.52 There are no abnormal costs associated with the Emergency Services.

## **Waste Management**

### **Context**

- 4.53 The planning and disposal of waste is the responsibility of Nottinghamshire County Council as Waste Local Planning Authority whilst Gedling Borough has responsibility for waste collection.
- 4.54 The ACS at Appendix A (Strategic Sites Schedules) indicates that the Top Wighay Farm strategic site should make contributions towards a waste recycling site to serve the wider area. Nottinghamshire County Council as Waste Local Planning Authority has commented that the housing numbers in the LPD would impact on the cost of waste disposal but there would be no additional requirement for waste disposal infrastructure and that waste arising would be disposed of within the current contractual arrangements utilising the Eastcroft energy from waste facility and landfill. The Waste Local Planning Authority also commented that the new growth would impact on recycling centre at Calverton but with more efficient management this facility is expected to accommodate need.

## **Conclusions - Waste Management**

- 4.55 A new waste recycling site is sought in connection with the Top Wighay Farm strategic site. No additional requirements are identified as a result of the LPD.

## **Green infrastructure and Biodiversity**

### **Context**

- 4.56 Key issues include:
- Protection of green infrastructure assets; and
  - Promoting appropriate access to green infrastructure.
- 4.57 ACS Policy 16 sets out a strategic approach to green infrastructure, parks and open spaces. In principle the ACS seeks to protect and enhance green infrastructure. Priority for the provision of new or enhanced green infrastructure includes locations for major residential development and the Strategic River Corridors. The latter includes the River Trent which flows through the south east of the Borough. ACS Policy 16 (Green Infrastructure, Parks and Open Space) also seeks to protect and enhance parks and open space and provides for any deficiencies to be addressed in Local Plan Part 2 documents.
- 4.58 The site selection process has considered the impact of sites on green infrastructure and biodiversity and where appropriate mitigation measures proposed (see Site Selection Documents and site selection schedules).
- 4.59 The Gedling Borough Green Space Strategy 2012 – 2017 sets out local standards for the provision of different types of green space. Of note is the conclusion that under the local standards a large amount of new open space will be need to be created, much of it associated with new housing developments.
- 4.60 The Green Space Strategy also recommends that an audit of outdoor playing pitches is carried out. At the time of writing the Borough Council has commissioned consultants to undertake the preparation of a playing pitch strategy for the Borough and the findings of the study will be incorporated into this evolving IDP.
- 4.61 The Local Planning Document Policy LPD 21 requires that sites over 0.4 ha will be required to provide 10% of the site area as public open space. The type of open space will be assessed on the basis of local needs and guidance set in the Green Space Strategy.

## **Habitats Regulations Assessment of impacts in the Prospective Special Protection Area.**

- 4.62 Information in this section has been informed by the GNIDP and Habitats Regulations Assessments produced for the ACS. The Habitats Regulations Assessment (HRA) carried out alongside the ACS considered potential impacts on the prospective Sherwood Forest Special Protection Area (pSPA).
- 4.63 A Habitats Regulations Assessment Screening Record was undertaken for the Aligned Core Strategies. This found that there could be potentially significant effects on parts of the prospective Sherwood Forest Protection Area and a number of mitigation measures were identified and required to be in place to avoid significant effects from development at Calverton. These measures are set out in the GNIDP (see page 90). The Local Planning Document is supported by a Habitats Regulations Assessment (May 2016) which concludes that the majority of the policies have been ruled out as they will not have a Likely Significant Effect on the prospective Sherwood SPA (or other European sites) and therefore will not need to be taken forward to the next stage of Appropriate Assessment. A review of the proposed site allocations in the LPD confirms that there are no significant effects.

#### **Conclusions - Green Infrastructure**

- 4.64 Development offers significant opportunities to provide new or enhanced open space and green infrastructure including in areas of current deficiency. The presence of existing green infrastructure and biodiversity and further provision is not a constraint on the delivery of the LPD.

## 5.0 Reasonable Alternative Sites Specific Infrastructure Assessment

5.1 This information is obtained from the key service providers who have been asked to comment on the individual alternative sites and in particular to flag up any abnormal costs for particular sites. The infrastructure service providers and agencies consulted include:

- British Telecom;
- County Highways Authority;
- Environment Agency (EA);
- GBC Parks and Street Care Department;
- Local Education Authority (LEA);
- Midland Trains;
- National Grid;
- Nottingham City Clinical Commissioning Group;
- Nottingham City Transport;
- Nottingham North and East Clinical Commissioning Group;
- Severn Trent;
- Trent Barton; and
- Western Power.

5.2 The detailed schedule for each of these reasonable alternative sites is provided in **Appendix 1** which sets out the individual infrastructure requirements for each site. The schedules indicate where site related infrastructure is likely to be required or financial contributions needed for certain types of infrastructure. It should be borne in mind that this assessment reflects the evidence available at the time of writing.

### Summary of IDP Assessment for Reasonable Alternatives

#### Community facilities

5.3 No site specific requirements for community facilities have been identified on any of the sites.

#### Contamination

5.4 Sites with known or likely contamination problems are identified in the schedule. In general brownfield sites, depending upon previous uses, are anticipated to require a ground condition survey. The plan wide viability work has built in assumptions relating to the need to remediate contaminated sites.

### Education

- 5.5 The number of places and cost estimates are set out for each site in the schedule which is a worst case scenario. Primary schools within one mile of the Gedling Colliery/Chase Farm site are oversubscribed. ACS Appendix A (Strategic Site Schedules and Plans) identifies a need for a new primary school at Gedling Colliery/Chase Farm. The Gedling Colliery/Chase Farm site has planning permission for 1,050 new homes and supporting infrastructure including outline planning consent for a new primary school.
- 5.6 In Arnold, the County Local Education Authority has indicated that land in their ownership at Rolleston Drive may become available for a new primary school to increase primary school capacity in response to increased demand for places in the area including from new development. However, it is expected that the numbers of houses allocated for this site will be delivered potentially through a higher density housing scheme should the County Council opt to set aside part of the site for future primary school. For other sites, particularly those on the urban edge of Arnold and Carlton and at Bestwood Village, the need for new primary school provision arises from the potential cumulative impact of a number of sites. This is dealt with in the following section which looks at the cumulative impacts of the “clusters” of sites.

### Emergency services

- 5.7 None of the sites raise any implications for the provision of emergency services.

### Flood Risk

- 5.8 A number of sites drain towards areas where there is a significant risk of flooding from rapidly rising watercourses as a consequence of surface water runoff. In particular, these sites are located within the Arnold area and the villages of Lambley and Woodborough. There is a general policy presumption that normally all sites will require a sustainable drainage system and therefore it is assumed that there would be no abnormal costs as such features would be factored into the development cost. Consultees have asked that the Borough Council is ambitious in seeking an improvement in drainage rates to help improve downstream flooding relating to surface water. As a consequence drainage rates on sites will need to satisfy guidance from the Environment Agency at the more detailed planning application stage.

### Green Infrastructure/Open Space

- 5.9 The general requirement that 10% of the site area should be open space has been applied to all sites. In the case of smaller sites, a preference for offsite contributions will be required where the onsite contribution would be less than 0.1 ha.

### Health

- 5.10 There are potential capacity constraints on surgeries in Arnold, Carlton and also in Hucknall surgeries, Nottingham City, Rise Park and at Calverton. Financial contributions towards enhanced primary health care may well be required from sites in these locations as identified in the schedules.

### Transport

- 5.11 The highways assessments identifies those sites where satisfactory access can be achieved and also sites where satisfactory access cannot be achieved (see **Appendix 1**). Sites with access constraints include those where access cannot be physically provided within the site or where access and/or mitigation measures would require 3<sup>rd</sup> party land and, unless this can be controlled by the developer, then these sites are not considered suitable for allocation. For certain sites satisfactory access may be achieved through appropriate mitigation measures and these are briefly outlined in **Appendix 2**. No costings for such works are included, for example, the costs of putting in a new road junction and Section 278 works, as these are highly dependent upon the site characteristics. All sites are likely to require contributions towards a public transport mitigation package. Certain sites in combination may give rise to cumulative traffic impact and these are dealt within the next section.

### Utilities

- 5.12 Energy - None of the sites are identified as having any abnormal costs relating to energy utilities. Cumulative impact of sites on electricity supply is considered in the next section.
- 5.13 Sewerage – All sites will need further hydraulic modelling at the planning application stage.

## 6.0 Cumulative Impacts of the “sites for further consideration”

- 6.1 Infrastructure requirements have been taken into account as part of the assessment of reasonable alternatives alongside other planning considerations. This assessment has led to a number of sites being shortlisted as being potential housing allocations or “sites for further consideration”. Whilst, none of the “sites for further consideration” are individually unduly constrained by infrastructure it is necessary to consider whether there are any cumulative impacts arising which would prevent sites coming forward and/or which may affect site viability.

### Arnold - north east

- 6/49: Brookfields Garden Centre
- 6/51: Howbeck Road
- 6/671: Mapperley Plains
- 6/671 Extension to Howbeck Road
- 6/50: Killisick Lane
- 6/871: Killisick Lane (GBC Site 1)
- 6/872: Killisick (GBC Site 2)
- 6/873: Killisick Lane (GBC Site 3)

Infrastructure	Summary assessment
Education	In combination these sites result in a cumulative requirement for a new primary school (149 places) which exceed the capacity of existing schools in the area. A new primary school is required to serve the area on 1.1 ha. Financial contributions towards build costs will be required from all sites on a proportionate basis.
Green Infrastructure and Open Space	In combination significant demand for different types of open space in the area would arise where there is current under provision of facilities. The quantitative requirement would be at least 2 ha in total. Sites should make provision of a “Kick about Area” or Multi Use Games Area
Highways	Consideration needs to be given to the cumulative impact of traffic in the area.

### Arnold - A60 North

- 6/48 Lodge Farm Lane
- 6/778 Land to West of A60



<b>Infrastructure</b>	<b>Cumulative impact</b>
Highways	The development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane. Due to land constraints, it is difficult to see where appropriate traffic mitigation can be introduced. Whilst it would be possible to heavily promote public transport services to encourage more sustainable travel, these services would ultimately be reliant on the same congested highway network unless adequately catered for by the introduction of bus priority measures. How this would be achieved is very unclear.

## **Carlton**

- 6/52 Spring Lane
- 6/459 Willow Farm
- 6/542 Linden Grove
- 6/131 Gedling Colliery

<b>Infrastructure</b>	<b>Summary assessment</b>
Education	In combination these sites result in a cumulative requirement for 268 primary school places which exceed the capacity of existing schools. A new primary school is required to serve the area on 1.5 ha and should be provided on the Gedling Colliery/Chase Farm site with space reserved for expansion. Financial contributions towards primary school provision will be required from all sites on a proportionate basis.

## **Bestwood**

- 6/484 The Sycamores
- 6/27 Westhouse Farm
- 6/20 Bestwood Business Park
- 6/28 Broad Valley Farm

<b>Infrastructure</b>	<b>Summary assessment</b>
Education	The existing school in Bestwood is at capacity and cannot be expanded in situ. New primary school provision in the area is required.

## **Sites at Bestwood, Calverton and Ravenshead**

<b>Infrastructure</b>	<b>Summary assessment</b>
Electricity	Some reinforcement of local electricity supply required. Update of existing 33/11kV primary at Calverton – may also need to build a new 33/11 kV primary electrical substation in the area.

## 7.0 Allocated Sites: Cumulative Impacts

7.1 The Local Planning Document allocates the sites in the following table (see **Appendix 3** for the site allocations maps). The site allocations process has grouped together certain sites as a single allocation whilst other separate housing allocations are in very close proximity to each other. Consequently, it is therefore necessary to consider how any cumulative effects may affect site viability.

Ref	Site name	Housing units	Locality
<b>Urban Area</b>			
H1	Rolleston Drive	90	Arnold
H2	Brookfields Garden Centre	105	Arnold
H3	Willow Farm	110	Carlton
H4	Linden Grove	115	Carlton
H5	Lodge Farm Lane	150	Arnold
H6	Spring Lane	150	Arnold
H7	Howbeck Road/Mapperley Plains	205	Arnold
H8	Killisick Lane	215	Arnold
H9	Gedling Colliery	1,050	Carlton
<b>Edge of Hucknall</b>			
H10	Hayden Lane	120	Hucknall
<b>Key Settlements</b>			
H11	The Sycamores	25	Bestwood Village
H12	Westhouse Farm	210	Bestwood Village
H13	Bestwood Business Park	220	Bestwood Village
H14	Dark Lane	70	Calverton
H15	Main Street	75	Calverton
H16	Park Road	390	Calverton
H17	Longdale Lane A	30	Ravenshead
H18	Longdale Lane B	30	Ravenshead
H19	Longdale Lane C	70	Ravenshead
<b>Other Villages</b>			
H20	Millfield Close	20	Burton Joyce
H21	Orchard Close	15	Burton Joyce
H22	Station Road	40	Newstead
H23	Ash Grove	10	Woodborough
H24	Broad Close	15	Woodborough

## Arnold

- H2: Brookfields Garden Centre
- H7 Howbeck Road/Mapperley Plains
- H8 Killisick Lane

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>	<b>Likely Delivery mechanism</b>
Highways	In combination the sites are likely to have cumulative impacts on the local highway network which may require mitigation works including potential off-site highway works and also require a public transport mitigation package.	Further consideration of any cumulative traffic impacts required in order to assess any necessary mitigation measures.	S106 contributions towards mitigation measures and public transport package.
Education	In combination these sites result in a cumulative requirement for 110 primary school places which exceed the capacity of existing schools in the area. A new 1 Form Entry Primary School is required on 1.1 ha. The most likely and accessible location would be on site H7. Financial contributions towards build costs will be required on a proportionate basis for all sites.	Further discussion with LEA required.	S106 contributions .
Green Infrastructure	In combination significant demand for different types of open space in the area would arise where there is current under provision of facilities. The quantitative requirement would be at least 2 ha in total. Sites should make provision of a "Kick about Area" or Multi Use Games Area	Further discussion with Parks and Street Care.	S106 contributions .

### Carlton

- H3 Willow Farm
- H4 Linden Grove
- H9 Gedling Colliery/Chase Farm

Infrastructure	Summary Assessment	Further Work	Likely Delivery mechanism
Education	In combination these sites result in a cumulative requirement for 268 primary school places which exceed the capacity of existing schools. A new primary school is required to serve the area on 1.5 ha and should be provided on the Gedling Colliery/Chase Farm site with space reserved for expansion. Financial contributions towards primary school provision will be required from all sites on a proportionate basis.	Further discussion with LEA required.	S106 contributions Gedling Colliery has outline planning permission for a new school and a S106 agreement is in place.

### Bestwood

- H11: The Sycamores
- H12: Westhouse Farm
- H13: Bestwood Business Park

Infrastructure	Summary Assessment	Further Work	Likely Delivery mechanism
Education	In combination these sites result in a cumulative requirement for 96 primary school places. The existing school at Bestwood is at capacity and cannot be expanded. New primary school provision in the form of an annex or new school on a 1.5 ha site is required on H12 to serve the area. Financial contributions towards build costs will be required on a proportionate basis for all sites (financial contributions from Bestwood Business Park planning permission have already been secured).	Further discussion with LEA required.	S106 contributions.

## 8.0. Plan Wide Viability

- 8.1 Gedling Borough Council commissioned AMK Group to consider the broad deliverability of the Local Planning Document taking into account the likely costs of development and the cumulative impacts of Local Plan policy requirements on viability.
- 8.2 The Plan Wide Viability assessment is available on the Borough Council's Website<sup>2</sup> and takes into account the cost impacts of the policies proposed in the Local Planning Document and includes a number of assumptions:
- Allowance for S106 contributions and CIL;
  - That affordable homes targets are met in full;
  - Inclusion of abnormal costs where identified for example flood defence works assumed at £25,000 per hectare; and
  - Developer profit is set high at 20% to give flexibility
- 8.3 The study is a strategic assessment of whole plan viability and is not intended to represent a detailed viability assessment of every individual site. It applies generic costs in terms of affordable housing, planning policy costs, impacts and mitigation factors and it is acknowledged that more detailed mitigation and viability information may be required at the planning application stage. It should be noted that in some cases the site areas used for the Plan Wide Viability assessment varies slightly from the corresponding site allocation but this does not affect any of the viability results. Employment sites were not assessed as part of this work.
- 8.4 Main findings:
- The Plan Wide Viability assessment illustrates, in general terms, housing development proposed in all locations in the Borough are broadly viable taking account of all policy impacts, affordable housing delivery and CIL charges;
  - The assessment concludes that most of the development sites proposed by the Local Planning Document are viable and deliverable taking into account the cost impacts of the policies proposed by the Plan;
  - All greenfield sites in the initial 0-5 year delivery period are viable based on the adopted assumptions;
  - A small number of brownfield sites demonstrate marginal viability in the 0-5 year delivery period but are still considered to be broadly viable and deliverable;
  - Viability improves in both the medium term (6-10 years) and longer term (11 – 15 years) with all sites demonstrating positive viability.

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<http://www.gedling.gov.uk/planningbuildingcontrol/planningpolicy/emerginglocalplan/supportingstudies/publications/>

## **Conclusions on infrastructure requirements and viability**

### Contamination

- 8.5 For brownfield sites it is assumed that ground contamination surveys will be required. The viability work has included generic costs of dealing with contamination issues. For greenfield sites where it is assumed no contamination issues would arise. It is concluded that contamination would not act as a constraint on the delivery of any of the allocations.

### Education

- 8.6 The LEA advises that it will seek contributions towards primary and secondary education and also where cumulative impacts give rise to the need for new primary schools where existing schools are at capacity. 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

- 8.7 It is assumed that 10% of site area will be provided as open space. The Borough Council will also 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.

### Flood Risk

- 8.8 Sustainable Urban 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.

### Health

- 8.9 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 where required and health care is not viewed as an overriding constraint or undermine plan wide viability.

### Highways

- 8.10 Further consideration of the cumulative impacts of traffic is required for the combination of sites H2, H7 and H8. Until this is carried out it is not possible to provide estimates of any mitigation work. Certain sites identified in the schedule may require new road junction and offsite highway works such as a signalised junction which may involve significant costs. Any abnormal highways critical infrastructure costs would need to be met by the developer

although the plan wide viability evidence considers that there is scope and flexibility for developer contributions.

### Utilities

- 8.11 Investigation through hydraulic modelling of sewer flows 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 is not expected to have any impact on plan wide viability.
- 8.12 Local reinforcement of the local electricity network is likely to be required but not considered abnormal. An updating of the existing primary substation at Calverton and possible requirement for a new primary electrical substation in the area may be required. This is unlikely to be a showstopper for sites in these locations subject to further discussions with Western Power.

### **Overall Conclusion**

- 8.13 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 some sites (H2, H7 and H8) for highways impact requires further transport modelling although it is not expected that the costs of mitigation would render the sites unviable. Sites H2, H7 and H8 in combination also require the provision of a new primary school in the area requiring 1.1 ha of land and financial contributions towards build costs. The County Education Authority is also considering an option for a new primary school on land in its ownership in Arnold to meet the general increase in demand including from new development in the area.
- 8.14 The plan wide viability work indicates that sites are broadly viable and in general there is scope to make S106 contributions. A number of recent planning permissions (including Bestwood Business Park – a brownfield site) have, through section 106 contributions, provided contributions to a range of infrastructure notably education, primary health care and public transport as well as affordable housing contributions. The IDP considers the Local Planning Document to be deliverable although further work principally through discussions with service providers will be required for all sites at the planning application stage where a more detailed consideration of site viability, the scope and scale of contributions to service and affordable housing can be carried out.

# Appendix 1

## Highway Assumptions

### Feb 2016

These assumptions are to be used to identify the necessary access arrangements for the 'reasonable alternative' sites being considered through the Site Selection Document. Information is taken from the [6Cs design guide](#). These are assumptions and judgements for plan making only; detailed proposals submitted as part of future planning applications may show that in some circumstances alternative access arrangements are suitable and/or necessary. Applications will be determined against the standards in place at that time and subject to a site visit and assessment.

Number of homes	Width of highway corridor (carriageway and footway)	Points of Access	Supporting Information
Under 50	8.8m	1	None required
50 - 149	9.5m	1	Up to 80 – Transport Statement 80-149 – Transport Assessment and Travel Plan
150-399	9.5m	2	Transport Assessment and Travel Plan
400-1000	10.75	2	Transport Assessment and Travel Plan
If to be used by a bus – minimum of 10m (subject to tracking assessment)			
If serving a school – minimum of 10.75m			

*Adapted from Table DG1 and Table PDP1.*

Speed Limit of Road	Visibility required (HGVs and Buses)
20mph	27m
30mph	47m
40mph	73m
50mph	160m
60mph	215m
70mph	295m

*Adapted from Table DG4. In some cases the speed of road figure has been rounded down. In these cases, the higher visibility splay standard has been used.*

### Process

- For each reasonable alternative the following should be identified:
  - likely points of access to the public highway
  - Speed limit of the access road
  - Number of homes to be served (including new and existing homes)
- Information in the tables above can be used to identify:
  - Width of access required;
  - Width of access roads;
  - Number of access points;
  - Supporting information; and
  - Visibility splays – use of Google Streetview to identify visibility and SHLAA tool to measure distance.



3. Whether the requirements from 2 can be achieved should be identified.
4. A judgment made on the probability that a signalised junction or roundabout may be required based on the speed and level of traffic at the point of access;
5. Consideration given to areas of concern and cumulative impact of development.

## **Appendix 2: Infrastructure Requirements for Reasonable Alternative Sites and maps by settlement**

### **Acronyms explained:**

CCG – Clinical Commissioning Group (Nottingham North and East Clinical Commissioning Group)

CH – County Highways (Nottinghamshire County Council)

EA – Environment Agency

GBC Parks and Street Care – Gedling Borough Council Parks and Street Care Department

LEA – Local Education Authority (Nottinghamshire County Council)

LLFA – Local Lead Flood Risk Authority (Nottinghamshire County Council)

S106 – Section 106 Planning Obligation (a legal agreement under the planning acts between the developer and the Local Planning authority where the developer undertakes to make provision/contributions towards infrastructure needed to support development).

SUDS – Sustainable urban drainage systems (systems to reduce surface water drainage at source or to store water and manage flows to specified limits for e.g. permeable paving and balancing ponds).

Utilities – water, gas and electrical supply services

### **Please note:**

The reasonable alternative sites are considered below in the same order as the Site Selection Background Paper as follows: urban sites followed by Key Settlements (Bestwood, Calverton and Ravenshead); next are the villages of Burton Joyce, Lambley, Woodborough; and lastly other Villages (Linby, Newstead, Papplewick and Stoke Bardolph). Sites in these categories are ordered from the smallest to the largest and each site has a SHLAA reference number.

## Urban Area

### 6/260 Sol Construction Ltd.

Site area	0.69
Housing units	44
Affordable housing	10% (4 units)
Ownership/developer	Limited contact with developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Brownfield site previously used for industrial purposes. Risk of contamination.	Ground condition survey required.
Education	9 primary school places £103,100 7 secondary school places £120,800	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Site is within flood zone 3.	Application of the sequential test required. Site specific flood risk assessment will be required.
Health	Based on the multiplier of £551 per dwelling cost estimate is £24,200.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Contributions to offsite open space facilities likely to be required.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling may be required and further discussion with Utilities providers required as part of planning application.

Transport	Access to the site is achievable from Vale Road. The site has previously had planning permission for residential development.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/667 Sir John Robinson House

Site area	0.74 ha
Housing units	50
Affordable housing	20% (10 units)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	As a brownfield site in employment use there is potential contamination.	Ground condition survey required.
Education	11 primary school places – £126,000 8 secondary school places - £138,100	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	
Flood risk	Site is within flood zone 3. Drains towards Daybrook. SUDS required.	Application of the flood risk Sequential Test is required before mitigation is proposed. Further discussion with the EA and the LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £27,600.	Further discussion with the CCG as part of the planning application process.

Green Infrastructure Open space	Contribution to offsite open space facilities may be required.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling may be required and further discussion with Utilities providers required as part of planning application.
Transport	Access is onto an existing roundabout and will likely be acceptable especially given existing use of the site. Consideration will need to be given to any conflict with the adjacent car showroom.	A transport statement is required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/872 Killisick Lane (GBC Site 2)

Site area	1.01 ha
Housing units	30
Affordable housing	30% (9 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield Site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	Primary school places - £68,700 Secondary school places - £86,300	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £16,500.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.1 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site is not deliverable in highways terms in isolation; consideration will need to be given to the combination of sites proposed in this location including sites 6/50, 6/871 and 6/873.	If considered in combination with adjoining sites - Transport Assessment and travel plan statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/768: B and Q Unit, Mansfield Road**

Site area	1.03 ha
Housing units	60
Affordable housing	20% (12 units)
Ownership/developer	Ongoing dialogue with developer/owner

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	As a brownfield site previously in employment use there is potential for contamination.	Ground condition survey required as part of planning application process.
Education	13 primary school places - £149,000 10 secondary school places - £172,600	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue on site although land to the north is at risk. Drains towards the Day Brook and will require SUDS. The Day Brook runs under the site in a culvert which will require a minimum 4 m access strip.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £33,100	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.1 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	The existing access is considered suitable for the proposed development especially given existing use. Incorporation of the access with the adjacent signalised junction (serving the opposite retail park) would be required.	Transport statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/13 Lambley Lane/Spring Lane

Site area	1.38
Housing units	44
Affordable housing	20% (9 units).
Ownership/developer	Ongoing dialogue with developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	9 primary school places £103,100 7 secondary school places £120,800	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Potential risk of surface water flooding on small part of the southern area of the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £24,200	Further discussion with CCG as part of planning application process.



Green Infrastructure Open space	10% of site area (0.13 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	While access to the site can be achieved, subject to improvements to footways, the site is not considered to be sustainably located in transport terms.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/479: Metallifactory Ltd.**

Site area	1.33 ha
Housing units	75
Affordable housing	20% (15 units)
Ownership/developer	Proactive owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	As a brownfield site previously in employment use there is potential contamination.	Ground condition survey required as part of planning application process.
Education	16 primary school places - £183,300 12 secondary school places - £207,100	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. Drains towards the Day Brook and will require SUDS.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £41,300	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.13 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling may be required and further discussion with Utilities providers required as part of planning application.
Transport	The site has had outline planning permission in the past (2011/1055); detail of access to be provided but considered no issues given previous use of site. Access is sufficiently wide enough for scale of development, including if land to the west were allocated. Consideration should be given to the need for a signalised junction given speed of level of traffic on Mansfield Rd.	Transport statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/24 Sherbrook Road/Prior Road

Site area	1.42
Housing units	43
Affordable housing	20% (9 units)
Ownership/developer	No contact

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	As a brownfield site in employment use there would be potential contamination.	
Education	9 primary school places - £103,100 7 Secondary school places - £120,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £23,700	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.14 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site is located within an existing built up area. Access is achievable but should be moved from the current location opposite Sherbrook Terrace. Alternative access is likely to be achievable along the length of the site facing Sherbrook Road.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/477 Daybrook Laundry

Site area	1.72 ha
Housing units	46
Affordable housing	20% (9 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	As a brownfield site previously in employment use there is potential contamination.	Ground condition survey required as part of planning application process.
Education	10 Primary school places - £114,600 7 Secondary school places - £120,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zones 2 and 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, there is a surface water flood issue adjacent on the A60 and ultimately it drains towards the Day Brook and will require SUDS.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £25,300.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.17 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Signalised junction was constructed to allow additional development on site. Access is considered appropriate for scale of development proposed.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/12 Lambley Lane (adjacent Glebe Farm)

Site area	1.85
Housing units	55
Affordable housing	20% 11 units
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	12 primary school places £137,500 9 secondary school places £155,400	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the standard multiplier of £551 per dwelling £30,300	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.18 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site is not considered to be acceptable in highway terms. Visibility along Lambley Lane is affected by the bend and would need to be widened and have footways provided on its western side to be acceptable. Additionally, the approved route of the Gedling Access Road runs to the south of the site; this will affect the ability to access sites along Lambley Lane.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/860 Trent Valley Road

Site area	1.98
Housing units	60
Affordable housing	12 units
Ownership/developer	No contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield Site Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	13 primary school places £148,915 10 secondary school places £172,600	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified	
Flood risk	Part of site is located within the Flood Zone 2. Development boundaries should avoid the flood risk area.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £33,060	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.19 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Additional access onto Trent Valley Way for this level of development would be required. Trent Valley Way is significantly higher than the site and it is considered that access to the site from here is not possible.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/671: Extension of Howbeck Road

Site area	2.02 ha
Housing units	60
Affordable housing	30% (20 units)
Ownership/developer	Ongoing discussion with owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	13 primary school places - £149,000 10 secondary school places - £172,600	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £33,100	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.2 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access onto Mapperley Plains will require improvements to visibility or a reduction in speed to 40mph. Consideration will need to be given to cumulative impact if developed alongside adjacent sites; a signalised junction may be appropriate.	Transport statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



## 6/668 Land off Mapperley Plains

Site area	2.11
Housing units	100
Affordable housing	30% (30 units)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	The site is protected open space – Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	21 primary school places - £240,600 16 secondary school places - £276,200	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £55,100	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	The site is currently open space. An assessment of whether the site is surplus to requirements would be required.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Given that the site is likely to make use of existing roads/cul-de-sacs with limited additional development off any single access it is considered that arrangements are acceptable. Access from Gedling Road may require alterations to the signalised junction.	A transport assessment and travel plan is required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/767 Spring Lane (156)

Site area	2.21 Ha
Housing units	51
Affordable housing	20% (10 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	11 primary school places £126,000 8 secondary school places £138,100	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate £28,100	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.22 ha)	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	While access to the site can be achieved, subject to improvements to footways, the site is not considered to be sustainably located in transport terms.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/50 Kilisick Lane

Site area	2.6 ha
Housing units	110
Affordable housing	30% (33 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	23 primary school places - £263,500 18 Secondary school places - £310,700	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £60,700	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.26 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Strathmore Road is wide enough although its gradient is substandard. Access to site would need to be in association with adjoining sites.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/49 Brookfields Garden Centre

Site area	3.52 ha
Housing units	106
Affordable housing	30 % (31 units)
Ownership/developer	Proactive owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	As a brownfield site the previous use raises potential for contamination.	Ground condition survey required as part of planning application process.
Education	22 primary school places - £252,000 17 secondary school places - £293,400	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £58,400	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.35 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The current access is sufficient to support the level of development proposed; access could also be improved to the level required if additional development were required to be served from this access. It may be necessary to move the 40mph area further north and/or provide a signalised junction.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/871 Killisick Lane (GBC Site 1)

Site area	3.61 ha
Housing units	108
Affordable housing	30% (32 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield Site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	Primary school places - £252,600 Secondary school places - £293,400	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £59,500	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.36 ha)	Further dialogue with GBC Parks and Street care required.

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	There is sufficient space and visibility to achieve a new access onto the junction of Howbeck Road and Killisick Lane. Consideration will need to be given to the operation of Killisick Lane.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/18 Rolleston Drive

Site area	3.64
Housing units	109
Affordable housing	20% (21 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	As a brownfield site previously in employment use there is potential contamination. Asbestos may be present in existing buildings.	Ground condition survey required as part of planning application process.
Education	23 primary school places - £263,500 17 secondary school places - £293,400	Further discussion with LEA required at planning application stage.
Emergency services	No requirements identified.	

Flood risk	The site has a surface flood route running along the northern boundary. It is also located downstream of an existing flood attenuation facility which has overtopped in recent years. Surface water mitigation measures and attenuation capacity may be required on site.	A site specific flood risk assessment should be prepared focussing on surface water flood risk. Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551/dwelling cost estimate is £60,100.	Further discussion with CCG at planning application stage.
Green Infrastructure Open space	10% of site area (0.36 ha) or contribution off site to Arnot Hill Park improvements.	Further discussions with GBC Parks and Street Care as part of planning application.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site can be achieved via access point 1 (opposite Darlton Drive) although a new single point of access away from this location may be more appropriate. Alternative access is possible along the length of the sites frontage to Rolleston Drive Rolleston Drive is a straight road with good visibility in both directions.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## A2: Lodge Farm Lane

Site area	4.88 ha
Housing units	150
Affordable housing	30% (50 units)
Ownership/developer	Proactive owner/developer



<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	35 primary school places £401,000 27 secondary school places - £466,000	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the east of the site The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on multiplier of £551 cost estimate £91,500	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.48 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Site 6/462 includes this site in the level of development considered. Development of site A2 alongside 6/48 would increase the level of development to 315. It is considered that access onto Mansfield Road (A60) with a secondary access through the adjacent Stockings Farm site is acceptable.	A transport assessment and travel plan is required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/542 Linden Grove

Site area	3.8
Housing units	114
Affordable housing	20% 23 units
Ownership/developer	Ongoing discussions with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	24 primary school places £274,900 18 secondary places £310,700	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Part of the site falls within Flood Zone 2. The development area should avoid the Flood Risk Zone.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551/dwelling cost estimate is £62,800.	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.38ha). Should provide a play area and “kick about” area. May be a need for planting along eastern and southern boundaries fronting roads.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site can be achieved from the existing access. Consideration will need to be given to the operation of the adjacent signal controlled one way system and to the nearby school.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council’s Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/48 Lodge Farm Lane

Site area	7.31
Housing units	150
Affordable housing	30% (45 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	32 primary school places - £366,600 24 secondary school places - £414,200	Further discussions with LEA required at planning application stage.
Emergency services	No requirements identified	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site. The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £82,650	Further discussion with CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.73ha). Should provide a “kick about” area. Landscape and Visual Analysis study recommends strategic planting along northern and eastern boundaries to soften urban edge.	Further discussion with GBC Parks and Street Care.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The A60 can provide access up to 10m enabling bus penetration if required. Access from Stockings Farm is also possible although the width of the roads is unlikely to allow bus access through to Calverton Road. The site should be designed to reduce the number accessed from the A60 without creating a rat run through from Stockings Farm.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council’s Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/778: Land to the west of the A60

Site area	8.07
Housing units	120
Affordable housing	20% (35 units)
Ownership/developer	Proactive developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield Site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	37 primary school places - £423,800 28 secondary school places - £483,300	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £96,400.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.8 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Information has been submitted by the applicant and reviewed by County Highways. It is considered that satisfactory access can be achieved to the site subject to the provision of a signalised junction and supporting information required via the planning application.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/457 Lambley Lane adjacent Glebe Farm

Site area	8.72
Housing units	261
Affordable housing	20% (52 units)
Ownership/developer	Ongoing discussion with owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	55 primary school places £630,000 42 secondary school places £724,900	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on standard multiplier of £551 per dwelling cost estimate £143,600	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.88 ha)	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site is not considered to be acceptable in highway terms. Visibility along Lambley Lane is affected by the bend and would need to be widened and have footways provided on its western side to be acceptable. Additionally, the approved route of the Gedling Access Road runs to the south of the site; this will affect the ability to access sites along Lambley Lane.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/873: Killisick Lane (GBC Site 3)

Site area	8.87 ha
Housing units	266
Affordable housing	30% (80 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield Site – Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	56 primary school places - £641,500 43 secondary school places - £742,200	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £146,600.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	105 of site area (0.87 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Strathmore Road may not be suitable as the sole point of access for the combined site (6/50 and 6/873). Consideration would need to be given to alternative points of access or to a decrease in the number of homes to be served from this access point.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



## 6/51 Howbeck Road (Land east)

Site area	9.2 ha
Housing units	250
Affordable housing	30% (75 units)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	53 primary school places - £607,100 Secondary school places - £690,400	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £137,800	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.92 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Access onto Mapperley Plains will require improvements to visibility or a reduction in speed to 40mph. Access onto Howbeck Road would only be appropriate as a secondary access.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/25: Brookfield Road/Rolleston Drive

Site area	9.46
Housing units	284
Affordable housing	20% (57 units)
Ownership/developer	No contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	As a brownfield site in employment use there is potential contamination.	Ground condition survey required as part of planning application process.
Education	Primary school places - £687,300 Secondary school places - £776,700	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	The site has a surface flood route running along the northern boundary. It is also located downstream of an existing flood attenuation facility which has overtopped in recent years. Surface water mitigation measures and attenuation capacity may be required on site.	Further discussion with the EA, LLFA as part of the planning application process.

Health	Based on the multiplier of £551 per dwelling cost estimate is £156,500.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.94 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access is generally suitable. The site would likely to be developed in discrete parcels with fewer numbers of dwellings from any single point. Access from the existing Eagle Close is acceptable given likely traffic speed at that location although a change in the position of the road may be appropriate.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/52 Spring Lane

Site area	9.52
Housing units	150
Affordable housing	30
Ownership/developer	Proactive developer

Planning permission granted for 150 homes on 7.31 ha on part of this site (reference 2014/0740)

Infrastructure requirements dealt with through grant of planning permission and include:

- £368,560 contribution towards primary school places provision;
- 20% affordable homes to be provided on site;
- 10% of site area for open space and £233,510 maintenance contribution;
- £78,500 towards resident's bus passes;
- £82,650 towards primary health care;
- £26,000 towards the provision of two new bus stops; and
- £5,807 contribution to library service.

#### 6/458: New Farm (site D)

Site area	11.89 ha
Housing units	357
Affordable housing	30% (107 units)
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield Site – Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	Primary school places - £859,100 Secondary school places - £983,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. Redhill area drains towards Bestwood Drive which has experienced issues with surface water flooding. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.

Health	Based on the multiplier of £551 per dwelling cost estimate is £196,700.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (1.1 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access is not possible without adjacent sites being developed. Thornton Avenue is only just wide enough for the level of development proposed and there are no clear options for improvements. A second point of access would also be required which is not possible without adjacent sites being developed.	If considered together with adjacent sites a transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/459 Lambley Lane, Willow Farm

Site area	15.57
Housing units	110
Affordable housing	20% (22 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	23 primary school places £263,500. 18 secondary school places £310,700.	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551/dwelling cost estimate is £60,600.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.4ha).	Further discussion with GBC Parks and Street care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No abnormal requirements.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Both access points have the width required to accommodate the additional development. While visibility is below the required level, it is considered that the actual speed of the road at this junction is lower than assumed and is likely to be acceptable.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/455: New Farm (Site B)

Site area	31.81
Housing units	954

Affordable housing	30% (286 units)
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield Site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	Primary school places - £2,291,000 – possible new primary school on site. Secondary school places - £2,640,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding and drains towards the Leen. SUDS required	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £525,700.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (3.1 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site is unlikely to prove problematic (subject to 3rd party land being used) as it would be from a roundabout. Consideration will need to be given to the exact works required to the roundabout.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/131 Gedling Colliery/Chase Farm

Site area	38
Housing units	1120
Affordable housing	20% (224 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	Local Centre and potentially health centre required.	
Contamination	Part brownfield – substantial contamination from previous use.	Ground condition survey required as part of planning application process.
Education	235 primary school places at £2,691,900. The ACS at Appendix A indicates a new primary school will be required on site. 179 secondary school places £3,089,500.	Further discussion with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No abnormal requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is surface water flooding issue within the central of the site. SUDs will be required to limit surface water runoff to agreed limits.	Further discussion with the EA required at planning application stage.
Health	Health Centre may be required and financial contribution.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Part of the site includes a Local Wildlife Site. There is scope to translocate the wildlife interest to the adjoining Country Park to compensate for any loss. Public open space 10% (3.3ha). Potential contributions to adjoining off site recreation facilities.	Wildlife mitigation and compensation strategy required. Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.



Transport	Given the size of the site and requirement for the Gedling Access Road, access will be from new roundabouts proposed on Arnold Lane and Lambley Lane and from the Gedling Access Road. A range of improvements to junctions/roads nearby are likely to be required. Opportunities for cycling and walking links to surrounding area including Carlton and Gedling Country Park.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/466: New Farm (SUE)

Site area	44.78 ha
Housing units	900
Affordable housing	30% (270 units)
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield Site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	Primary school places - £2,164,995 – possible new primary school on site. Secondary school places - £2,485,440	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site draining towards Bestwood Drive which has experienced issues with surface water flooding. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £495,900	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (4.5 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site is suitable from Mansfield Road through site 6/479 as there is sufficient visibility and the required width of access can be achieved. Bestwood Lodge Drive may be suitable as an access for a small number of the homes but is unlikely to be a main access point; provision of improved footway would be required.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/658 Mapperley Golf Course

Site area	58 ha
Housing units	780
Affordable housing	20% (156 units)
Ownership/developer	Limited contact with owner

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	164 primary school places £1,878,600 125 secondary school places £2,157,500	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified	
Flood risk	Some risk from thin surface water flows across the site. SUDS required.	
Health	Based on the multiplier of £551 per dwelling cost estimate £429,800.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (5.8 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The main access to the site should be via Arnold Lane; a new roundabout will be built here as part of the Gedling Access Road and access from this would likely be the most appropriate solution. Further improvements to Arnold Lane may be required. Central Avenue may be suitable as a secondary access although consideration will need to be given to access to the adjacent primary school.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/462 New Farm (Site E)

Site area	70 ha
Housing units	735
Affordable housing	30% (221 units)
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	154 primary school places - £1,764,000 118 secondary school places - £2,036,700	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a considerable amount of surface water flooding. Sites slopes downwards towards the north. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £405,000.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (7 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	The main access to the site is considered to be achievable from Leapool Island and/or Mansfield Road. Access from Calverton Road would require improvements to visibility or a reduction in speed limits and potential provision of footway. Vehicular access from Lime Lane likely to be acceptable via signalised junction.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## Adjacent to Hucknall

6/460 Hayden Lane

Site area	5.99
Housing units	120
Affordable housing	30% (40 units)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	25 primary school places £286,400. Provision of land to extend new primary school on adjacent development site (planning permission ref: 2013/1406) plus financial contribution to extend school. 19 secondary school places £327,900.	Further dialogue with LEA required.

Emergency services	No abnormal requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue. Site drains to the River Leen catchment potentially contributing to downstream flooding. SUDS required limiting surface water runoff to agreed limits.	Further discussion with the EA required at planning application stage.
Health	Based on the multiplier of £551/dwelling cost estimate is £66,100.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	The Landscape and Visual Impact Study recommends a buffer along the northern boundary to maintain openness. Open space - 10% of site (0.6 ha) or off site contribution	
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site was assessed as part of the SUE and the highways assessments indicates sufficient capacity in the network. The site can be satisfactorily accessed from Hayden Lane or Papplewick Lane.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## **Bestwood Village**

### **6/484: The Sycamores**

Timescale	Commencement within 5 years
Site area	0.62 ha
Housing units	25
Affordable housing	n/a
Ownership/developer	Site has planning permission

Planning permission granted (reference: 2007/0887)

Note

Infrastructure requirements dealt with as part of the grant of planning permission.

### **6/20 Bestwood Business Park**

Timescale	Commencement within 5 years
Site area	6.01 ha
Housing units	220
Affordable housing	30% (66 units)
Ownership/developer	Proactive owner/developer

Planning permission granted (reference: 2014/0214)

Note: Infrastructure requirements dealt with as part of the grant of planning permission and include:

- Primary school contribution £763,000;

- Secondary school contribution £604,100;
- Public open space 0.64 ha and £152,396 maintenance contribution;
- Health care contribution £105,600;
- Public transport contributions £50,500;
- Travel Plan monitoring £1,140.

## 6/28: Broad Valley Farm

Site area	10.9 ha
Housing units	327
Affordable housing	30% (98)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	69 primary school places £790,400 52 secondary school places - £897,500	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on multiplier of £551 cost estimate £330,600.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (2.56 ha)	Further dialogue with GBC Parks and Street care required.



Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Two points of access required with one from Park Lane and the other connecting through to the B683 Moor Road which would be accessed through 3rd party land. Footway provision would also be required along Park lane from Broad Valley Drive to enable pedestrians to access the development on foot. The design of highways will also need to allow for bus servicing.	Developer would need to demonstrate that access to the B683 would be possible. A transport assessment and travel plan is required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/27: Westhouse Farm

Site area	25.6 ha
Housing units	600
Affordable housing	30% (180 units)
Ownership/developer	Proactive developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	126 primary school places £1,443,300 96 secondary school places - £1,657,000	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, sites slopes towards Moor Road and River Leen and surface water runoff may be an issue. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551 cost estimate £330,600	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (2.56 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Two points of access on the B683 with connections also to Keepers Close and Lean Close. Satisfactory access can be provided from two points on Moor Road. A footway would be required along Moor Road frontage. Consideration should be given to provide linkages with the NET network in Hucknall.	A transport assessment and travel plan is required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## Calverton

### 6/774 Borrowside Farm, Bonnerhill

Site area	0.13 ha
Housing units	4
Affordable housing	n/a
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	1 primary school place £11,455 1 secondary school place £17,260	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on multiplier of £551 cost estimate is £2,200.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Contributions to offsite facilities may be required.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Access may be achievable subject to a reduction in speed limits and improvements to footways; consideration will need to be given to gradients along Bonner Hill. However, the site is isolated without clear pedestrian routes to existing services and facilities; the site is most likely to be developed in connection with adjacent sites but is not considered sustainably located in a highway context by itself.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### **6/686 The Cherry Tree**

Site area	0.21 ha
Housing units	14
Affordable housing	n/a
Ownership/developer	Proactive developer

Planning permission granted (reference 2002/2597)

Note: Infrastructure requirements dealt with as part of the grant of planning permission.

### **6/664 Calverton Miners Welfare**

Site area	0.23 ha
Housing units	7
Affordable housing	n/a
Ownership/developer	Ongoing discussion with developer/owner

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	1 primary school place £11,455 1 secondary school place £17,260	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on multiplier of £551 cost estimate is £3,900	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Potential contributions to offsite open space.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access should be suitable as each house is likely to have direct access onto Hollinwood Lane.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/289 Bottom Farm

Site area	0.25 ha
Housing units	11
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	2 primary school places £22,900 2 secondary school places £34,500	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 cost estimate is £6,100	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Potential offsite contribution to open space.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Access to the site is likely to be achievable given small number of homes. Planning permission has been granted in the past.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/649 Woods Lane

Site area	0.5 ha
Housing units	14
Affordable housing	n/a
Ownership/developer	Ongoing discussion with developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Brownfield site potential contamination issues	Ground condition survey required.
Education	3 primary school places £34,400 2 secondary places £34,500	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on multiplier of £551 cost estimate is £7,700	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Potential contributions to offsite open space.	Further dialogue with GBC Parks and Street care required.

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Wood Lane is not appropriate due to its width; there is no scope for improvement. Access through the adjacent Dark Lane site is possible although the approved layout (now under construction) makes no provision for access through to this site.	Developer would need to establish whether a satisfactory access can be achieved with 3 <sup>rd</sup> Party land.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/661 Land at Broom Farm

Site area	0.51 ha
Housing units	15
Affordable housing	3 units
Ownership/developer	Ongoing discussion with developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	3 primary school places £34,400 2 secondary school places £34,500	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	



Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on multiplier of £551 cost estimate is £8,300.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Potential offsite contributions to open space.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Carrington Lane would only suitable with improvements (widening and the provision of a footway). It is not considered that this scheme is of sufficient size to justify the improvements required.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/775 Borrowside Farm, Bonnerhill Site B

Site area	0.4 ha
Housing units	30
Affordable housing	6
Ownership/developer	Ongoing dialogue with developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	6 primary school places £68,700 5 secondary school places £86,300	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £16,500	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Potential contribution to offsite open space facilities.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access may be achievable subject to a reduction in speed limits and improvements to footways; consideration will need to be given to gradients along Bonner Hill.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/662 Hollinwood Lane/North Green

Site area	0.66
Housing units	20
Affordable housing	4 units
Ownership/developer	Ongoing discussions with landowner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	As a brownfield site the previous use raises potential for contamination.	Ground condition survey required as part of planning application process.
Education	4 primary school places £45,800 3 secondary school places £51,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 cost estimate is £11,000	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Potential offsite contributions to open space.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access is unlikely to be problematic for the scale of development proposed. Access is likely to be a continuation of Hollinwood Lane to the north rather than from North Green itself.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### **6/588 Mansfield Lane**

Site area	1.27 ha
Housing units	50

Affordable housing	10 units
Ownership/developer	Ongoing discussions with landowner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	13 primary school places £148,900 8 secondary school places £138,100	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3; however the site is adjacent to flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 cost estimate is £27,600	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.12 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access is likely to be suitable subject to a reduction of speed limits on Flatts Lane and the provision of a footway along its northern side.	Transport statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/772 Broom Farm, Mansfield Lane

Site area	1.33 ha
Housing units	40
Affordable housing	8 units
Ownership/developer	Ongoing discussion with developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	8 primary school places £91,600 6 secondary school places £103,600	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 cost estimate is £22,000	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.13 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access is likely to be suitable subject to provision of footway along northern side of Mansfield Lane.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions

Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.
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### 6/834 Woodview Farm

Site area	1.56 ha
Housing units	46
Affordable housing	9 units
Ownership/developer	Ongoing dialogue with owner developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	10 primary school places £114,600 7 secondary school places £120,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £25,300.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area 0.15 ha.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Mansfield Lane will likely require some improvements to be suitable (especially if developed with adjacent sites). This would include a footway on the northern side of Mansfield Lane and potential widening.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/770 Land at Collyer Road

Site area	1.64 ha
Housing units	60
Affordable housing	12
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	13 primary school places £148,900 10 secondary school places £172,600	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Some risk of surface water flooding SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551, cost estimate is £33,100	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.16 ha).	Further dialogue with GBC Parks and Street care required.

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access is likely to be achievable from Collyer Road; there is sufficient width of road and visibility.	Transport Statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/921 Shire Farm, Calverton

Site area	1.65 ha
Housing units	50
Affordable housing	10 units
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	11 primary school places £126,000 8 secondary school places £138,100	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	



Flood risk	Does not fall within flood zone 2 or 3. It is noted that there is an area of floodplain between the site and Oxtan Road. The surface water flood risk map indicates there is no significant surface water flooding issue.	Access to the site would be through floodplain – consider alternative route where possible. Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling, cost estimate is £27,600	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area 0.17 ha.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	No direct access to the Public Highway. Access would need to come through an adjacent site (either 6/665 or 6/35). Access through either 6/665 or 6/35 is likely to be achievable subject to identified improvements.	Developer would need to establish if access is achievable.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/540 Land to the south of Crookdole Lane

Site area	2.3 ha
Housing units	95
Affordable housing	19 units
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	

Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	20 primary school places £229,100 15 secondary school places £258,900	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Site is affected by surface water flooding SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on multiplier of £551, cost estimate is £52,300.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.23 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site is likely to be achievable for the level of development proposed. Access roads are sufficiently wide enough with the required level of visibility.	Transport Assessment required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/130 Dark Lane

Site area	2.38
Housing units	70
Affordable housing	
Ownership/developer	Under construction

Planning permission granted (reference 2005/0910)

Note Infrastructure requirements dealt with as part of the granting of planning permission on this site for 72 homes.

- Affordable housing 20% 14 units;
- Open space £30,232 contribution to offsite provision;
- Open space maintenance £55,777; and
- Primary health Care £68,400

### 6/37 Long Acre Lodge

Site area	2.74
Housing units	80
Affordable housing	16 units
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	17 primary school places £194,700 13 secondary places £224,400	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551, cost estimate is £44,100	Further discussion with the CCG as part of the planning application process.

Green Infrastructure Open space	10% of site area (0.27 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site can be achieved at the southernmost junction of Flatts Lane and James Drive subject to the provision of a footway long the western side of Flatts Lane and, potentially, the widening of the road which is narrow and is used for parking.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/587 Mansfield Lane (Whitehaven Farm)

Site area	2.83 ha
Housing units	100
Affordable housing	20 units
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	21 primary school places £240,600 16 secondary school places £276,200	Further discussion required with LEA required as part of the planning application process.

Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551, cost estimate is £55,100	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.28 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Mansfield Lane will likely require some improvements to be suitable (especially if developed with adjacent sites). This would include a footway on the northern side of Mansfield Lane and potential widening.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/544 Main Street/Hollinwood Lane**

Site area	2.98 ha
Housing units	90
Affordable housing	18 units
Ownership/developer	Ongoing discussion with owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	

Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	19 primary school places £217,600 14 secondary school places £241,600	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551, cost estimate is £49,600	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.29 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Main Street is likely to be suitable subject to change in the speed of the road (due to visibility issues). A footway along the north side of Main Road may also be required. Access from West End/Long West Croft is also likely to be suitable.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/36 Lampwood Close

Site area	3.42 ha
Housing units	103
Affordable housing	21 units
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	22 primary school places £183,300 16 secondary school places £276,200	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However there is surface water flooding issue on George's Lane adjacent to the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551 per dwelling, cost estimate is £56,800	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.34 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	The existing access can be improved to the level required. Improvements would be required to Georges Lane including reducing the speed limit and the provision of footway access along the length to the proposed access junction.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/33 Hollinwood Lane/Long West Croft

Site area	4.54
Housing units	136
Affordable housing	27 units
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	29 primary school places £332,200 22 secondary school places £379,700	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site). SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 cost estimate is £74,900	Further discussion with the CCG as part of the planning application process.



Green Infrastructure Open space	10% of site area (0.45 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from West End/Long West Croft is not possible without a second point of access due to the number of homes already served by the access onto Main Street; additional sites will be required. With improvements, access may be possible in connection with either 6/544 or 6/45. At Main Street a change in the speed limit and the provision of a footway on the northern side may be required. At Georges Lane a change in speed limit and a significant widening of the road will be required. At both locations consideration should be given to the need for a signalised junction given scale of development.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### **6/45 Georges Lane /Gorse Close**

Site area	6 ha
Housing units	180
Affordable housing	36
Ownership/developer	Proactive owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified	
Contamination	Greenfield – Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	38 primary school places £435,300 29 secondary school places £500,500	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551, cost estimate is £99,200	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.6 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site is suitable subject to a second point of access along the same road being acceptable, the reduction of the speed limit to account for visibility and the provision of a footway along Georges Lane. If access is serving adjacent sites (6/33 a total of 316 homes) a signalised junction may be appropriate.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/665 Warren Place

Site area	6.76 ha
Housing units	200
Affordable housing	40 units
Ownership/developer	Proactive developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	42 primary school places £481,100 32 secondary school places ££552,300	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Northern boundary influenced by flood zone 3 which is a very small percentage of the site.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551, cost estimate is £110,200	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (0.67 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	The existing access point can be improved to achieve the necessary width and Oxton Road has sufficient visibility to enable access. However, the site is isolated without clear pedestrian routes to existing services and facilities; the site is most likely to be developed in connection with adjacent sites but is not considered sustainably located in a highway context by itself.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/35 Mansfield Lane (Flatts Hill)

Site area	7.45
Housing units	223
Affordable housing	45 units
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	47 primary school places £538,400 36 secondary school places £621,400	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	

Flood risk	Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The surface water flood risk map indicates there is no significant surface water flooding issue.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551, cost estimate is £122,900	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10 % of site area (0.74 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Due to the need for two points of access this site is unlikely to be suitable unless developed in connection with the adjacent site (6/37). If developed with site 6/37 the combined site is suitable subject to improvements to Flatts Lane (to the east) in terms of width and footways and Flatts Lane (to the north) in terms of visibility with a reduction in speed limits.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/780 Ramsdale Park Golf Course

Site area	12.9 ha
Housing units	387
Affordable housing	77 units
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	81 primary school places £927,900 62 secondary school places £1,070,100	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site. Requires SUDS.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £213,200	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (1.3 ha)	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified	Further dialogue with Utilities providers required as part of planning application process.

Transport	Access from Main Street is likely to be suitable subject to change in the speed of the road (due to visibility issues). A footway along the north side of Main Road may also be required. Access from West End/Long West Croft is also likely to be suitable as a secondary access.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/47 Park Road/Hollinwood Lane

Site area	21.64 ha
Housing units	649
Affordable housing	20% (130 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	136 primary school places £1,557,900 104 secondary school places £1,795,000	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	

Flood risk	Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551, cost estimate is £357,600	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area (2.16 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Oxtan Road is likely to be suitable. While narrower than required there is not considered to be a need for footways in this location and the width of access can be achieved. A signalised junction may be appropriate. Access can also be achieved from points along Park Road with improvements such as a footway along the northern side and the use of mini-roundabouts for access. Access from Hollinwood Lane/North Green may be appropriate for a small number of homes; while reasonably wide the sharp turns and existing traffic (associated with the recycling centre and lorry park) need to be considered.	Transport Assessment and Travel Plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



## Ravenshead

### 6/669 Kighill Lane (18)

Site area	0.40
Housing units	6
Affordable housing	n/a
Ownership/developer	Proactive landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	1 primary school place £11,455 1 secondary school place £17,260	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £3,306	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.04 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Satisfactory access can be achieved from Kighill Lane.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/841 Land at Kighill Lane

Site area	0.4 ha
Housing units	7
Affordable housing	n/a
Ownership/developer	Proactive developer/landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	1 primary school place £11,455 1 secondary school place £17,260	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate £3,857.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential offsite contribution to public open space.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions

Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/845 28 Kighill Lane (Site 1)

Site area	0.54
Housing units	12
Affordable housing	n/a
Ownership/developer	Ongoing discussion with landowner developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	3 primary school places £34,400 2 secondary school places £34,500	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	

Health	Based on the multiplier of £551, cost estimate is £6,600	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite public open space provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/843 26 Kighill Lane (site 2)

Site area	0.72 ha
Housing units	21
Affordable housing	6 units
Ownership/developer	Proactive landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	4 primary school places £45,800 3 secondary school places £51,800	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions

Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551, cost estimate is £11,600	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite public open space provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Kighill Lane may be satisfactory if existing grass verge incorporated to form pavement along frontage.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/86 Larch Farm Public House

Site area	1.03
Housing units	31
Affordable housing	9
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	

Contamination	As a brownfield site there is potential contamination. Brownfield site.	
Education	7 primary school place £80,185 5 secondary school place £86,300	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £123,975.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.103 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site can be satisfactorily accessed from Main Road. The access should be no closer to the Larch Farm crossroads than the current access.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/670 Kighill Lane (15a and 19)/Longdale (170 and 172)**

Site area	1.60
Housing units	15
Affordable housing	4
Ownership/developer	Ongoing discussion with landowner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	3 primary school place £34,365 2 secondary school place £34,520	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane adjacent to the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £8,265.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.16 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access can be achieved via Longdale Lane.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/536 Nottingham Road (183)

Site area	2.55
Housing units	77
Affordable housing	23
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	16 primary school place £183,280 12 secondary school place £207,120	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £42,427.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.255 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access cannot be achieved without 3rd party land. No significant development is acceptable from Mansfield Road.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough	Mitigation (dependent upon detail of



<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	16 primary school place £183,280 12 secondary school place £207,120	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £42,427.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.255 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access cannot be achieved without 3rd party land. No significant development is acceptable from Mansfield Road.	Developer would need to demonstrate a satisfactory access solution could be achieved.
	Council's Air Quality and Emissions Mitigation Guidance.	development). Damage cost calculation for larger proposals.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/659 Main Road (9 & 11, land adjacent to)

Site area	2.87
Housing units	86
Affordable housing	26
Ownership/developer	Ongoing discussion with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	18 primary school place £206,190 14 secondary school place £241,640	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south east of the site (which is a very small percentage of the site). SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £47,386.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.287 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Satisfactory access is unlikely from Main Road without mitigation to improve the Larch Farm junction for this level of development.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/648 Land at Beech Avenue/Fishpool

Site area	5ha
Housing units	150
Affordable housing	45
Ownership/developer	Ongoing discussion with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	31 primary school place £355,105 24 secondary school place £414,240	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £82,650.	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.5 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Beech Avenue is of substandard width to provide satisfactory access. Main Road is heavily wooded along the site frontage and it is difficult to see how required visibility splays would be achieved without large removal of trees.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/39 Longdale Lane/Kighill Lane

Site area	6.44
Housing units	225
Affordable housing	30% (68 units)
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	54 primary school place £618,570 36 secondary school place £621,360	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is risk of surface water flooding following the east edge of the site. There is surface water flooding issue on Longdale Lane adjacent to the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £123,975	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.644 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site can be satisfactorily accessed from Longdale lane. A footway will be required along the frontage of the site.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/919 Silverland farm (Ricket Lane)

Site area	9.54 ha
Housing units	286
Affordable housing	86 units

Ownership/developer	Ongoing discussion with landowner/developer
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Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	60 primary school places £687,300 46 secondary school places £794,000	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the north west of the site (which is a very small percentage of the site). SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate £157,600	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.95 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access from Main Road unlikely without improvements to Larch Farm junction. Rickets Lane is substandard in width but could potentially provide an emergency access.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/920 Silverland Farm (Ricket Lane)

Site area	34.44
Housing units	1033
Affordable housing	310 units
Ownership/developer	Ongoing discussion with developer/landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	217 primary school places £2,485,700 165 secondary school places £2,847,900	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is low to medium risk of surface water flooding following the south edge of the site. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £569,200	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (3.44 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Satisfactory access from Main Road unlikely without improvements to Larch Farm junction. Rickets Lane is substandard in width but could potentially provide an emergency access.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



## Burton Joyce

6/29 Lambley Lane

Site area	0.33 ha
Housing units	10
Affordable housing	n/a
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	3 primary school places £22,900 3 secondary school places - £34,500	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements identified.	
Flood risk	Part of site falls within flood zone 2. The surface water flood risk map indicates there is a low risk of surface water flooding. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551 cost estimate is £5,500.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Contribution to offsite open space facilities may be required.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	The site has no satisfactory access which could only be achieved with 3rd Party land.	Developer would need to establish whether a satisfactory access can be achieved with 3 <sup>rd</sup> Party land.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/469: Millfield Close**

Site area	0.74 ha
Housing units	23
Affordable housing	30% (7 units)
Ownership/developer	Proactive owner/developer

Planning permission granted.

#### **Note**

Planning permission (ref: 2015/0424) granted on 03/02/16 subject to the applicant entering into a Section 106 agreement to make financial contributions towards education provision, affordable housing and public transport.

#### **6/537: Land to the north of Orchard Close**

Site area	0.74 ha
Housing units	16
Affordable housing	30% (5 units)
Ownership/developer	Proactive owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	3 primary school places £34,400 3 secondary school places - £51,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is on relatively steep sloping catchments draining towards the River Trent. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551 per dwelling cost estimate is £8,800	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	Contribution to offsite open space facilities may be required.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to Orchard Close would be acceptable for the level of development. County Highways have indicated that the necessary gradients required are possible with this smaller development.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/923 Orchard Close/Hillside Drive

Site area	1.29
Housing units	31
Affordable housing	30% (9 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	7 primary school places £80,200 5 secondary school places - £86,300	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. Site is part of site 6/31 and according to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment draining towards the River Trent. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on multiplier of £551 per dwelling cost estimate £17,000	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area 0.12 ha.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Access to Orchard Close would be acceptable for the level of development. County Highways have indicated that the necessary gradients required are possible with this smaller development.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/539 Glebe Farm

Site area	2.40 ha
Housing units	20
Affordable housing	30% (6 units)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	4 primary school places £45,800 3 secondary school places - £51,800	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment draining towards River Trent. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.

Health	Based on multiplier of £551 per dwelling cost estimate is £11,000.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area 0.24 ha.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Glebe Drive is substandard being of insufficient width and unsuitable gradients. Development traffic would feed onto Woodside Drive which is unsuitable for significant new development.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/30 Woodside Road

Site area	2.44 ha
Housing units	44
Affordable housing	30 % (13 units)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	9 primary school places £103,100 7 secondary school places - £120,800	Further discussion required with LEA required as part of the planning application process.

Emergency services	No requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment draining towards the River Trent. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551 per dwelling, cost estimate is £24,200	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% (0.24 ha).	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Woodside Road is not suitable for this level of development.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/31 Hillside Farm

Site area	5.19 ha
Housing units	75
Affordable housing	30% (23 units)
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	

Contamination	Greenfield site – Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	16 primary school places £183,300 12 secondary school places - £207,100	Further discussion required with LEA required as part of the planning application process.
Emergency services	No requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is on a relatively steep sloping catchment draining towards the River Trent. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on multiplier of £551 per dwelling cost estimate is £41,300.	Further discussion with the CCG as part of the planning application process.
Green Infrastructure Open space	10% of site area 0.5 ha.	Further dialogue with GBC Parks and Street care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to Orchard Close would be acceptable for the level of development. Only up to 150 dwellings (including existing ones) should be served by a single access.	Transport Statement required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



## Lambley

### 6/672 Land adjoining Steeles Way/Orchard Rise

Site area	0.89 ha
Housing units	15
Affordable housing	30% (5 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	3 primary school places £34,400 2 secondary school places £34,500	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site. Surface water flood risk has been identified as a general issue in Lambley and site drains towards adjoining watercourse. SUDS would be required to control flood risk.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate £8,265	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### Hill Close Farm, Lambley

Site area	1.08
Housing units	32
Affordable housing	10
Ownership/developer	Ongoing discussion with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	7 Primary school places - £80,185 5 Secondary Places - £86,300	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there are no flood risk issues; however, surface water flood risk has been identified as a general issue in Lambley. The site is on sloping ground draining to adjacent water course. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £17,632.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.108 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/838 Stables Site A**

Site area	1.09
Housing units	20
Affordable housing	30 % (6 units)
Ownership/developer	Ongoing dialogue with owner/developer

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	4 primary school places £45,800 3 secondary school places £51,800	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water flood risk has been identified as a general issue in Lambley. Site drains towards nearby watercourse. SUDS required.	
Health	Based on multiplier of £551 per dwelling cost estimate is £11,000.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.1 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Suitable access could only be provided across adjoining SHLAA site.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/839 Spring Lane (land off) Site B

Site area	2.72
Housing units	60
Affordable housing	30% (20 units)
Ownership/developer	Ongoing dialogue with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	13 primary school places £148,900 10 secondary school places £172,600	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a surface water flood flow route through the northerly section of the site. Surface water flood risk has been identified as a general issue in Lambley. Site slopes and drains towards watercourse to the south of the site. Would require SUDS to control water flow.	
Health	Based on the multiplier of £551 per dwelling cost estimates is £33,100.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.27 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access is not possible. Suitable access could only be provided across adjoining SHLAA site.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/831 Catfoot lane

Site area	3.48 ha
Housing units	120
Affordable housing	30% (36 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	25 primary school places £286,400 19 secondary school places £327,900	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a high risk surface water flooding issue on the northern boundary of the site. Surface water flood risk has been identified as a general issue in Lambley. Site slopes and drains towards nearby watercourse. SUDS would be required to control flood risk.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate £66,100.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.34 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/538 Land off Spring Lane

Site area	4.46 ha
Housing units	140
Affordable housing	30% (42 units)
Ownership/developer	Limited contact with developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	29 primary school places £332,200 22 secondary school places £379,720	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. According to the Local Lead Flood Authority and the surface water flood risk map, the site has a surface water flood flow route through the northerly section of the site. Surface water flood risk has been identified as a general issue in Lambley. Site slopes and drains towards nearby watercourse. SUDS required to control surface water.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £77,140.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.5 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.



Transport	Satisfactory access is unlikely to be achieved without 3rd party land. There are potential forward visibility issues and a ghost island right turn lane would potentially be required on Spring Lane to overcome safety concerns at any proposed junction. This would be likely to require land on the opposite side of Spring Lane to accommodate the highway works.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/917 Catfoot Lane (land adjacent Orchard Rise

Site area	5.94
Housing units	150
Affordable housing	30% (50 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	32 primary school places £366,600 24 secondary school places £414,200	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a high risk surface water flooding issue on the northern boundary of the site. Surface water flood risk has been identified as a general issue in Lambley. Site slopes and drains towards nearby watercourse. SUDS required.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £82,700	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.59 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## Woodborough

### 6/874 Long Meadow Farm (site A)

Site area	0.05 ha
Housing units	1
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	n/a	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on multiplier of £551 per dwelling cost estimate is £551.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	n/a	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling may be required and further discussion with Utilities providers required as part of planning application.

Transport	Satisfactory access cannot be achieved as the width of Park Avenue is substandard in places. The site entrance is substandard in width and would require 3rd Party land for widening and existing cul-de-sac arrangement would need reconfiguring.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/832 109 Main Street

Site area	0.09 ha
Housing units	3
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	1 primary school place £11,455.	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.

Health	Based on the multiplier of £551 per dwelling cost estimate is £1,653.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contributions to offsite infrastructure.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling may be required and further discussion with Utilities providers required as part of planning application.
Transport	Field lane is an unadopted private road substandard in width, geometry and construction.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/836 Main Street (119)

Site area	0.12 ha
Housing units	3
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	1 primary school place £11,455.	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £1,653	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite public open space provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Field Lane is an unadopted private road substandard in width, geometry and construction.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/833 111 Main Street

Site area	0.14
Housing units	4
Affordable housing	n/a
Ownership/developer	Ongoing discussion with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	

Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	1 primary school place £11,455 1 secondary school place £17,260	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £2,200	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential offsite contribution to open space facilities.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Field Lane is an unadopted private road substandard in width, geometry and construction.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/840 Plemont

Site area	0.14
Housing units	2
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	n/a	
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £1,102	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite public open space provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.



Transport	Satisfactory access to the site can be achieved from Broad Close for this level of development.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/876 Long Meadow Farm (site c)

Site area	0.38 ha
Housing units	11
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	2 primary school places £22,900 2 secondary school places £34,500	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.

Health	Based on the multiplier of £551 per dwelling cost estimate is £6,100.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential offsite contributions to open space.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access cannot be achieved. The width of Park Avenue is substandard in places. The site entrance is substandard in width and would require 3rd Party land for widening and existing Cul-de-sac arrangement would need reconfiguring.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/660 Land south of Small's Croft

Site area	0.57 ha
Housing units	15
Affordable housing	5
Ownership/developer	Ongoing discussion with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	3 primary school places £34,400 2 secondary places £34,500	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is high risk of surface water flooding issue. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £8,300	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite public open space provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access roads are substandard in width but it may be possible to provide access for up to 15 dwellings.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### **6/776 Land at Broad Close/Private Road**

Site area	0.61
Housing units	20
Affordable housing	30% (6 units)
Ownership/developer	Ongoing discussion with landowner

<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	4 primary school places £45,800 3 secondary school places £51,700	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £11,000	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential offsite contributions required.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access to the site can be achieved from Broad Close for this level of development.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/777 Land on Shelt Hill adjacent 67

Site area	0.72 ha
Housing units	32
Affordable housing	10 units
Ownership/developer	Proactive developer/owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	7 primary school places £80,200 5 secondary school places £86,300	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is high risk of surface water flooding issue. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £17,600.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential contribution to offsite public open space provision.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Access for this level of development may be suitable.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/875 Long Meadow (Site B)

Site area	0.77 ha
Housing units	23
Affordable housing	7 units
Ownership/developer	Ongoing discussions with landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	5 primary school places £57,300 4 secondary school places £69,000	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.

Health	Based on the multiplier of £551 per dwelling cost estimate is £12,700.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Potential offsite contributions to open space.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access cannot be achieved. The width of Park Avenue is substandard in places. The site entrance is substandard in width and would require 3rd Party land for widening and existing cul-de-sac arrangement would need reconfiguring.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/196 Ash Grove**

Site area	0.89 ha
Housing units	12
Affordable housing	n/a
Ownership/developer	Ongoing discussions with developer

Planning permission (reference 2007/0495)

Note

Infrastructure requirements dealt with as part of the planning application process.

## 6/762 Land at Grimesmoor Farm Shelt Hill Phase 1

Site area	1.16
Housing units	34
Affordable housing	10 units
Ownership/developer	Proactive owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	7 primary school places £80,200 5 secondary school places £86,300	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £18,700	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.12 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.



Transport	Satisfactory access can be achieved from Main Street.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/826 Main Street/Taylor's Croft

Site area	1.21
Housing units	36
Affordable housing	11 units
Ownership/developer	Ongoing discussions with owner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	8 primary school places £91,640 6 secondary school places £103,600	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	South-western boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-western area of the site. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.

Health	Based on multiplier of £551 per dwelling cost estimate £19,836	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.12 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site can be achieved via Taylor's Croft or via Main Street.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### 6/42 Lowdham Lane

Site area	1.41 ha
Housing units	42
Affordable housing	13 units
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	9 primary school places £103,100 7 secondary school places £120,800	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Southern boundary influenced by flood zone 3 which is a very small percentage of the site. Southern area of site falls within flood zone 2. The surface water flood risk map indicates there is a high risk of surface water flooding issue. SUDS required.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £23,100	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.14 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access to the site cannot be achieved without third party land and potentially demolition of properties.	Developer would need to demonstrate how satisfactory access could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/827 Lingwood Lane (land adjacent to)

Site area	2.74 ha
Housing units	82
Affordable housing	25 units

Ownership/developer	Limited contact
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Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	17 primary school places £194,700 13 secondary school places £293,400	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3, however the site is adjacent to flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £45,200.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.27 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access cannot be achieved. Lingwood Lane is substandard in width and visibility is limited for the speed of vehicles approaching from the south.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/828 Park Avenue (land south of)

Site area	3.05 ha
Housing units	92
Affordable housing	28 units
Ownership/developer	Ongoing discussion with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	19 primary school places £217,600 15 secondary school places £258,900	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA, LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £97,000.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.3 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Satisfactory access cannot be achieved. The width of Park Avenue is substandard in places. The site entrance is substandard in width and would require 3rd Party land for widening and existing cul-de-sac arrangement would need reconfiguring.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/43 Old Manor Farm (Land adjacent to).

Site area	3.61 ha
Housing units	108
Affordable housing	27 units
Ownership/developer	Ongoing discussion with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	19 primary school places £217,600 14 secondary school places £246,600	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £49,600	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.36 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access roads are of insufficient width for the scale of development. Satisfactory access to the site cannot be achieved without third party land and potentially demolition of properties.	Developer would need to demonstrate how satisfactory access could be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/763 Land at Grimesmoor Farm Shelt Hill Phase 2

Site area	3.89 ha
Housing units	116
Affordable housing	35 units
Ownership/developer	Proactive developer/landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	24 primary school places £274,900 19 secondary school places £327,900	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £63,900.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.39ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Due to existing development two points of access will be required. This should be achievable although a through route from Ash Grove to Sunningdale Ave may not be appropriate.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **6/835 40 Shelt Hill**

Site area	5.86 ha
Housing units	176
Affordable housing	n/a
Ownership/developer	Ongoing discussion with landowner/developer



<b>Infrastructure</b>	<b>Summary Assessment</b>	<b>Further Work</b>
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	37 primary school places £423,800 28 secondary school places £483,300	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified	
Flood risk	South-eastern boundary influenced by flood zone 3 (very small percentage of site). Flood zone 2 flows through the south-eastern area of the site. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £96,800	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.58 ha).	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Utilities	No requirements identified.	Further dialogue with Utilities providers required as part of planning application process.
Transport	Shelt Hill is substandard in terms of width for the level of development. Substantial improvements to Shelt Hill would be required particularly at the bend but there is limited carriageway space in this vicinity. A satisfactory access cannot be achieved.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 6/44 Bank Hill

Site area	6.12 ha
Housing units	184
Affordable housing	55 units
Ownership/developer	Limited contact

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	39 primary school places £446,700 29 secondary school places £500,500	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Northern-east boundary influenced by flood zone 3 (very small percentage of site). The surface water flood risk map indicates there is high risk of surface water flooding issue to the north of the site. SUDS required.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £101,400	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.61 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Two points of access onto the same stretch of road would be required. A change in speed limits would be required to address visibility issues. Proposed access is not considered practical as it would result in a long access road from Bank Hill via a reasonably steep slope.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## Other Villages (Linby,

### 6/535 Greenacres, Linby

Site area	0.24
Housing units	7
Affordable housing	n/a
Ownership/developer	Ongoing discussions with landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	1 primary school place £11,455 1 secondary school place £17,260	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk surface water flooding issue to the south of the site.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £3,857.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.024 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Satisfactory access cannot be achieved to Wighay Road due to concern that right turning traffic would tail back over the adjacent railway crossing raising road and rail safety issues.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### A3 – North of Altham Lodge, Papplewick

Site area	0.8
Housing units	15
Affordable housing	4
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	3 primary school place £34,365 2 secondary school place £34,520	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	
Health	Based on the multiplier of £551 per dwelling cost estimate is £8,265.	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.08 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access is achievable on Blidworth Way despite sharp bend in road to south of site. A footway on eastern side of road would need to be provided.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/132 – Newstead Sports Ground, Newstead

Site area	1.67
Housing units	80
Affordable housing	10% (8 units)
Ownership/developer	Proactive developer/landowner

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	17 primary school place £194,735 13 secondary school place £224,380	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	

Flood risk	Low risk of surface water flooding. SUDS required limiting runoff to agreed limits.	Further discussion with the EA required at the planning application stage.
Health	Based on the multiplier of £551 per dwelling cost estimate is £44,080.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Replacement sports pitches provided adjoining the Robin Hood Line Potential contribution to offsite provision.	Further discussion with GBC Parks and Street Care required.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access would need to come from Tilford Road as Station Road is privately owned. Width and visibility are marginal and complicated by the nearby level crossing. Pedestrian footways could be provided along Station Road to link to existing facilities in the village.	Developer will need to demonstrate satisfactory access can be achieved.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### 6/586 Stoke Bardolph Farm, Stoke Bardolph

Site area	3.59
Housing units	16
Affordable housing	5 units
Ownership/developer	Proactive landowner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	

Contamination	Greenfield site - Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	3 primary school places £34,400 3 secondary school places £51,800	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Site within flood zone 2. Both northern and eastern boundaries of the site influenced by flood zone 3. The surface water flood risk map indicates there is no significant surface water flooding issue.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £8,800	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of development area.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access from Stoke Lane. Removal of part of hedge might be required to achieve required visibility splays.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



## 6/924 South of Newstead, Newstead

Site area	10.73ha
Housing units	270
Affordable housing	27
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Greenfield site Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	57 primary school place £652,935 43 secondary school place £742,180	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £148,770.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (1.073 ha).	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Hucknall Road is substandard in terms of visibility and width for development of this scale. The site is accessed by a long narrow track and is isolated; it is not considered suitable or sustainable in transport terms.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## Appendix 3: Allocated Sites: Infrastructure Requirements

### H1 Rolleston Drive

#### Site summary

Timescale	Commence within 5 years
Site area	3.64 ha
Housing units	90
Affordable housing	20% (18 units)
Ownership/developer	Proactive developer/owner

Infrastructure	Summary Assessment	Further Work/Funding
Community facilities	No requirement identified.	
Contamination	As a brownfield site previously in employment use there is potential contamination.	Ground condition survey required as part of planning application process.
Education	The LEA has indicated that there is insufficient capacity to meet demand in the Arnold area and land in the ownership of NCC at Rolleston Drive may become available for a new primary school on part of this site. Financial contributions towards build costs will be expected 19 primary school places - £217,600 14 secondary school places - £241,600	Further discussion with LEA as part of planning application process. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	The site has a surface flood route running along the northern boundary. It is also located downstream of an existing flood attenuation facility which has overtopped in recent years. Surface water mitigation measures and attenuation capacity may be required on site. The Plan wide viability exercise includes a cost estimate for mitigation work towards surface water attenuation of £91,000 (£25,000 per ha).	A site specific flood risk assessment should be prepared focussing on surface water flood risk. Further discussion with the EA and LLFA as part of the planning application process.

Health	Based on the multiplier of £551 per dwelling cost estimate is £49,600.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.36 ha) or contribution off site to Arnot Hill Park improvements.	Further discussions with GBC Parks and Street Care as part of planning application. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site can be achieved via opposite Darlton Drive although a new single point of access away from this location may be more appropriate. Alternative access is possible along the length of the sites frontage to Rolleston Drive Rolleston Drive is a straight road with good visibility in both directions.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## H2 Brookfields Garden Centre

### Site summary

Timescale	Commence within 5 years.
Site area	3.52 ha
Housing units	105
Affordable Homes	30% (31 units)
Ownership/developer	Proactive owner/developer

<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further Work/Funding</b>
Community facilities	No requirements identified.	
Contamination	As a brownfield site the previous use raises potential for contamination.	Ground condition survey required as part of planning application process.
Education	22 primary school places £252,000 17 secondary school places £293,400 LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.	Further discussion required with LEA. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £57,900	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.35 ha).	Further discussion with GBC Parks and Street care required. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	The current access is sufficient to support the level of development proposed; access could also be improved to the level required if additional development were required to be served from this access. It may be necessary to move the 40mph area further north and/or provide a signalised junction. Consideration needs to be given to any cumulative impact arising from adjoining allocated housing sites.	Transport assessment and travel plan required also needs to consider cumulative impact with adjoining sites. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### H3 Willow Farm

#### Site summary

Timescale	Commence within 5 years
Site area	4.17 ha
Housing units	110
Affordable housing	20% (22 units).
Ownership/developer	Proactive owner/developer.

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	23 primary school places £263,500. 18 secondary school places £310,700.	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions.

Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs across the site. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £60,600.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.4ha).	Further discussion with GBC Parks and Street care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No abnormal requirements.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Both access points have the width required to accommodate the additional development. While visibility is below the required level, it is considered that the actual speed of the road at this junction is lower than assumed and is likely to be acceptable. Delivery is dependent upon the GAR being completed which is outside of the developer's control.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### H4: Linden Grove

##### Site summary

Timescale	Commence within 5 years
Site area	3.84ha

Housing units	115
Affordable housing	20% (23 units)
Ownership/developer	Ongoing discussion with developer/owner

<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further Work/Funding</b>
Community facilities	No requirements identified.	
Contamination	Former sewage sludge disposal on site and requires contaminated land assessment.	
Education	24 primary school places £274,900 18 secondary places £310,700	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Part of the site falls within Flood Zone 2. The development area should avoid the Flood Risk Zone.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551/dwelling cost estimate is £63,400.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.38ha). Should provide a play area and “kick about” area. May be a need for planting along eastern and southern boundaries fronting roads.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to the site can be achieved from the existing access. Consideration will need to be given to the operation of the adjacent signal controlled one way system and to the nearby school. Delivery is dependent upon the GAR being completed which is outside of the developer’s control.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.



Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.
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## H5: Lodge Farm Lane

### Site summary

Timescale	Years 6 - 10
Site area	7.31 ha
Housing units	150
Affordable Housing	20% ( 30 units)
Ownership/developer	Proactive owner/developer.

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	32 primary school places - £366,600 24 secondary school places - £414,200.	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a high risk surface water flooding issue to the south of the site. The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA as part of the planning application process.
Health	Based on the multiplier of £551 per dwelling cost estimate is £82,650	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	10% of site area (0.73ha). Should provide a “kick about” area. Landscape and Visual Analysis study recommends strategic planting along northern and eastern boundaries to soften urban edge.	Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The A60 can provide access up to 10m enabling bus penetration if required. Access from Stockings Farm is also possible although the width of the roads is unlikely to allow bus access through to Calverton Road. The site should be designed to reduce the number accessed from the A60 without creating a rat run through from Stockings Farm.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council’s Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## H6: Spring Lane

### Site summary

Timescale	Within 5 Years and years 6 - 10
Site area	9.68 ha
Housing units	150
Ownership/developer	Proactive owner/developer

Planning permission granted (reference 2014/0740)

## Note

Infrastructure requirements for Spring Lane dealt with through the grant of planning permission.

- £368,560 contribution towards primary school places provision;
- 20% affordable homes to be provided on site;
- 10% of site area for open space and £233,510 maintenance contribution;
- £78,500 towards resident's bus passes;
- £82,650 towards primary health care;
- £26,000 towards the provision of two new bus stops; and
- £5,807 contribution to library service.

## H7: Howbeck Road/Mapperley Plains

### Site summary

Timescale	Commencement years 6 - onwards
Site area	9.73 ha
Housing units	205
Affordable housing	30% (62 units)
Ownership/developer	Ongoing discussions with owner/developer

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	None specifically identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	

Education	43 primary school places £492,600 33 secondary school places £569,600 LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.	Further discussion with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No abnormal requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, the site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA required at planning application stage
Health	Based on the multiplier of £551 per dwelling cost estimate is £113,000	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.8 ha).	Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access onto Mapperley Plains will require improvements to visibility or a reduction in speed to 40mph.  Consideration needs to be given to any cumulative impact of traffic in the area arising from adjoining allocated housing sites. A signalised junction may be appropriate.	Transport assessment and travel plan required also needs to consider cumulative impact with adjoining sites. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.
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## H8: Killisick Lane

### Site summary

Timescale	Commencement within 5 years
Site area	9.81 ha
Housing units	215
Affordable housing	20% ( 43 <sup>3</sup> units)
Ownership/developer	Proactive developer/owner

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	45 primary school places £515,500 34 secondary school places £586,840 LEA advises will need to consider cumulative impact on primary school places and potential new primary school if adjacent sites allocated.	Further discussion with LEA required. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No abnormal requirements.	

<sup>3</sup> The site is split between two housing sub markets – Arnold/Bestwood (20% requirement) and Arnold/Mapperley (30% requirement). The figure of at least 43 affordable homes is based on 20% requirement being applied across the whole site.

Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a thin flow of high risk surface water flooding that runs along the eastern boundary of the site. The site is located on ground that slopes and drains towards the Day Brook catchment potentially contributing to downstream flooding problems within the urban area. SUDS will be required to limit discharge rates to agreed levels.	Further discussion with the EA and LLFA required at planning application stage.
Health	Based on the multiplier of £551 per dwelling cost estimate is £118,500.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Small part of site overlaps with the Local Nature Reserve. Requires a compensatory biodiversity area to be created on site to offset loss. The Landscape and Visual Impact study recommends the southern part of the site acts as a landscape buffer (most of this area has since been incorporated into the LNR); and also the study recommends a landscape buffer is provided on the higher ground to the north and east of the site.  10% of site area (1 ha).	Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	<p>There is sufficient space and visibility to achieve a new access onto the junction of Howbeck Road and Killisick Lane. Consideration will need to be given to the operation of Killisick Lane.</p> <p>Strathmore Road may not be suitable as the sole point of access for the combined site (6/50 and 6/873). Consideration would need to be given to alternative points of access or to a decrease in the number of homes to be served from this access point.</p> <p>Consideration needs to be given to any cumulative impact arising from adjoining allocated housing sites.</p>	Transport assessment and travel plan required also needs to consider cumulative impact with adjoining sites. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### **H9: Gedling Colliery Housing Allocation and E1 Gedling Colliery Employment Allocation**

#### Site summary

Timescale	Commence within 5 years
Site area	42.53 ha
Housing units	1050
Affordable Housing	20% (210 units)
Other uses	Local centre, retail, health centre, employment (E1)
Ownership/developer	Proactive owner/developer

<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further Work/Funding</b>
Community facilities	Local Centre, health centre	Detailed discussion at planning application stage. Section 106.
Contamination	Part brownfield – substantial contamination from previous use.	Ground condition survey required as part of planning application process.
Education	221 primary school places at £2,531,600. The ACS at Appendix A indicates a new primary school will be required on site. 168 secondary school places £2,899,700	Further discussion with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No abnormal requirements.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is surface water flooding issue within the central of the site. SUDs will be required to limit surface water runoff to agreed limits.	Further discussion with the EA and LLFA required at planning application stage.
Health	Health Centre may be required and financial contribution.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Part of the site includes a Local Wildlife Site. There is scope to translocate the wildlife interest to the adjoining Country Park to compensate for any loss. Public open space 10% (3.3ha). Potential contributions to adjoining off site recreation facilities.	Wildlife mitigation and compensation strategy required. Further discussion with GBC Parks and Street Care. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.



Transport	Given the size of the site and requirement for the Gedling Access Road, access will be from new roundabouts proposed on Arnold Lane and Lambley Lane and from the Gedling Access Road. A range of improvements to junctions/roads nearby are likely to be required. Opportunities for cycling and walking links to surrounding area including Carlton and Gedling Country Park.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## H10: Hayden Lane

### Site summary

Timescale	Commencement within 5 years
Site area	4.80
Housing units	120
Affordable housing	30% ( 36 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	25 primary school places £286,400. Provision of land to extend new primary school on adjacent development site (planning permission ref: 2013/1406) plus financial contribution to extend school. 19 secondary school places £327,900.	Further discussion with LEA required. Potential contributions to be agreed as part of S106 discussions

Emergency services	No abnormal requirements	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is a low risk of surface water flooding issue. Site drains to the River Leen catchment potentially contributing to downstream flooding. SUDS required limiting surface water runoff to agreed limits.	Further discussion with the EA and LLFA required at planning application stage.
Health	Based on the multiplier of £551 per dwelling cost estimate is £66,100.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	The Landscape and Visual Impact Study recommends a buffer along the northern boundary to maintain openness. Open space - 10% of site (0.6 ha) or off site contribution	Further discussion with Parks and Street Care required as part of planning application process. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site was assessed as part of the SUE and the highways assessments indicates sufficient capacity in the network. The site can be satisfactorily accessed from Hayden Lane or Papplewick Lane.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### H11: The Sycamores

Planning permission granted (reference: 2007/0887)

## H12: Westhouse Farm

### Site summary

Timescale	Commencement years 6 onward
Site area	10.23 ha
Housing units	210
Affordable housing	30% ( 63 units)
Ownership/developer	Proactive developer/owner

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	44 primary school places £504,000. 34 secondary school places £586,800 The LEA considers that the cumulative impact of development sites in Bestwood will need to be considered as the existing school is at capacity. Planning application for a primary school has been submitted for this site.	Further discussions with LEA required. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, sites slopes towards Moor Road and River Leen and surface water runoff may be an issue. SUDS required.	Further discussion with the EA and LLFA required at planning application stage.
Health	Based on the multiplier of £551 per dwelling cost estimate £121,200.	Further discussion with CCG as part of planning application process.

Green Infrastructure Open space	Landscape and Visual Impact Study recommends landscape buffer along northern boundary. Contributions links to Village centre; Mill lakes and Bestwood Country Park Public open space - 10% of site area (1.25 ha).	Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Two points of on the B683 with connections also to Keepers Close and Lean Close. Satisfactory access can be provided from two points on Moor Road. A footway would be required along Moor Road frontage. If a new school is provided on this site pedestrian links should be provided to the existing Village centre. The potential to improve links to NET via Mill Lakes should also be considered.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### H13: Bestwood Business Park

Planning permission granted (reference: 2014/0214)

Note: Infrastructure requirements dealt with as part of the grant of planning permission and include:

- Primary school contribution £763,000;
- Secondary school contribution £604,100;
- Public open space 0.64 ha and £152,396 maintenance contribution;

- Health care contribution £105,600;
- Public transport contributions £50,500; and
- Travel Plan monitoring £1,140.

#### **H14: Dark Lane**

Planning permission granted (reference: 2005/0910)

Note: Infrastructure requirements dealt with as part of the grant of planning permission and include:

- Affordable housing 20% (14 units);
- Primary health care contribution £68,400;
- Open space £30,232 in lieu of on-site provision plus £55,777.50 maintenance contribution.

#### **H15: Main Street**

Site summary

Timescale	Commencement within 5 years
Site area	2.98
Housing units	75
Affordable housing	20% ( 15 units)
Ownership/developer	Ongoing dialogue with developer/owner

<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further Work/Funding</b>
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover)).	

Education	16 primary school places - £183,300 12 secondary places - £207,100	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site. SUDS required.	Further discussion with EA as part of planning application.
Health	Based on the multiplier of £551 per dwelling cost estimated at £41,300.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% of site area (0.3 ha).	Further discussions with GBC Parks and Street Care at planning application stage. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Main Street is likely to be suitable subject to change in the speed of the road (due to visibility issues). A footway along the north side of Main Road may also be required. Access from West End/Long West Croft is also likely to be suitable.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## H16: Park Road

### Site summary

Timescale	Commencement within 5 years
Site area	14.3 ha
Housing units	390
Affordable housing	20% (78 dwellings)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	74 primary places - £847,700 56 secondary places - £966,600	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions
Emergency services	No abnormal requirements.	
Flood risk	Northern boundary influenced by flood zone 3 which is a very small percentage of the site. The surface water flood risk map indicates there is low risk surface water flooding (which is a small percentage of the site), although there is a surface water route that runs across the site. SUDS required.	Further discussion with EA and LLFA as part of planning application.
Health	Based on multiplier of £551 per dwelling cost estimate is £192,900.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Strategic planting across northern boundary to protect landscape buffer to the north. 10% (1.4ha). Potential offsite contributions towards adjoining facilities on William Lees Memorial Park.	Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access from Oxton Road is likely to be suitable. While Oxton Road is narrower than required there is not considered to be a need for footways in this location and the width of access can be achieved. A signalised junction may be appropriate. Access can also be achieved from points along Park Road with improvements such as a footway along the northern side and the use of mini-roundabouts for access. Access from Hollinwood Lane/North Green may be appropriate for a small number of homes; while reasonably wide the sharp turns and existing traffic (associated with the recycling centre and lorry park) need to be considered.	Transport assessment and travel plan required. Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## H17: Longdale Lane A

### Site summary

Timescale	Commencement within 5 years	
Site area	1.36ha	
Housing units	30	
Affordable housing	30% (9 homes)	
Ownership/developer	Ongoing dialogue	



<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further Work/Funding</b>
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	6 primary school places £68,700 5 secondary school places £86,300	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Longdale Lane has experienced flooding from surface water flows. SUDS required.	Further discussion with EA and LLFA as part of planning application.
Health	Potential contributions to health care based on the multiplier of £551 per dwelling estimate £16,500	Further discussion with CCG may be required.
Green Infrastructure Open space	10% (0.1 ha). Potential offsite contribution.	Further discussion with the Parish Council required. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access to Longdale Lane can be achieved through adjoining development site which has planning permission.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## **H18: Longdale Lane B**

### Site summary

Timescale	Commencement within 5 years
Site area	1.24 ha

Housing units	30	
Affordable housing	30% (9 homes)	
Ownership/developer	Proactive owner/developer	

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	6 primary school places £68,700 5 secondary school places £86,300	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified	
Flood risk	Longdale Lane has experienced flooding from surface water flows. SUDS required.	Further discussion with EA and LLFA as part of planning application.
Health	Potential contributions to health care based on the multiplier of £551 per dwelling cost estimate £16,500.	Further discussion with CCG may be required.
Green Infrastructure Open space	10% (0.1 ha). Potential offsite contributions.	Further discussion with the Parish Council required. Potential contributions to be agreed as part of S106 discussions
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	The site can be satisfactorily accessed from Longdale lane. A footway will be required along the frontage of the site to connect to existing footways.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### H19: Longdale Lane C

Planning permission granted (reference 2013/0836)

Note

Infrastructure requirements dealt with through grant of planning permission and include:

- 30% - 9 affordable bungalows on site and contribution towards offsite contribution;
- Offsite highway works £128,000;
- Secondary school contributions based on multiplier of £17260 for housing less bungalows to be provided on site; and
- Contributions to primary school places.

### H20: Millfield Close

Planning permission (ref: 2015/0424) granted on 03/02/16 subject to the applicant entering into a Section 106 agreement to make financial contributions towards education provision, affordable housing and public transport.

### H21: Orchard Close

Site summary

Timescale	Commencement within 5 years
Site area	0.74 ha
Housing units	15
Affordable housing	30% (4 homes)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary assessment	Further Work/funding
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Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	3 primary school places – £34,400 2 secondary school places - £34,500	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. According to the Local Lead Flood Authority, the site is on relatively steep sloping catchments draining towards the River Trent. SUDS required.	Further discussion with EA and LLFA as part of planning application.
Health	2 GP surgeries in Village. If required potential contributions to primary health care based on multiplier of £551 per dwelling cost estimate is £8,265.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Strategic planting along northern boundary in order to screen the site from the public right of way and countryside to the north. Likely to be offsite contributions towards open space provision.	Further discussion with the Parish Council required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No abnormal requirements.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Access to Orchard Close would be acceptable for the level of development. County Highways have indicated that the necessary gradients required are possible with this smaller development.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.

Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.
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## H22: Station Road

### Site summary

Timescale	Commencement within years 6 onward
Site area	1.85 ha
Housing units	40
Affordable housing	10% (4 homes)
Ownership/developer	Proactive owner/developer

Infrastructure	Summary assessment	Further work/Funding
Community facilities	No requirements identified	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover)).	
Education	8 primary school place - £91,600 6 secondary school places - £103,600	Further discussion with LEA required at planning application stage. Potential contributions to be agreed as part of S106 discussions
Emergency services	No requirements identified.	
Flood risk	Low risk of surface water flooding. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA required at the planning application stage.
Health	No requirements identified.	Further discussion with CCG may be required as part of planning application process.

Green Infrastructure Open space	Replacement sports pitches provided adjoining the Robin Hood Line Potential contribution to offsite provision. Open space based on 10% would require about 0.16 ha.	Further discussion with Parish Council required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	It would have to be demonstrated that pedestrian footways could be provided along Station Road to link with existing facilities in the Village.	Further discussions with Rail Track concerning access along Station Road required.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

### H23: Ash Grove

Planning permission granted (ref: 2007/0495)

### H24: Broad Close

Site summary

Timescale	Commencement within 5 years
Site area	0.75 ha
Housing units	15
Affordable housing	30% (5 homes)
Ownership/developer	Ongoing discussion with landowner/developer

<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further work/Funding</b>
Community facilities	No requirement identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	5 primary school places - £57,300 2 secondary school places £34,500	Further discussion with the LEA and LLFA at planning application stage. Potential contributions to be agreed as part of S106 discussions.
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates there is no significant surface water flooding issue. However, surface water runoff has been identified as a potential issue in Woodborough by the EA. SUDS required limiting runoff to agreed limits.	Further discussion with the EA and LLFA at planning application stage.
Health	Based on multiplier of £551 per dwelling cost estimate is £8,300.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Likely to require off site contribution to open space.	Further discussion with Parish Council required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access to the site can be achieved from Broad Close for this level of development.	Highway mitigation and potential contributions to public transport to be agreed as part of S106 discussions.
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## Employment Allocations

### Urban Area

#### E1: Gedling Colliery

Timescale	Within Plan period
Site area	4.69 ha
Ownership/developer	Ongoing dialogue with owner developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Former colliery brownfield site potential for contamination.	Ground condition survey required as part of planning application process.
Education	No requirements identified.	
Emergency services	No requirements identified.	
Flood risk	Does not fall within flood zone 2 or 3. The surface water flood risk map indicates the site has a considerable amount of surface water flooding. SUDS required.	Further discussion with the EA and LLFA at planning application stage.
Health	No requirements identified.	
Green Infrastructure Open space	No requirements identified.	
Utilities	No requirements identified.	
Transport	Direct route onto the Gedling Access Road from new roundabout.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.



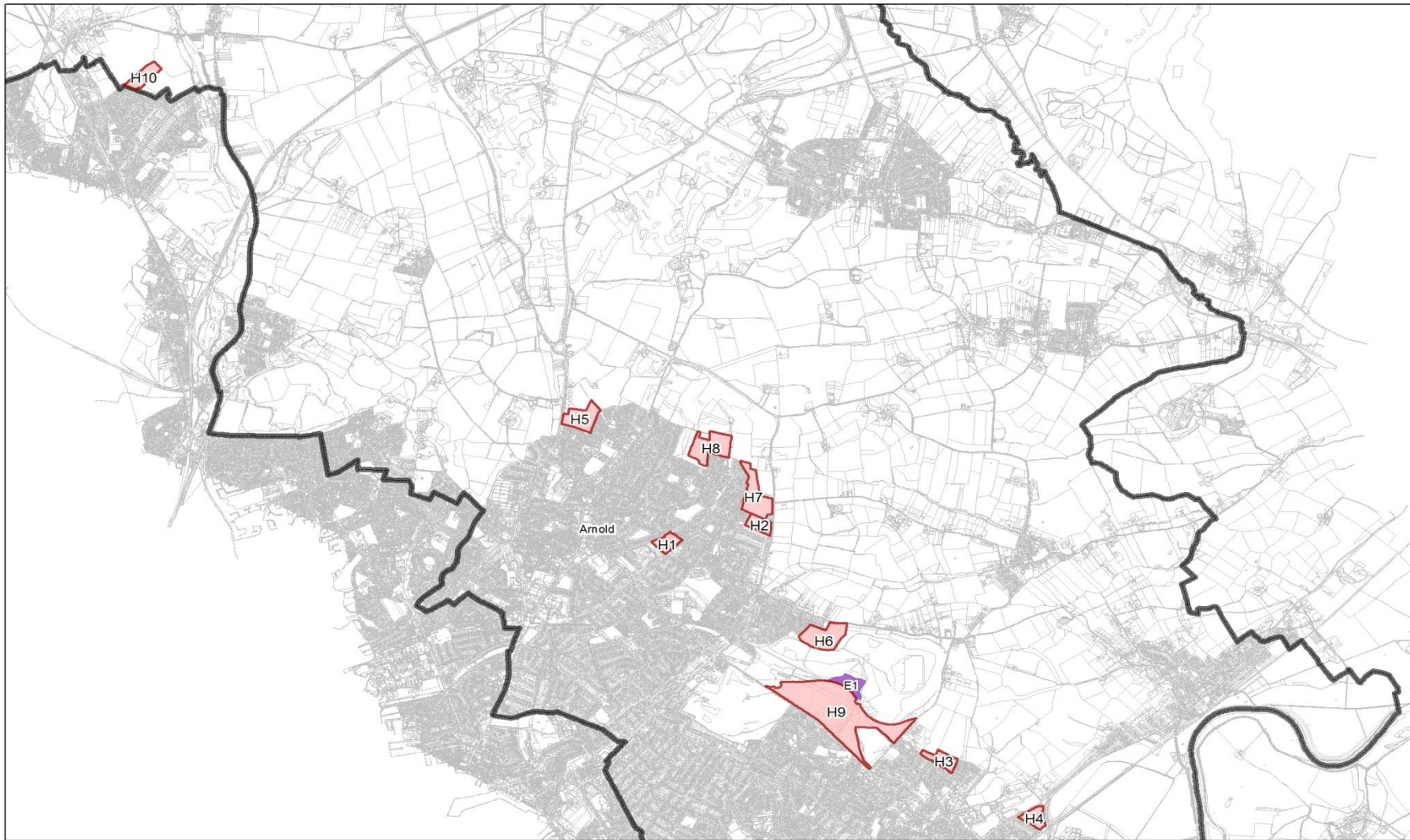
## Calverton

### E2: Hillcrest Park

Timescale	Within Plan period
Site area	0.85 ha
Ownership/developer	Ongoing dialogue with owner developer

Infrastructure	Summary Assessment	Further Work
Community facilities	No requirements identified.	
Contamination	Phase 1 (desk top land contamination assessment (including a site walkover).	
Education	No requirements identified.	
Emergency services	No requirements identified.	
Flood risk	No requirements identified.	
Health	No requirements identified.	
Green Infrastructure Open space	No requirements identified.	
Utilities	No requirements identified.	
Transport	Access via existing industrial estate onto Hoyle Road/Mansfield Lane.	
Air Quality	Assessment in line with proposed LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

#### **Appendix 4: Allocated Site Maps**



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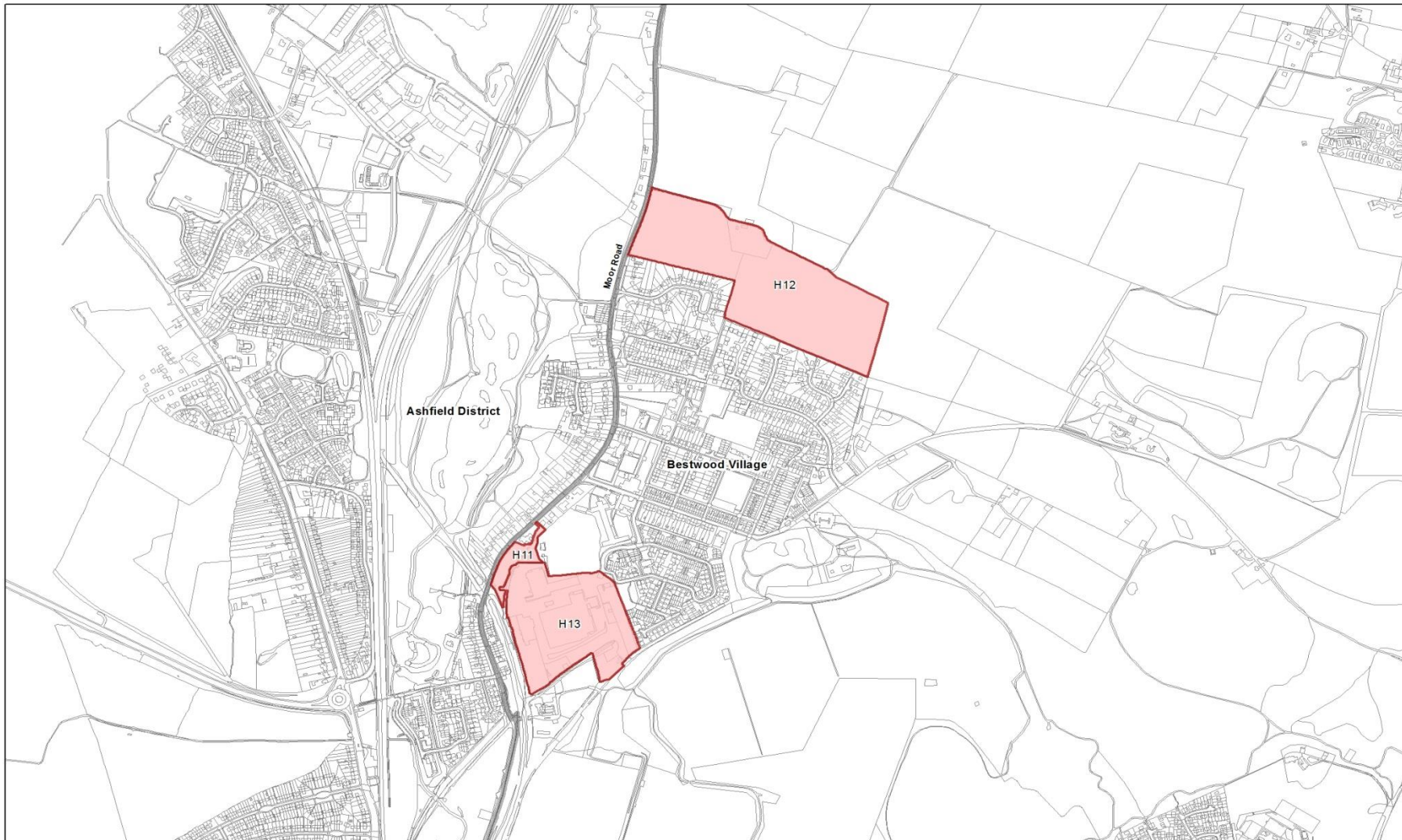


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### Policy LPD 64 Urban Area

- Housing sites
- Employment sites
- Borough Boundary





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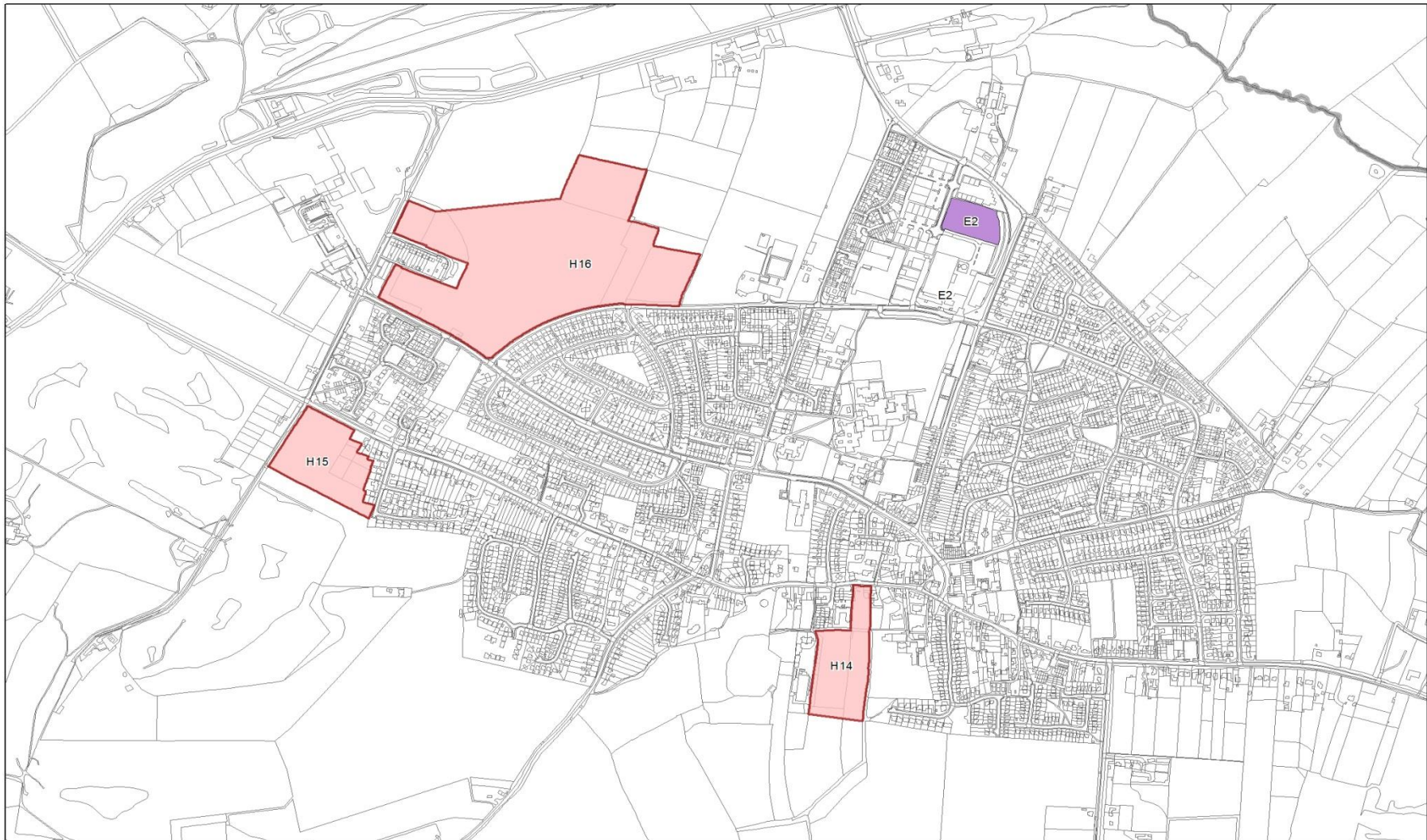
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## Policy LPD 65 Bestwood Village

- Housing sites
- Borough Boundary







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## Policy LPD 66 Calverton

- Housing Sites
- Employment Sites
- Borough Boundary







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Policy LPD 67  
 Ravenshead

 Housing sites  
 Borough Boundary







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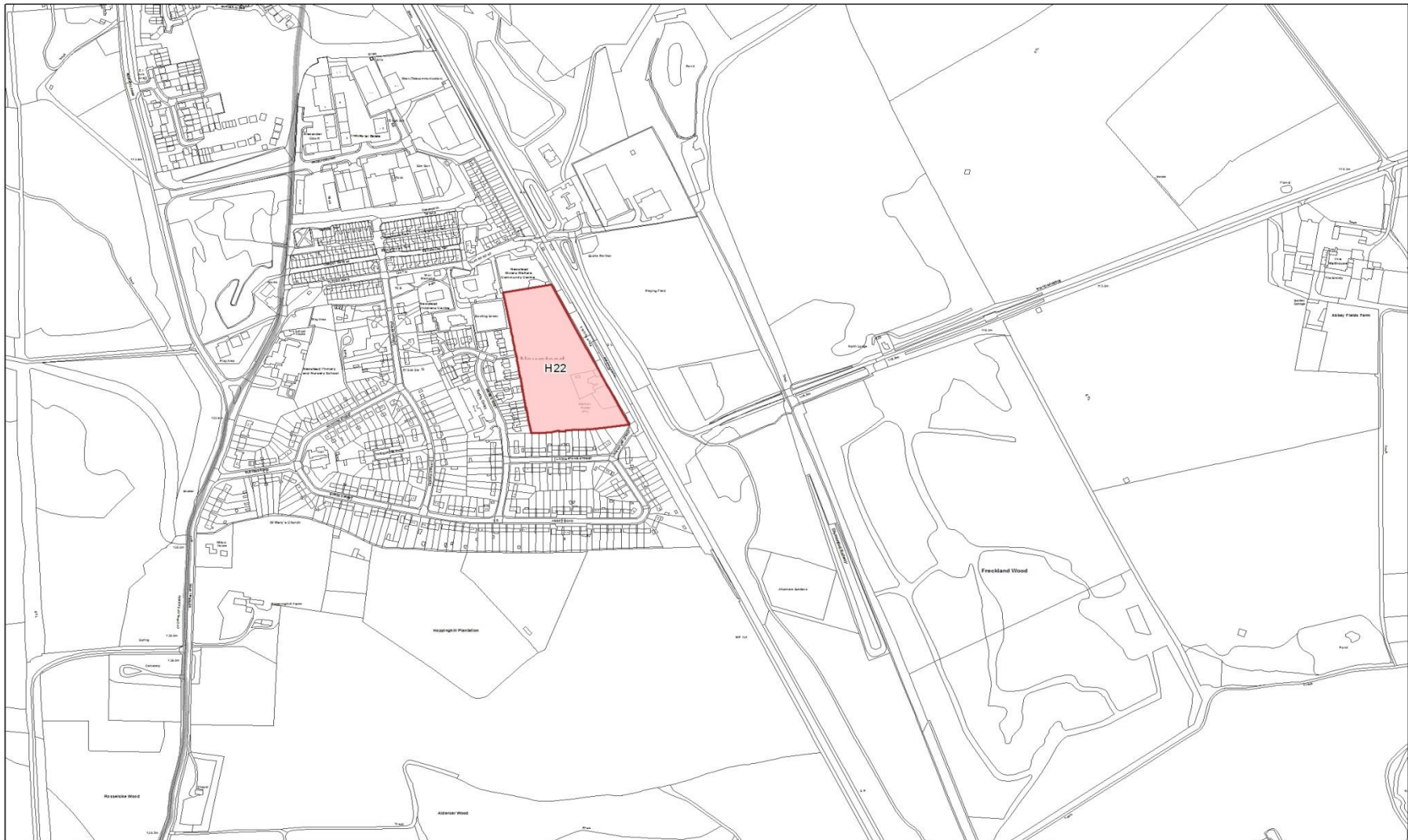


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## Policy LPD 68 Burton Joyce

- Housing sites
- Borough Boundary





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## Policy LPD 69 Newstead

- Housing sites
- Borough Boundary







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## Policy LPD 70 Woodborough

- Housing sites
- Borough Boundary



## **Appendix 5**

### **Infrastructure Delivery Plan Addendum**

**Additional reasonable alternative sites**

**October 2016**

<b>Contents</b>	<b>Page</b>
1.0 Introduction	218
2.0 Methodology	220
3.0 Broad Viability by topic	220
4.0 Conclusions	221

#### Appendix 1:

##### Site Maps

• Arnold	224
• Carlton	225
• Calverton	226
• Ravenshead	227
• Burton Joyce	228
• Lambley	229
• Woodborough	230

#### Appendix 2:

##### Infrastructure Schedules

• Bestwood Lodge Drive, Arnold	231
• 22 Kighill Lane, Ravenshead	233
• Steeles Way, Lambley	235

## 1.0 Introduction

- 1.1 This is an addendum appendix to the Gedling Borough Infrastructure Delivery Plan (IDP) May 2016. The IDP (May 2016) assesses the infrastructure requirements of the reasonable alternative development sites identified in the Site Selection Document.
- 1.2 Consultation on the Local Planning Document Publication Draft was held between May and July 2016. An addendum to the Site Selection Document has been prepared which identifies 21 sites put forward by promoters during the consultation and whether these need further consideration.
- 1.3 Many of these sites have already been considered as part of the Site Selection process as they are either the same or substantially the same. In these cases their broad infrastructure requirements will be the same or very similar.

**Table 1 – List of Sites Promoted through consultation on Publication Draft LPD**

Site Number Name	Comparison to Sites already considered	Conclusion
1) North of Stockings Farm, Arnold	Covers half of site A2 and also forms part of reasonable alternative site 6/462.	The site was not considered for allocation No further assessment required for infrastructure.
2) North of Bestwood Lodge Drive, Arnold	Proposed area for development forms a smaller part of site 6/466.	Whilst the area for development has been assessed as part of a larger site there is a substantial difference between the size and potential access arrangements of the site now put forward. As such it is considered necessary to assess the site for infrastructure requirements.
3) West of A60 and Metallifecture, Arnold	This is site 6/778. Access to the site would be via the Metallifecture site (6/479).	Previously considered – no further assessment required. See site schedule for 6/778 in the IDP.
4) Metallifecture, Arnold	This is site 6/479.	Previously considered – no further assessment required. See site schedule 6/479 in the IDP
5) Willow Farm Extension, Carlton	Extension to the site H3. Substantially covered by site 6/459	Previously considered – no further assessment required. See site schedule 6/459 in the IDP.
6) Main Street Extension, Calverton	Extension to the site allocation H15. Extended area forms part of the site 6/33.	Previously considered – no further assessment required. See site schedule 6/33 in the IDP.
7) Park Road Extension, Calverton	Extension to the site allocation H16.	Previously considered – no further assessment required. See site schedule for H16 in the IDP.

Site Number Name	Comparison to Sites already considered	Conclusion
8) Woods Lane, Calverton	This is site 6/649	Previously considered – no further assessment required. See site schedule 6/649 in the IDP.
9) 250 Mansfield Lane, Calverton	This is site 6/588	Previously considered – no further assessment required. See site schedule 6/588 in the IDP.
10) Flatts Lane, Calverton	Consists of sites 6/35 and part of 6/37.	Previously considered – no further assessment required. See site schedules for 6/35 and 6/37 in the IDP.
11) Beech Avenue, Ravenshead	This is site 6/648.	Previously considered – no further assessment required. See site schedule 6/648 in the IDP.
12) 183 Nottingham Road, Ravenshead	This is site 6/536 to be allocated.	Previously considered – no further assessment required. See site schedule 6/536 in the IDP.
13) North side of Kighill Lane (Site A), Ravenshead	Site A is made up of sites 6/669, 6/841 and 22 Kighill Lane.	Site A includes a new site which has not been previously considered (22 Kighill Lane). It is necessary to assess this site. No further assessment is necessary of the other sites. See site schedules 6/669 and 6/841 in the IDP.  Site B is made up of sites that have been previously considered – no further assessment is necessary. See sites schedules 6/843 and 6/845 in the IDP.
14) North side of Kighill Lane (Site B), Ravenshead	Site B is made up of sites 6/843 and 6/845.	
15) South side of Kighill Lane, Ravenshead	Forms part of site 6/670.	Previously considered – no further assessment required. See site schedule 6/670 in the IDP.
16) Orchard Close Extension, Burton Joyce	Extension to site H21. This is site 6/31.	Previously considered – no further assessment required. See site schedule 6/31 in the IDP.
17) Glebe Farm, Burton Joyce	This is site 6/539 but includes access via Woodside Road through the adjacent woodland (site 6/30).	Previously considered – no further assessment required. See site schedule 6/539 in the IDP.
18) Steeles Way/ Orchard Rise, Lambley	Includes the whole of site 6/672 and part of site 6/831.	In size terms the site falls between the two reasonable alternatives that have previously been considered. As such it is considered necessary to assess the site.
19) Catfoot Lane, Lambley	This is site A1 to be allocated.	Previously considered – no further assessment required. See site schedule for site H5 in the IDP.

20) Grimesmoor Farm, Woodborough	These are sites 6/762 and 6/763.	Previously considered – no further assessment required. See sites schedules 6/762 and 6/763 in the IDP.
Site Number/Name	Comparison to Sites already considered	Conclusion
21) Shelt Hill, Woodborough	This is site 6/777 with a reduction from 32 to 15 homes.	While a reduction in the number of homes there remain issues of impact on the Green Belt and ribbon development which would not be overcome. No further assessment required. See site schedule 6/828 in the IDP.
22) Park Avenue, Woodborough	This is site 6/828	Previously considered – no further assessment required. See site schedule 6/828 in the IDP.

1.4 There are three additional sites that need consideration and assessment for their broad infrastructure requirements namely:

- North of Bestwood Lodge Drive, Arnold (site 2);
- 22 Kighill Lane, Ravenshead (part of site 13); and
- Steeles Way/Orchard Rise, Lambley (site 18).

1.5 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 addendum to the IDP assesses the infrastructure requirements of the three additional sites identified in the addendum to the Site Selection Document

## 2.0 Methodology

2.1 The assessment that has been undertaken on the additional sites used the same approach as set out in the Gedling Borough Infrastructure Delivery Plan (May 2016).

## 3.0 Broad Viability by Topic

3.1 The following categories of infrastructure are considered within this addendum report:

- Transport
- Utilities - water
- Utilities – energy
- Utilities – digital infrastructure (IT)
- Flooding and flood risk

- Health services
- Education
- Leisure
- Emergency services (police fire and ambulance)
- Waste management
- Green infrastructure

## **4.0 Conclusions**

### **Utilities**

- 4.1 No abnormal costs have been identified in relation to utilities provision, emergency services or leisure for any of the three additional sites.

### **Highways**

- 4.2 In terms of highway access, satisfactory access can be achieved for the 22 Kighill Lane site and subject to a detailed transport assessment and travel plan highways access may be suitable for the North of Bestwood Lodge Drive site. However, for the Steeles Way/Orchard Rise site the developer would need to demonstrate a satisfactory access solution could be achieved.

### **Education and Health**

- 4.3 The costs of additional school places have been estimated for each site based on the standard multipliers provided by the Local Education Authority. In relation to the Steeles Way/Orchard Rise site at Lambley the local primary school is oversubscribed although the Local Education Authority previously commented that financial contributions towards additional primary school places could be spent elsewhere on the schools estate. Turning to Bestwood Lodge Drive it is likely that the catchment would cover both schools in the Nottinghamshire County area and the Nottingham City area. There are a number of primary schools in the area although these are likely to be at capacity and contributions would be required. The two nearest secondary schools, Oakwood Academy and Top Valley Academy, are Nottingham City designated schools and both are likely to be at or near capacity and therefore financial contributions are likely to be required. Given that the catchment for primary and secondary schools is likely to cover both the Nottinghamshire County and Nottingham City areas; further discussions will be required with the two Local Education Authorities.
- 4.4 Similarly, estimates of potential contributions towards primary health care have been estimated based on the standard multiplier of £551 per dwelling. The Nottingham North and East Clinical Commissioning Group (NNECCG) have indicated that there are potential capacity constraints at surgeries in Rise Park and Bestwood. Financial contributions towards increased primary health capacity are likely to be required from the North of Bestwood Lodge Drive site to support additional primary health care in the area. Potential capacity constraints at Carlton surgeries have also been identified by the NNECCG and contributions

towards increased capacity in primary health care are likely to be required from any potential development at Steeles Way/Orchard rise subject to further discussion with the NNECCG.

### **Flood Risk**

- 4.5 The Environment Agency's surface water flood risk maps indicate that part of the Bestwood Lodge Site is at a high risk of surface water flooding. Due to the topography of this area surface flood water routes are visible on the EA map and water accumulates in the south eastern corner of the site with surface water flow continuing along Bestwood Lodge Drive and towards the A60. A flood risk assessment focussed on surface water flood risk will be required and it is likely that water attenuation features and SUDS will be required.

### **Green Infrastructure**

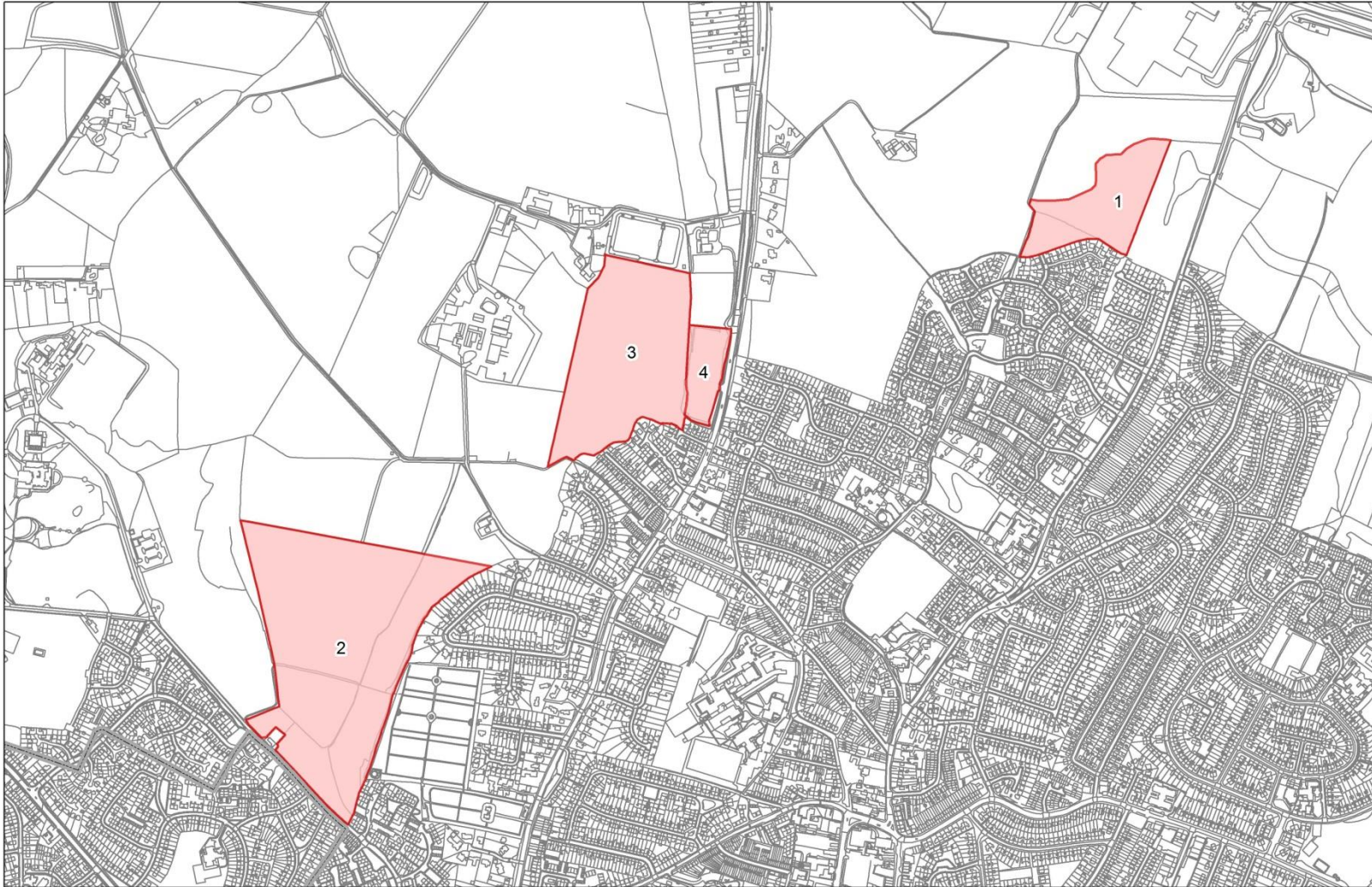
- 4.6 Part of the Bestwood Lodge Drive site forms part of the setting for Bestwood Lodge and also contains a significant area of woodland. This part of the site should remain undeveloped and existing woodland retained as a green buffer.

### **Cumulative Impacts**

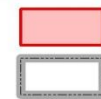
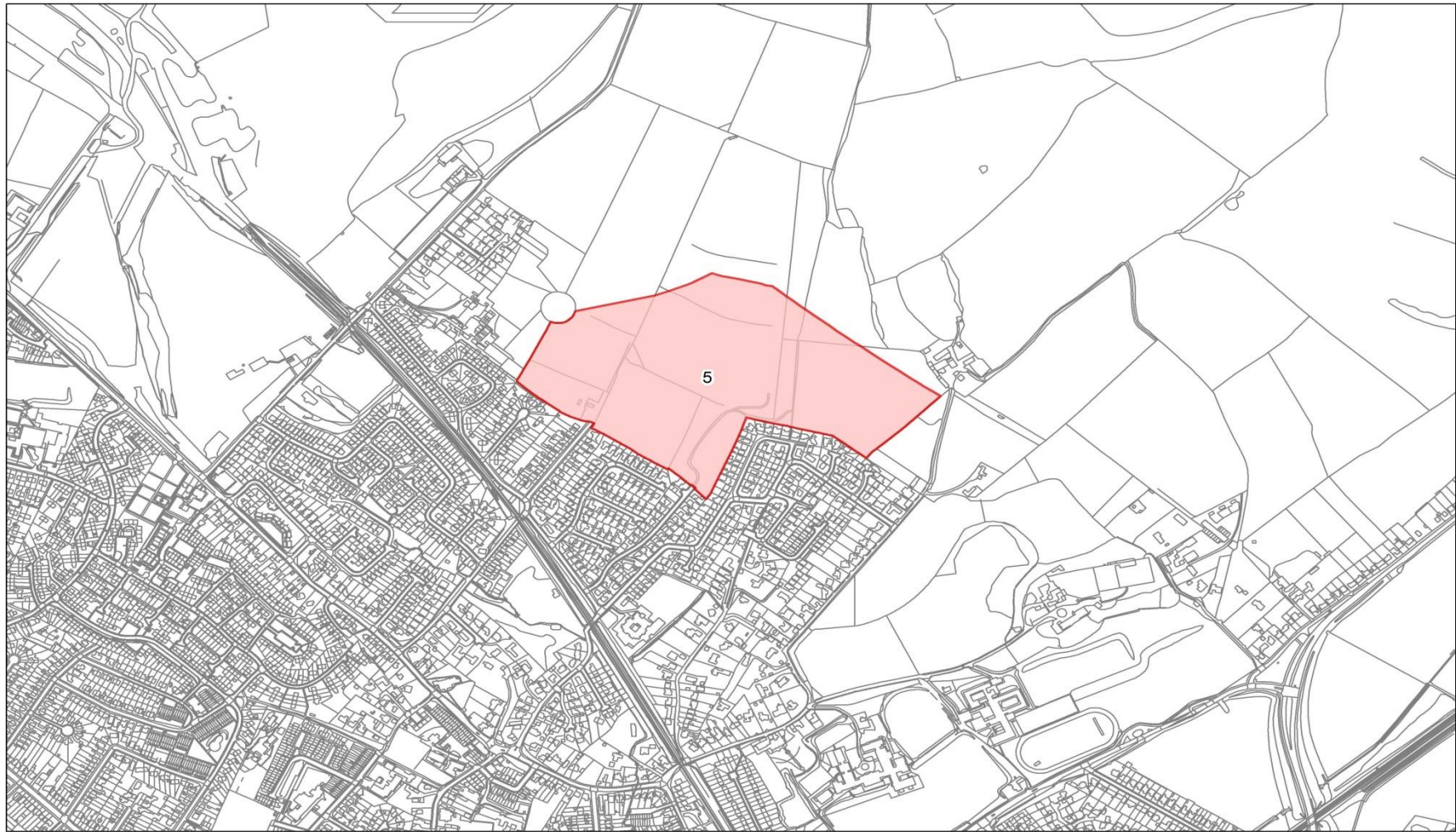
- 4.7 It is considered that the sites are unlikely to give rise to any significant cumulative effects in combination with other reasonable alternatives that would result in a particular need for a piece of infrastructure.

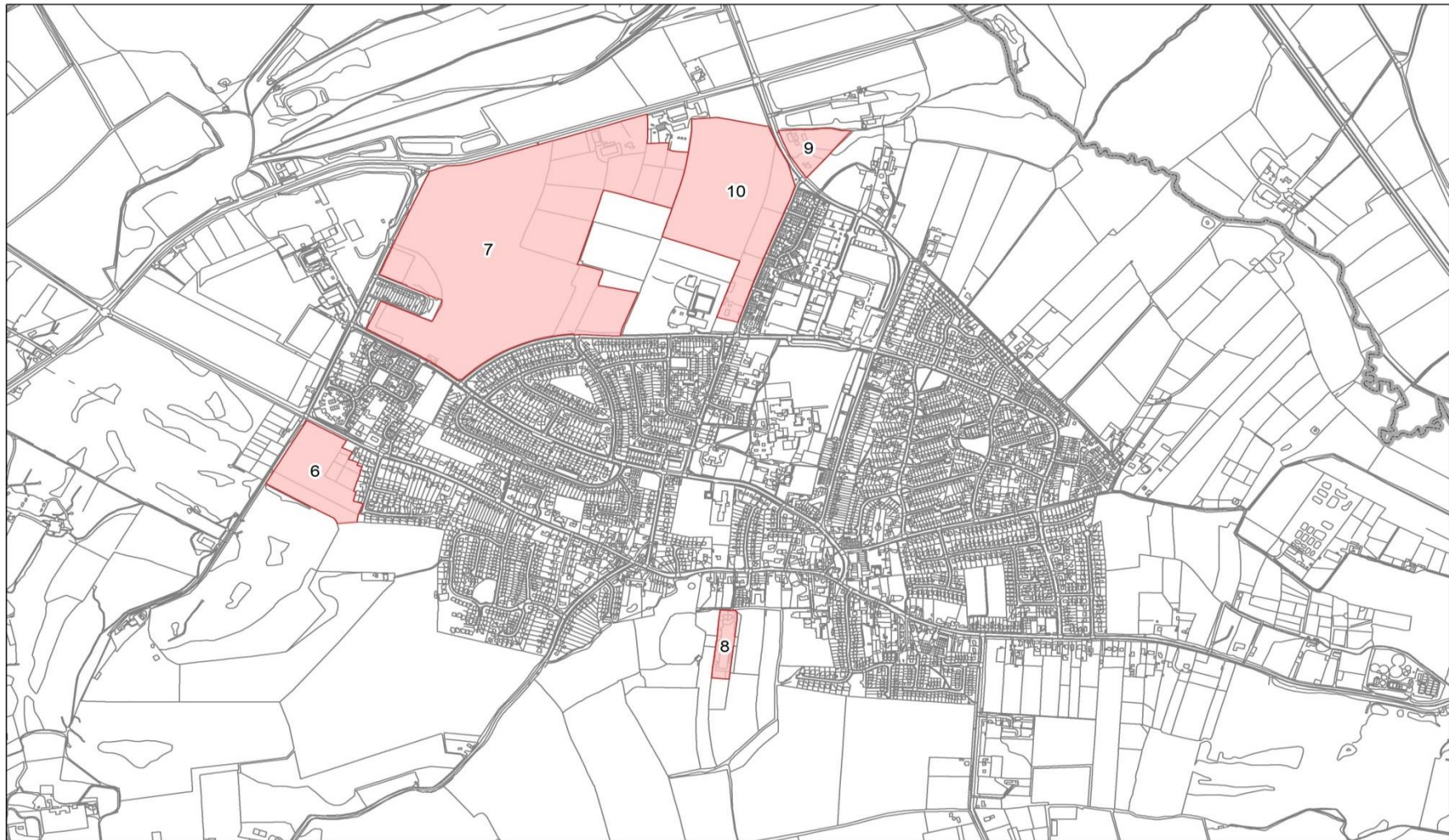


## Appendix 1: Maps



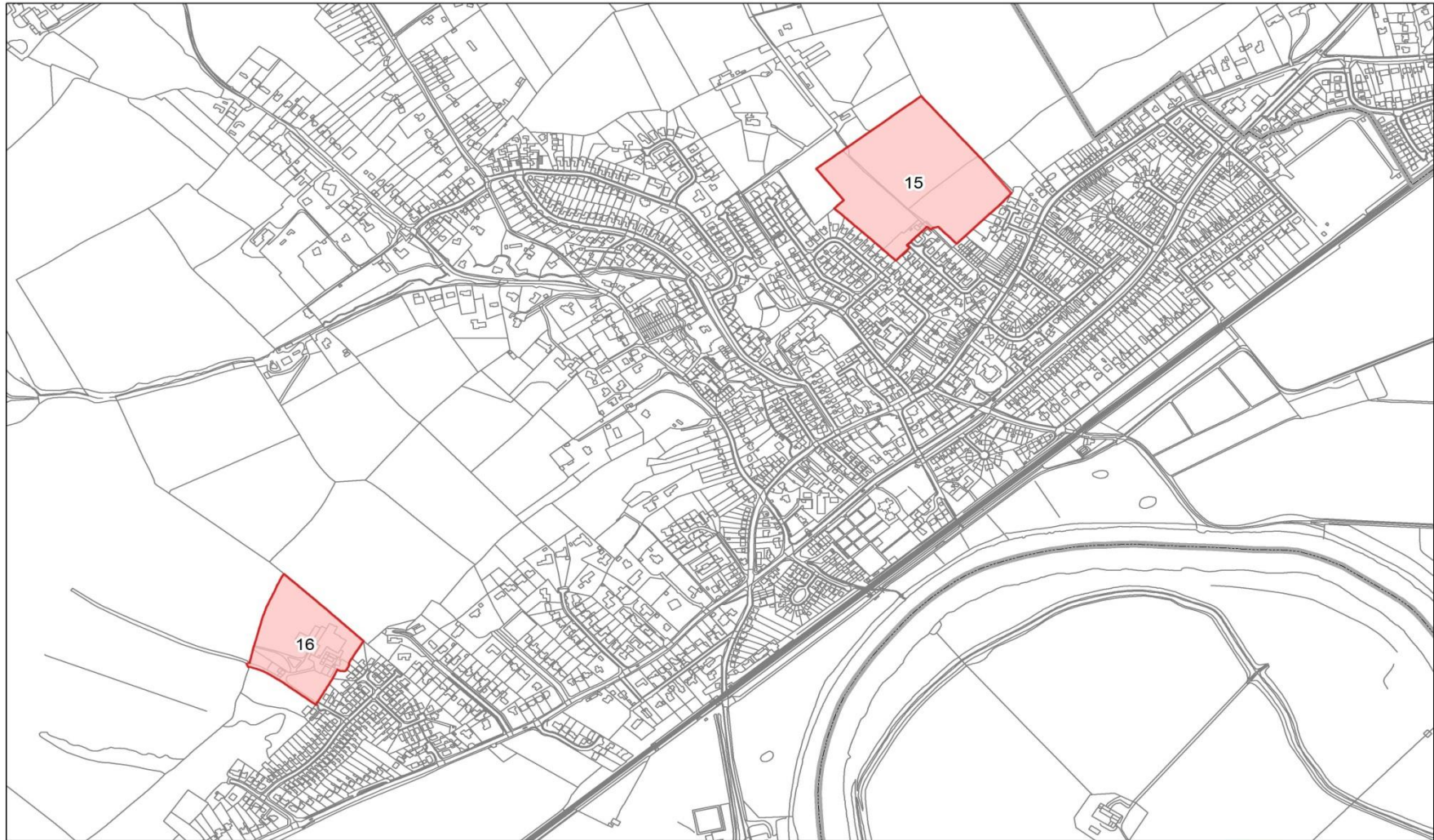




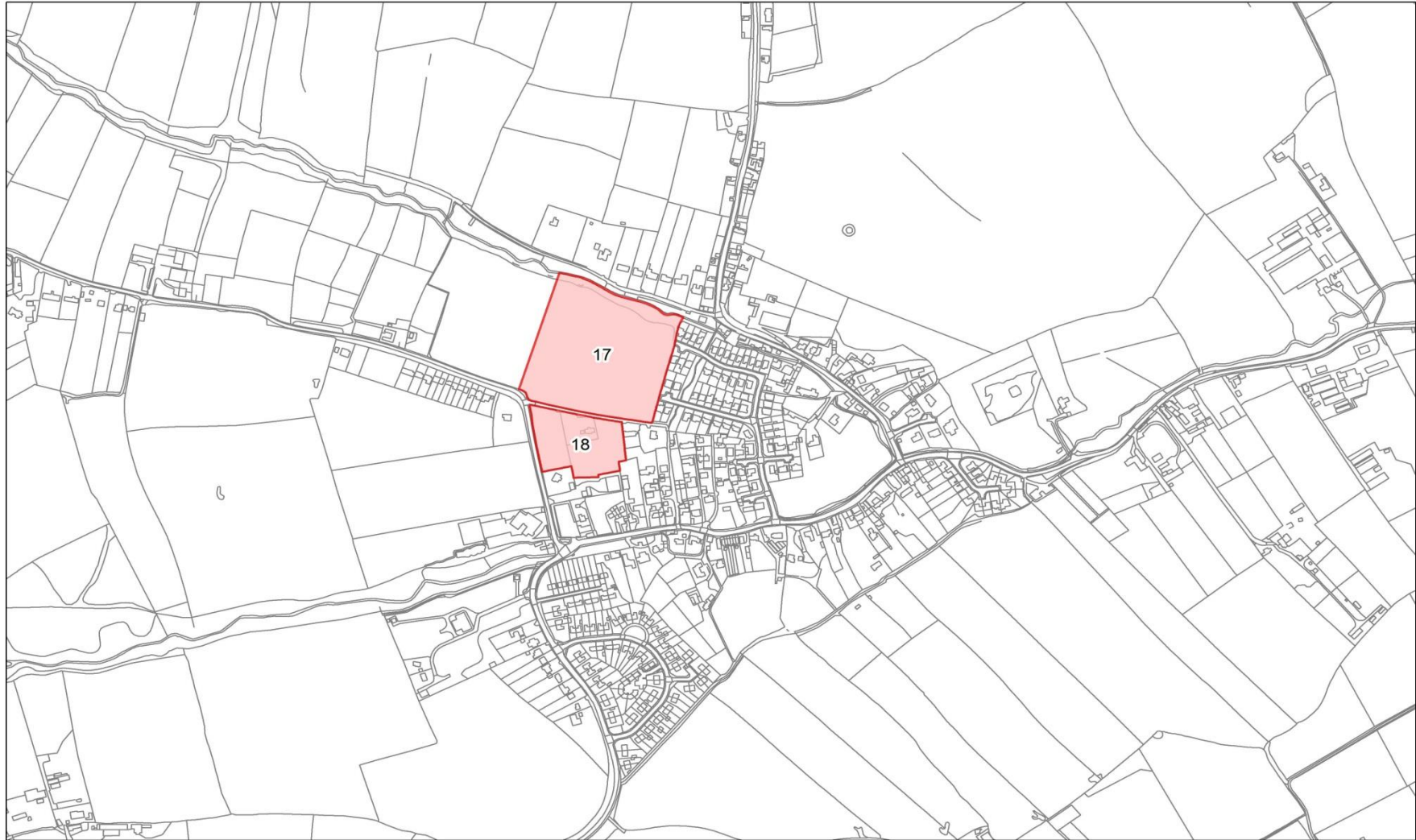


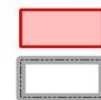
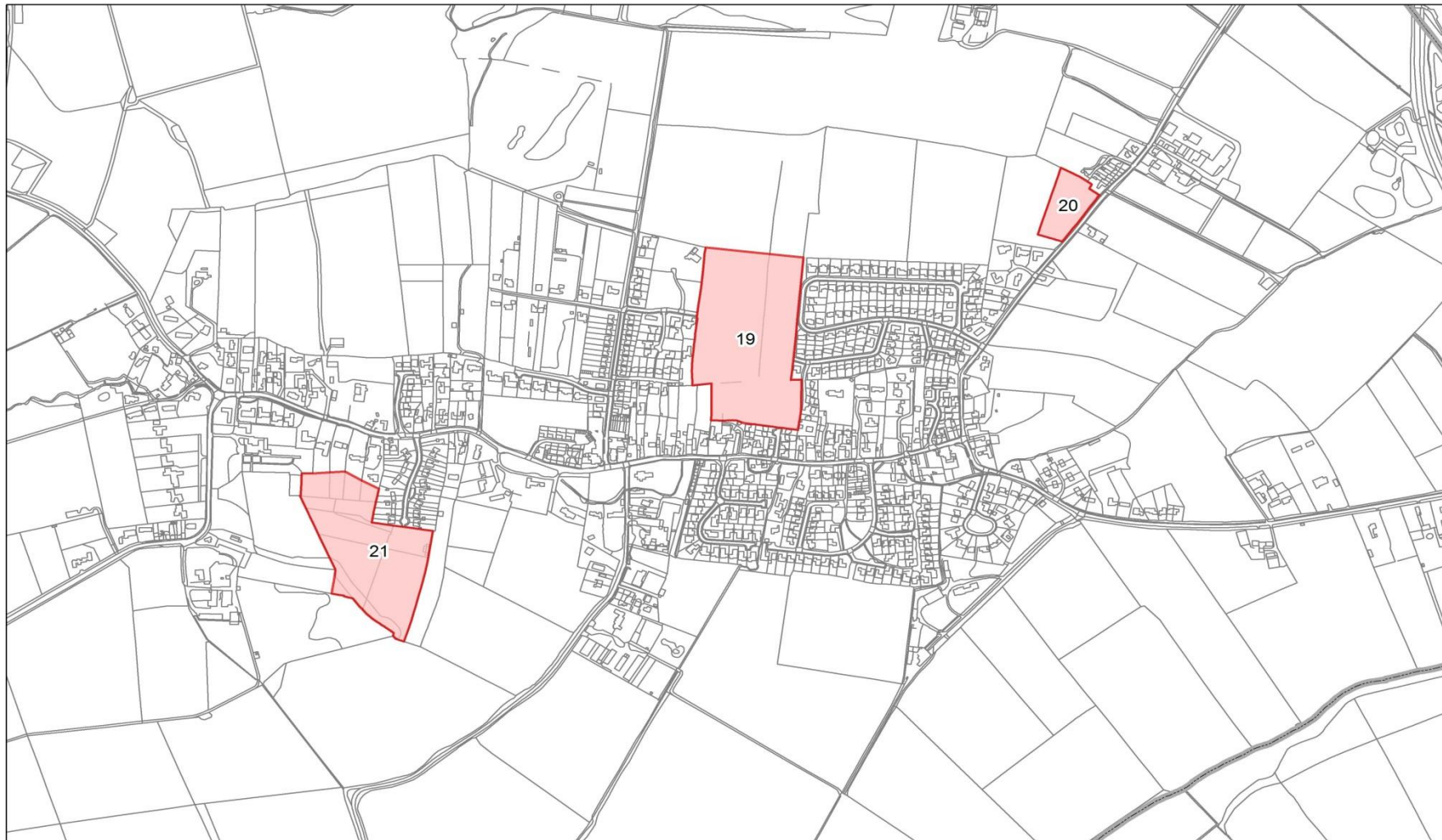














## Appendix 2: Infrastructure Schedules

### North of Bestwood Lodge Drive (site 2)

Site area	14.67 ha
Housing units	250
Affordable housing	30% (75 units)
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 desk top land contamination assessment (including a site walkover).	
Education	53 primary places - £607,100 40 secondary places - £690,400	Further discussion with both Nottingham City and Nottinghamshire County LEAs at planning application stage. Potential contributions to be agreed as part of S106 discussions
Emergency services	No abnormal requirements.	
Flood risk	The site is not in a high risk flood area for fluvial flooding. However, the EA maps indicate parts of the site are at a high risk of surface flooding. There is a drain running along the eastern part of the site. SUDS would be required.	Flood risk assessment focussed on surface water flooding required. Further discussion with EA and LLFA will be required as part of planning application process.
Health	Based on multiplier of £551 per dwelling, cost estimate is £137,800.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% 2.4 ha. A significant area of woodland is located on the western portion of the site that also provides part of the setting for the heritage asset of Bestwood Lodge.	The western part of the site should remain open and the woodland be retained. Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.

Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with utilities providers required as part of planning application.
Transport	Direct access from Bestwood Lodge Drive. A satisfactory access arrangement will be required depending upon the results of a detailed transport assessment. Subject to a pavement being provided on the north side of the road the access road would be of a sufficient width. Whilst noting the developer's initial Transport Assessment indicates no significant traffic impacts - a more detailed transport assessment is required that will need to consider potential impacts on key junctions in the County highway network area including the Oxclose Lane/Queen Bower Road junction which may require some mitigation work as this junction is likely to attract a high proportion of traffic. The access to the site may be suitable for the level of traffic proposed subject to a detailed Transport Assessment.	Transport Assessment and Travel Plan required. Further assessment and discussion with County Highways required.
Air Quality	Assessment in line with proposed Policy LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.

## 22 Kighill Lane, Ravenshead (part of site 13)

Site area	0.4 ha
Housing units	8
Affordable housing	n/a
Ownership/developer	Ongoing dialogue with owner/developer

Infrastructure	Summary assessment	Further Work/Funding
Community facilities	No requirements identified.	
Contamination	Phase 1 desk top land contamination assessment (including a site walkover).	
Education	1 primary place - £11,455 1 secondary place - £17,260	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions
Emergency services	No abnormal requirements.	
Flood risk	The site is not in a high risk flood area for fluvial flooding and is not located in an area identified by the EA as being at high risk of surface water flooding.	EA has commented that Further discussion with EA and LLFA as part of planning application process.
Health	Based on multiplier of £551 per dwelling cost estimate is £4,400.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	Contributions to offsite facilities may be required.	Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.
Transport	Satisfactory access can be achieved from Kighill Lane.	Further assessment and discussion with County Highways required.

Air Quality	Assessment in line with proposed Policy LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.
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**Steeles Way, Lambley (70 homes) (site 18).**

Site area	3.46 ha
Housing units	70
Affordable housing	30% (21 units)
Ownership/developer	Ongoing dialogue with owner/developer

<b>Infrastructure</b>	<b>Summary assessment</b>	<b>Further Work/Funding</b>
Community facilities	No requirements identified.	
Contamination	Phase 1 desk top land contamination assessment (including a site walkover).	
Education	15 primary places - £171,800 11 secondary places - £189,900	Further discussion with LEA at planning application stage. Potential contributions to be agreed as part of S106 discussions
Emergency services	No abnormal requirements.	
Flood risk	The site has a high risk surface water flooding issue on the northern boundary of the site. SUDS would be required.	EA has commented that Further discussion with EA and LLFA as part of planning application process.
Health	Based on multiplier of £551 per dwelling cost estimate is £38,600.	Further discussion with CCG as part of planning application process.
Green Infrastructure Open space	10% 0.35 ha.	Further discussion with GBC Parks and Street Care required. Potential contributions to be agreed as part of S106 discussions.
Utilities	No requirements identified.	Sewerage – detailed hydraulic modelling required and further discussion with Utilities providers required as part of planning application.

Transport	Catfoot Lane is substandard with no footway and visibility is limited due to bend and gradient. Satisfactory access cannot be achieved without 3rd party land. For access from Steeles Way/Orchard Rise the applicant would need to address any ransom strip issues.	Developer would need to demonstrate a satisfactory access solution could be achieved.
Air Quality	Assessment in line with proposed Policy LPD 11- Borough Council's Air Quality and Emissions Mitigation Guidance.	Mitigation (dependent upon detail of development). Damage cost calculation for larger proposals.