



# Preferred Approach: Site Selection Report

## Appendix B - Gedling

December 2022



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## 1.0 Introduction

- 1.1 This appendix should be read in conjunction with the Site Selection Document Report, which sets out the approach that has been taken to site selection.
- 1.2 This appendix provides details of the site selection process for Gedling Borough Council. It includes a series of Site Schedules which present the information and supporting material for each Reasonable Alternative site that has been considered. For each site, two key decisions have been made. Firstly, whether the site could be allocated for strategic development. This decision is taken with reference to the site in isolation. This includes considering whether:
- the site has practical and achievable means of access to the public highway;
  - if the site is within the Green Belt, there are defensible features which could be used to define the boundary of the Green Belt;
  - the site is being promoted for development;
  - there are other policy designations (such as open space or employment) and evidence suggesting the designation should continue;
  - a significant portion of the site is at risk of flooding;
  - development of the site would cause significant harm to a number of the factors identified (such as heritage, landscape, flooding).
- 1.3 Secondly, consideration has been given as to whether a site should be allocated for strategic development. This is a comparative exercise between the sites being considered. Where it is considered appropriate to recommend the strategic allocation of a site, the whole of the site put forward for development has not automatically been recommended.
- 1.4 For Gedling Borough the assessment of the Reasonable Alternatives has shown that there are thirteen Reasonable Alternative sites in Gedling Borough as set out below and as shown on the plan provided at the end of this section:

Reference	Name of site	Site Assessment page number
G01.2PA	Silverland Farm, Ricket Lane Site B	8
G03.1/G03.2PA	Top Wighay Farm	14
G03.3PA	Land at Hayden Lane, Hucknall	21
G03.4PA	North of Papplewick Lane	Not assessed
G05.1/G05.2PA	New Farm	27
G06.1PA	Land off Oxtan Road	34
G06.2/G06.3/G06.4PA	Ramsdale Park Golf Course/Main Street and Georges Lane	41
G07.1PA	Land at Stockings Farm, Redhill	50
G07.2/G07.3PA	Land at Middlebeck Farm, Mapperley	57

Reference	Name of site	Site Assessment page number
G09.3PA	Gedling Colliery/Chase Farm	64
G10.1PA	Colwick Loop Road, Burton Joyce	68
G11.1PA	Land to east of Teal Close	74
G11.2PA	Teal Close	80

1.5 Out of these thirteen sites, four relate to existing strategic allocations, as follows:

- Teal Close (G11.2PA) is an existing strategic allocation in the Aligned Core Strategy which has been granted planning permission and is under construction but not substantially completed. The site schedule therefore cross refers to the planning permissions on the strategic allocation as the issues covered by the site schedule have already been considered through the planning application process.
- Gedling Colliery/Chase Farm (G09.3PA) is an existing strategic location in the Aligned Core Strategy and an allocation in the Local Planning Document. The site has been granted planning permission and is under construction but not substantially completed. The site schedule therefore cross refers to the planning permissions as the issues covered by the site schedules have already been considered through the planning application process.
- Top Wighay Farm (G03.1/G03.2PA) includes the existing housing and employment allocations identified in the Aligned Core Strategy plus additional land to the north and east. The existing strategic allocation in the Aligned Core Strategy has been granted outline planning permission for residential and employment use and detailed permission has been granted on part of the employment allocation but neither residential or employment development has yet commenced. The site selection exercise focusses on the part of the site that is not already allocated for development.
- North of Papplewick Lane (G03.4PA) is an existing strategic site allocated in the Aligned Core Strategy. The site was not assessed as part of the site selection exercise because it is currently under construction and substantially completed.

1.6 There are effectively nine remaining Reasonable Alternative sites, given that the Top Wighay Farm site is included both as an existing strategic allocation and additional land. As such:-

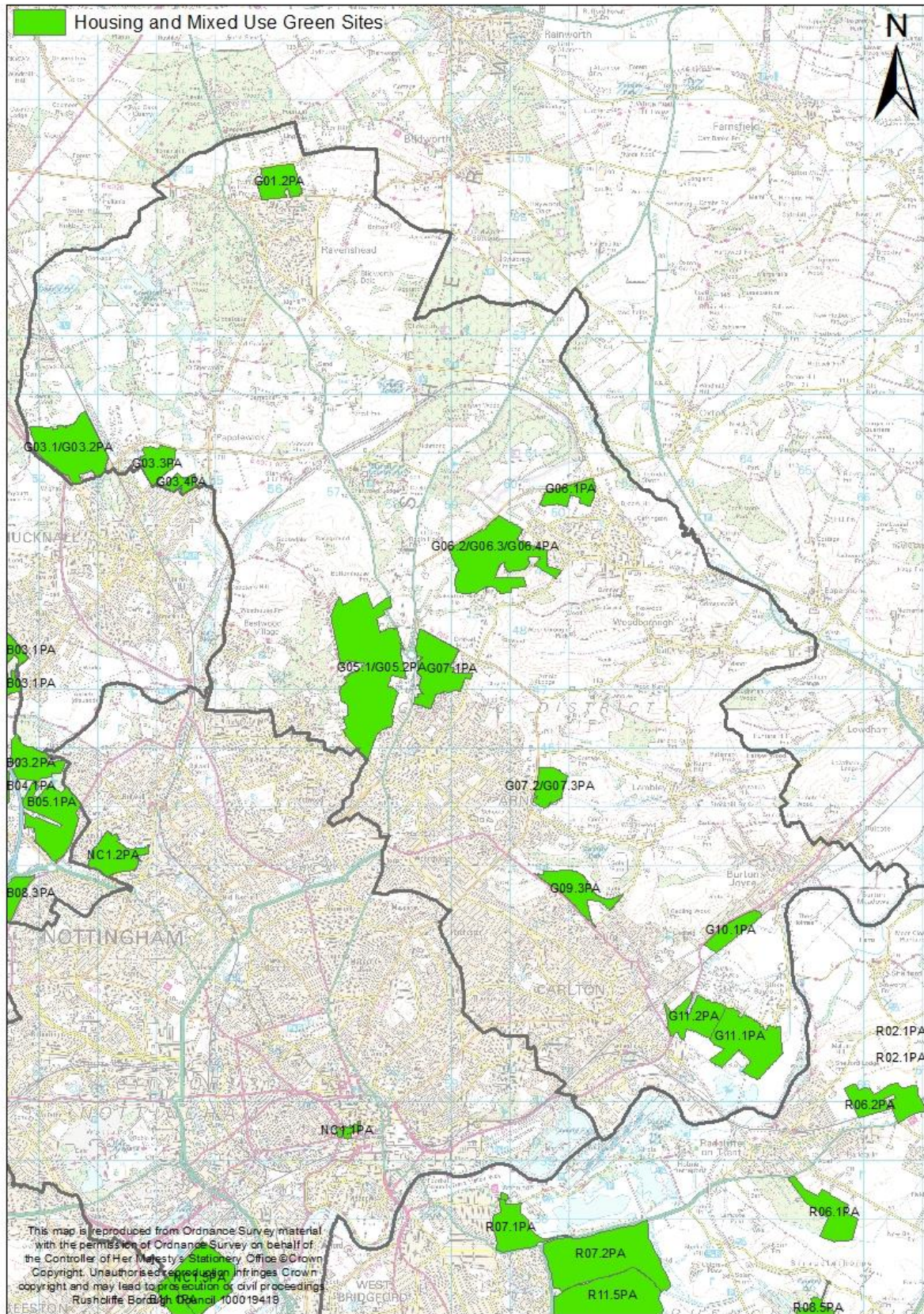
- Constraints relating to six Reasonable Alternative sites mean that the remaining area is not considered strategic and it is not appropriate to consider the site further through the preparation of the Greater Nottingham Strategic Plan. Consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan:-
  - Silverland Farm, Ricket Lane Site B (G01.2PA)
  - New Farm (G05.1/G05.2PA)
  - Land off Oxtan Road (G06.1PA)

- Ramsdale Park Golf Course/Main Street and George's Lane (G06.2/G06.3/G06.4PA)
- Land at Stockings Farm, Redhill (G07.1PA)
- Land at Middlebeck Farm, Mapperley (G07.2/G07.3PA)
- For two Reasonable Alternative sites, constraints relating to the sites mean that the site is not considered suitable for allocation:-
  - Colwick Loop Road (G10.1PA)
  - Land at Hayden Lane (G03.3PA)
- For two Reasonable Alternative sites, constraints relating to the sites mean that part of the site is considered suitable for allocation in the Greater Nottingham Strategic Plan:-
  - Land to the east of Teal Close G11.1PA. This sites adjoins and is immediately to the east of the existing strategic allocation at Teal Close (G11.2PA).
  - Top Wighay Farm (G03.1/G03.2PA). Note that the extent of the Reasonable Alternative site includes the existing housing and employment allocations identified in the Aligned Core Strategy plus additional land to the north and east.

- 1.7 As stated above, the site selection exercise concludes that parts of two Reasonable Alternative sites are suitable for strategic allocation.
- 1.8 **Land to the east of Teal Close** meets the sequential approach for locating development in the highest level of the settlement hierarchy - within or adjoining the main built up area of Nottingham - which is regarded as the most sustainable location for growth. Development in this location would constitute a logical extension of the existing strategic allocation at Teal Close which is currently delivering housing and employment land.
- 1.9 Eastern parts of the strategic allocation are within Flood Zone 3 and also form a buffer with the Local Nature Reserve to the south and Stoke Bardolph village to the north east. Whilst land to the west adjoining the existing allocation is more suitable for development, the allocation of part of the Reasonable Alternative site as a strategic allocation would result in the need to amend the Green Belt boundary and is not progressed in light of the Ministerial Statement made on 6 December 2022 and to be made clear in an updated National Planning Policy Framework.
- 1.10 Additional land to the north and east of the **Top Wighay Farm** strategic allocation is identified for development in the Preferred Approach document as it meets the sequential approach for locating development in the second highest level of the settlement hierarchy – adjoining the Sub Regional Centre of Hucknall. The strategic allocation is to be rolled forward through the plan making process and the additional land to the north identified as a strategic allocation which would be a logical extension to the existing strategic allocation which is anticipated to commence housing delivery in 2024. The extension would deliver housing needed within the plan period. The site comprises existing safeguarded land and development in this location would not therefore require a change to the Green Belt boundary.

- 1.11 The boundaries of the strategic allocation have been defined to exclude those areas of the Reasonable Alternative site that are to the east of the existing strategic allocation. The area to the south is within the Green Belt and the area to the north comprises existing safeguarded land. It is considered that both areas form an important buffer between the existing strategic allocation and Linby village. The strategic allocation also excludes an existing area of safeguarded land to the west of the site that has not been proposed for development at the current time. The capacity of the site has been calculated as 640 homes by applying a density of 20 dph.
- 1.12 In conclusion, the Preferred Approach includes four strategic allocations within Gedling Borough as follows:-
- Teal Close
    - Existing allocation for housing and employment uses.
  - Gedling Colliery Chase Farm
    - Existing allocation for housing and employment uses.
  - North of Papplewick Lane
    - Existing housing allocation.
  - Top Wighay Farm
    - Existing allocation for housing and employment uses plus a proposed extension for a further 640 homes.

### Map of Reasonable Alternative Sites in Gedling Borough



# Site Schedules



### G01.2PA Silverland Farm, Ricket Lane Site B

#### Satellite Image



#### Map



Factors	Details
<b>SHLAA reference</b>	G920.
<b>Size</b>	34.44 ha.
<b>No of dwellings/ estimated employment floorspace</b>	700 homes
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	Past or present use: farm and former landfill.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 3.
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p>The site was added to the SHLAA in 2015. The site is in the Green Belt and adjacent to Ravenshead village. As the site falls within the setting of Fountain Dale Moat Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. The housing capacity of this site has been amended from 1,033 homes to 700 homes to accord with Policy LPD 33 of the Local Planning Document.</p>
<b>Growth Options Study Conclusions</b>	<p>Broad Area of Search Assessment: Ravenshead Extension</p> <p>Potential area for strategic growth Development in this area would need to consider the landscape and ecology constraints identified. Growth to the west and south of the settlement is constrained due to the presence of extensive woodland (including Ancient Woodland) and Royal Society for the Protection of Birds - Important Bird Area Boundary. In addition, ribbon development along Mansfield Road and Longdale Lane should be avoided due to the low levels of accessibility in the location.</p>
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins a Key Settlement.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

## Infrastructure

Type	Comments
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified.

Type	Comments
	Water Supply – No abnormal requirements identified. Waste Water – No abnormal requirements. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements identified.
<b>Education</b>	The 2020 Growth Options Study states that the area of search is favourably located to existing primary schools. The nearest primary schools within 400m of the site, at Ravenshead, has a small surplus capacity of 16 places. There are no secondary schools within 1600m of the site. One secondary school is within 3900m of the site and has a small surplus of 5 places in capacity. Additional or extensions to existing education facilities may be required to support growth generated from the site's development.
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgery is in Ravenshead. Part of the area of search also falls outside of existing catchment areas (from data published in March 2020 and submitted by GP practices) subject to further investigations.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Proximate to the River Leen GBI regional corridor in the vicinity of Newstead Abbey Park and off-site contributions towards enhancement of this corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

Objective	Score	Objective	Score
<b>1. Housing</b>	++	<b>9. Brownfield Land</b>	--
<b>2. Employment and Jobs</b>	0	<b>10. Energy and Climate Change</b>	?
<b>3. Economic Structure and Innovation</b>	0	<b>11. Pollution and Air Quality</b>	-
<b>4. Shopping Centres</b>	+	<b>12. Flooding and Water Quality</b>	-
<b>5. Health and Well Being</b>	+	<b>13. Natural Environment, Biodiversity, Blue and Green Infrastructure</b>	-

Objective	Score	Objective	Score
6. Community Safety	?	14. Landscape	-
7. Social Inclusion	+	15. Built and Historic Environment	-
8. Transport	++	16. Natural Resources and Waste Management	-

### Other Factors

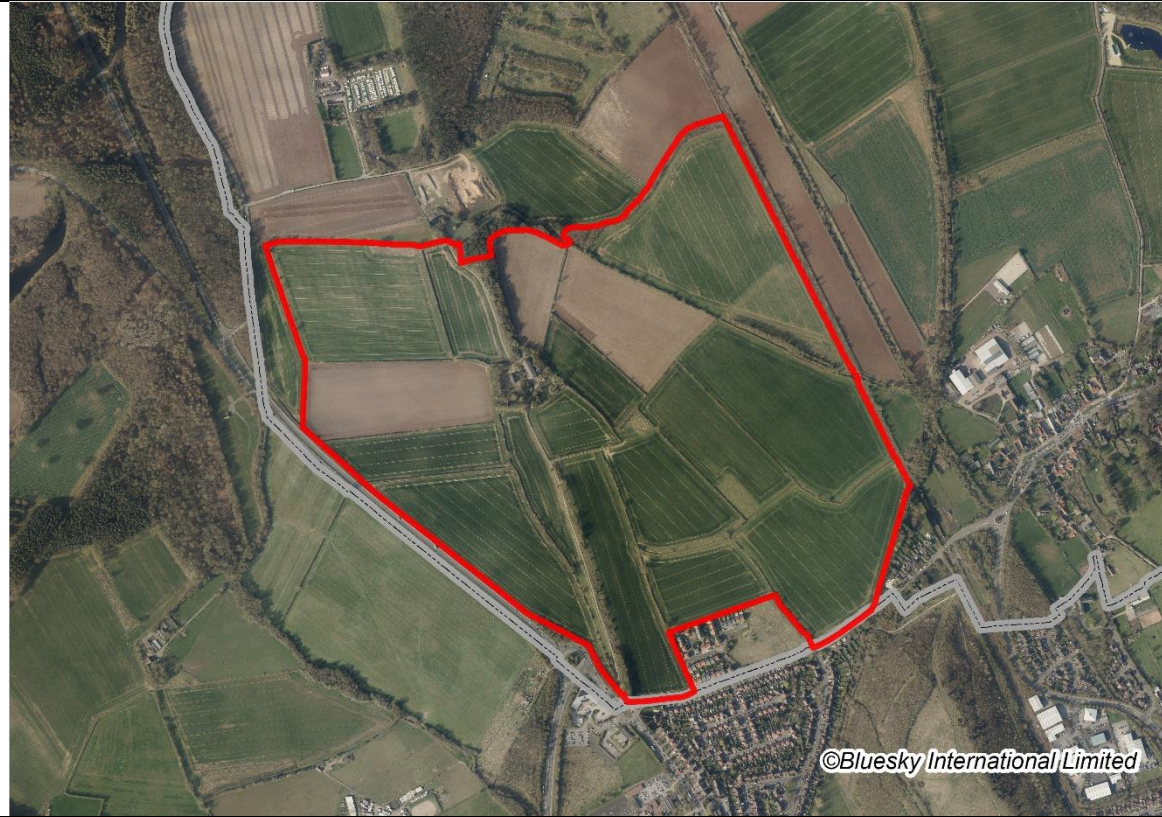
Topic	Commentary
<b>Green Belt</b>	<p>Site is in the Green Belt.</p> <p>Site falls within the Ravenshead North broad area which scores 10/20 in the 2022 Green Belt Review. The most relevant criteria is 'assisting in safeguarding the countryside from encroachment' as there is little encroachment due to few inappropriate developments scattered around the area.</p>
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to a Key Settlement with services and facilities including primary education and secondary education. However, necessary travel would include journeys to work and higher order retail/services with the probability of there being greater energy use and Green House Gas emissions arising from movements to and from the development than sites within or on the edge of the urban area.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	<p>Site is not within or near an Air Quality Management Area.</p>
<b>Transport / Accessibility</b>	<p>Access from Main Road to south and Rickets Lane to the north. Improvements are likely to be required to the Larch Farm junction to accommodate the scale of development proposed.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Ravenshead local shopping centre.</p>

Topic	Commentary
	<ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling</u>: primary school, post office, pharmacy</li> <li>• <u>30 minutes travel time by public transport and cycling</u>: GP surgery, leisure centre, community centre</li> </ul> <p>There is no employment site in the village. Nearest employment site is <u>not</u> within 30 minutes travel time by public transport, walking or cycling. There are bus stops on Main Street for the following bus services: 141 and 445A (up to every 30 minutes).</p>
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site falls within area of high risk of flooding from surface water (0.32 ha), medium risk of flooding from surface water (0.72 ha) and low risk of flooding from surface water (1.46 ha).</p>
<b>Natural Environment</b>	<p>No known designated nature conservation assets and local designations within the site. Potential proposed Sherwood Forest Special Protection Area (ppSPA) in recognition of the populations of woodlark and nightjar in the locality.</p>
<b>Historic Environment</b>	<p>Site is within the setting of a Scheduled Monument (Fountain Dale moat).</p> <p>The Heritage Assets Assessment concludes that development towards and onto the ridge line when viewed from the north would encroach on the relatively open and remote rural setting of the Monument at Fountain Dale moat having a moderate impact on its rural setting. Mitigation – development on the Silverland Farm site B should be restricted to the southern parts of the site to provide a suitable undeveloped buffer zone between the development site and the ridge line.</p>
<b>Landscape and topography</b>	<p>The site is a sloping series of fields on the northern edge of the settlement which are currently in equestrian and agricultural use. The value of the landscape in the study area is considered to be low, due to the lack of conservation interests and degraded quality of the site and study area. There is a medium susceptibility to development given that the site is an extension to the settlement which notably extends into the adjoining countryside. Overall there is considered to be a low landscape sensitivity. There is a low visual value, but a high level of susceptibility due to the site forming a key part of the landscape context to Ravenshead, as well as</p>

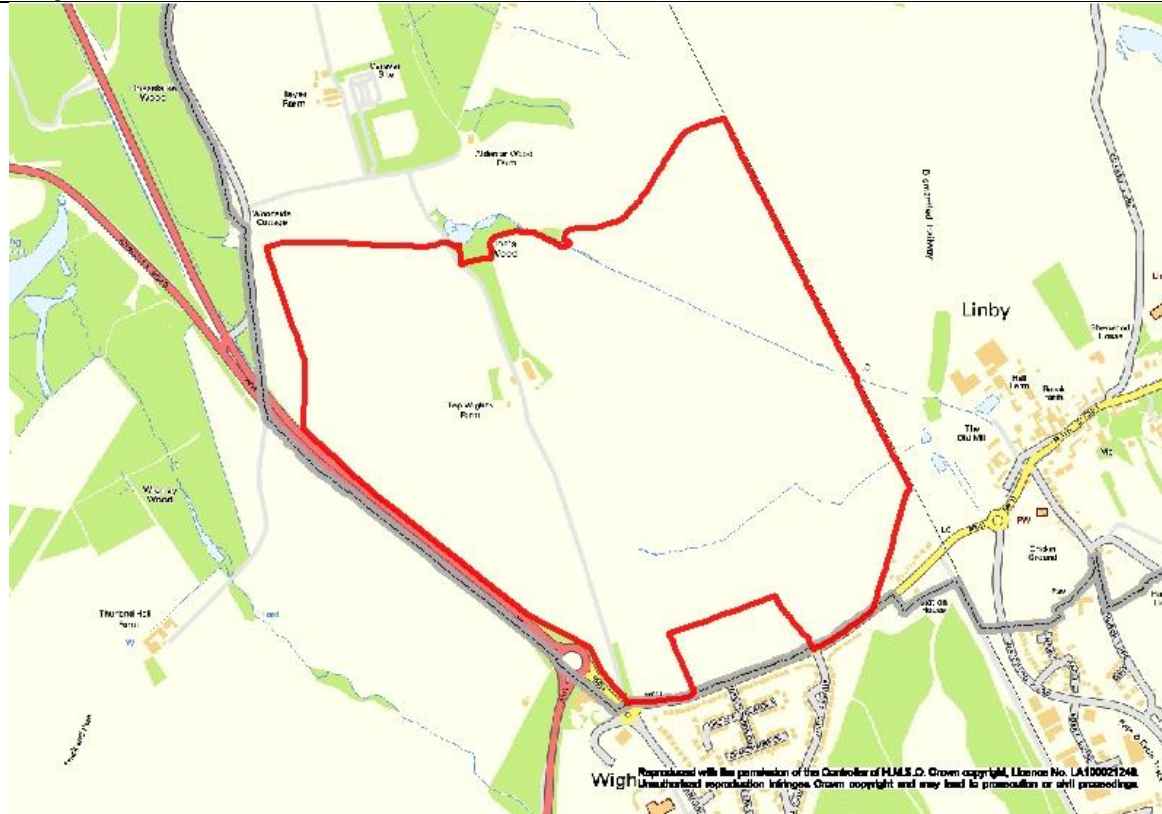
Topic	Commentary
	the relatively large number of receptors. Overall, there is a medium visual susceptibility to development of the site.
<b>Consultation Response</b>	Overall there were concerns about the potential impact of growth in this location on highways and infrastructure, loss of Green Belt, countryside and wildlife including on the ppSPA for birds.
<b>Conclusion</b>	<p>The site adjoins the Key Settlement of Ravenshead. Landscape sensitivities and the setting of the Fountain Dale moat Scheduled Monument to the north would require a substantial landscape buffer across the northern part of the site. Account would also need to be taken of the ppSPA. Consequently, the capacity of the site is reduced to a level which is not considered to be strategic in scale.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p> <p>Further consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan.</p>

**G03.1/G03.2PA Top Wighay Farm**

**Satellite Image**



**Map**



Factors	Details
<b>SHLAA reference</b>	Part of G989 (which comprises the existing strategic allocation excluding the 38 homes already built and the Local Wildlife Site 5/977) and G1155.
<b>Size</b>	92.65 ha.
<b>No of dwellings/ estimated employment floorspace</b>	1,600 homes/mixed use.  Up to 49,500 square metres of employment uses on 8.55 ha of land (gross).
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	Past or present use: farm and former brick works.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 2 (49.20 ha), grade 3 (42.81 ha), grade 3a (7.67 ha), grade 3b (76.90 ha), other (1.49 ha) and not surveyed (0.12 ha).
<b>SHLAA Conclusion</b>	<p><u>Site is developable 6-10 years</u></p> <p><u>SHLAA site G989</u> The site is allocated for 845 homes in the Aligned Core Strategy and part of the site for 38 homes (2014/0950) is built. Outline planning permission for mixed-use development comprising 805 homes (2020/0050) granted in March 2022.</p> <p><u>Site could be suitable</u></p> <p><u>SHLAA site G1155</u> The site was added to the SHLAA in 2019. The site boundary was amended in 2020 to only include the safeguarded land and the land to the south of the safeguarded land. A small part of the site (southern area) falls within the Green Belt and the remainder of the site currently falls part of the designated safeguarded land ("Top Wighay Farm, Hucknall") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site falls within the setting of Annesley Motte and Bailey Castle Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site contains a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. As the site is part of a Local Wildlife Site, Policy LPD 18 of the Local Planning Document states that planning permission should not be granted for proposals that affect designated sites for nature conservation unless the justification for the</p>



<b>Factors</b>	<b>Details</b>
	development clearly outweighs the biodiversity value and other value of the site. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document
<b>Growth Options Study Conclusions</b>	Broad Area of Search Assessment: North of Hucknall  Land at Top Wighay Farm east (29.5 ha) and Top Wighay Farm west (63 ha), are located in the west of this area of search (north of Hucknall). The sites are free from major constraints and suitable for development pending further site investigations (including landscape impacts).
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins Hucknall Sub Regional Centre.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

## Infrastructure

<b>Type</b>	<b>Comments</b>
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified. Water Supply – Potential improvements may be required. Waste Water – No abnormal requirements identified. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements identified.
<b>Education</b>	The 2020 Growth Options Study states that the area of search is favourably located to both existing primary schools and secondary schools. However, there is small deficit in capacities for primary schools within 400m of the area of search (1 place) and secondary schools within 1600m of the site (-16 places). Additional or extensions to existing education facilities may be required to support growth generated from the area of search's development.
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgery is about 2km away from the site. Part of the area of search also falls outside of existing catchment areas (from data published in March 2020 and submitted by GP practices) subject to further

Type	Comments
	investigations. The area of search is approximately 2.9km from BMI The Park Hospital which provides private acute healthcare services. Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the strategic corridors Bestwood to Newstead via Linby Trail (corridor G24) and off-site contributions towards enhancement of the corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

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

### Other Factors

Topic	Commentary
<b>Green Belt</b>	Part of the site is in the Green Belt (7.81 ha).  The south eastern corner of the site falls within the Hucknall North broad area which scores 14/20 in the

Topic	Commentary
	2022 Green Belt Review. The most relevant criteria are 'checking the unrestricted sprawl of settlements' and 'prevent neighbouring settlements from merging'.
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to the sub regional centre of Hucknall with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and Green House Gas emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	Site is not within or near an Air Quality Management Area.
<b>Transport / Accessibility</b>	<p><u>SHLAA site G989</u> No comments provided from Highways through the SHLAA process due to the fact the site is currently an existing strategic site in the Part 1 Local Plan.</p> <p><u>SHLAA site G1155</u> Site would require a Transport Assessment in support of the application. Development should be through Top Wighay site to the west. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Hucknall local shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, post office, library, pharmacy, community centre</li> </ul> <p>Nearest employment site is within 30 minutes travel time by public transport and cycling. There are bus stops on Wighay Road and Annesley Road for the following bus services: 141 and the Three [3A, 3B and 3C] (up to every 10 minutes).</p>

Topic	Commentary
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site falls within area of high risk of flooding from surface water (0.76 ha), medium risk of flooding from surface water (1.46 ha) and low risk of flooding from surface water (8.02 ha).</p> <p>Site falls within area susceptible to groundwater flooding.</p>
<b>Natural Environment</b>	<p>Part of site contains a Local Wildlife Site 2/81 Top Wighay Farm Drive and part of Local Wildlife Site 2/82 Joe's Wood falls within the site. Site adjoins Local Wildlife Site 5/977 Top Wighay Road Grassland. Potential proposed Sherwood Forest Special Protection Area (ppSPA) in recognition of the populations of woodlark and nightjar in the locality.</p>
<b>Historic Environment</b>	<p>Site is within the setting of a Scheduled Monument (Annesley Motte and Bailey Castle) which is located within the boundaries of Annesley Hall Registered Park and Garden.</p> <p>Non-designated heritage asset within the site (List No. 80 "Archaeological Remains Potential Pre-historic to Roman settlement, Top Wighay Farm")</p> <p>The surrounding farmlands form part of the immediate historic setting to Linby Conservation Area. The proposed strategic site allocation would result in minor harm to the setting of Linby Conservation Area which derives significance from its agricultural history and surroundings.</p> <p>The introduction of modern built form on the northern and western parts of the site close to the south-east boundary of the Park would result in a moderate impact on the wider setting of the Registered Park and Garden.</p> <p>In terms of mitigation in relation to the minor impact on Linby Conservation Area, the inclusion of a landscape buffer along the eastern and south eastern boundary of the site to protect the green space in between the village and the proposed site. For the Registered Park and Garden, it is considered that the inclusion of a suitably landscaped wooded buffer around the north and western boundary of the site (including along the A611 in this vicinity) would be required.</p>

Topic	Commentary
<b>Landscape and topography</b>	Although a large area, important landscape elements could be retained and loss confined to arable land predominantly and with little or no recreational value other than as open land. It is visually contained and has defensible well defined boundaries on all sides.
<b>Consultation Response</b>	Concerns expressed included the potential impact of growth on infrastructure, highways, loss of safeguarded land and countryside. Some respondents mentioned impacts on existing Local Wildlife Sites including at Top Wighay Road Grassland and Joe's Wood. Potential improvements to water infrastructure may be needed to support significant growth north west of Nottingham towards Hucknall. Some respondents supported the allocation of the site as it was accessible to the Nottingham Express Tram stop nearby.
<b>Conclusion</b>	<p>The site comprises the housing and employment allocations identified in the Aligned Core Strategy plus additional land to the north and east. The site adjoins the sub regional centre of Hucknall. The key constraints affecting the areas of the site that are not already allocated for development relate to landscape, conservation and ecology. The two fields to the east of the site are not included in the allocation to enable consideration to be given to the need for a landscape buffer along the eastern and south-eastern boundaries of the site in order to mitigate the potential impact on the rural setting of the Linby Conservation Area. Account would need to be taken of the ppSPA. Account will need to be taken of the potential impact of the extension to the allocation on the Local Wildlife Site within the site.</p> <p><b>The site is being considered for allocation as a strategic site.</b></p>

### G03.3PA Land at Hayden Lane, Hucknall

#### Satellite Image



#### Map



<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	G1220.
<b>Size</b>	26.92 ha.
<b>No of dwellings/ estimated employment floorspace</b>	450 homes.
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	No known land contamination.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 2.
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p>The site was added to the SHLAA in 2021. The site is in the Green Belt and located adjacent to Hucknall and also located close to but not immediately adjacent to Linby village. The site adjoins housing allocation site H10 in the Local Planning Document (SHLAA site G460). As the site is within the setting of Grade II Listed Buildings and a Registered Park and Garden, any proposals on the site should accord with Policy LPD 27 and Policy LPD 29 of the Local Planning Document. Consideration would also need to be given to the Linby Parish Neighbourhood Development Plan. Highway comments state that due to the scale of development, highway and transport infrastructure improvements would be required.</p>
<b>Growth Options Study Conclusions</b>	<p>Broad Area of Search Assessment: North of Hucknall</p> <p>The site was not specifically considered in the Growth Options study but is located within the broad area of search.</p> <p>Land east of the broad area of search should not be developed to prevent coalescence with Linby.</p>
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins Hucknall Sub Regional Centre.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

Type	Comments
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified. Water Supply – No abnormal requirements identified. Waste Water – No abnormal requirements identified. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements identified.
<b>Education</b>	The site was not considered in the 2020 Growth Options Study, however, the area of search is favourably located to both existing primary schools and secondary schools. There is a small deficit in capacities for primary schools within 400m of the area of search (1 place) and secondary schools within 1600m of the site (-16 places). Additional or extensions to existing education facilities may be required to support growth generated from the area of search's development.
<b>Health</b>	The site was not considered in the 2020 Growth Options Study. However, the nearest medical surgery is about 2km away from the site. Part of the area of search also fall outside of existing catchment areas (from data published in March 2020 and submitted by GP practices) subject to further investigations. The area of search is approximately 2.9km from BMI The Park Hospital which provides private acute healthcare services. Across Greater Nottinghamshire, acute healthcare provision is generally highly drawn on and additional services may be required to support existing and future needs.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the strategic corridors Bestwood to Newstead via Linby Trail (corridor G24) and off- site contributions towards enhancement of the corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

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



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

#### Other Factors

Topic	Commentary
<b>Green Belt</b>	<p>Site is in the Green Belt.</p> <p>Site falls within the Hucknall East broad area which scores 17/20 in the 2022 Green Belt Review. The key criteria are 'preventing neighbouring settlements from merging' and 'preserving the setting and special character of historic settlements'. Development would significantly reduce the gap between Linby and the existing Top Wighay Farm strategic allocation to the west, and the gap between Linby and Papplewick to the east. Development would have a significant adverse impact on the historic settlements of Linby and Papplewick (including the Conservation Areas).</p>
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to the sub regional centre of Hucknall with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and GHG emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>

Topic	Commentary
<b>Impact on Air Quality</b>	Site is not within or near an Air Quality Management Area.
<b>Transport / Accessibility</b>	<p>Site would require a Transport Assessment in support of the application. Improvements would be required to Hayden Lane if access is proposed from the highway fronting the development site. Access arrangements would also be required onto Linby Lane. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Hucknall local shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, community centre, post office, library, pharmacy</li> </ul> <p>Nearest employment site is within 30 minutes travel time by public transport and cycling. There are bus stops on Main Street, Linby and Ethel Avenue for the following bus services: 141 and the Three [C2] (up to every 10 minutes).</p>
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site falls within area susceptible to groundwater flooding.</p>
<b>Natural Environment</b>	No known designated nature conservation assets and/or local designations within the site. Potential proposed Sherwood Forest Special Protection Area (ppSPA) in recognition of the populations of woodlark and nightjar in the locality.
<b>Historic Environment</b>	Site is adjacent to Linby Conservation Area. Site is within the setting of several Grade II Listed Buildings at The Old Rectory, Glebe Boundary Marker 110 metres South East of the Old Rectory, Glebe Boundary Marker 150 metres South East of the Old Rectory and Castle Mill. Site is within the setting of a Registered Park and Garden (Papplewick Hall).

Topic	Commentary
	Development would severely impact the rural character, appearance and setting of Linby village and conservation area leading to con-joining of Hucknall to Linby. To a lesser extent development would also impact on Papplewick conservation area.
<b>Landscape and topography</b>	Intact landscape character and rural nature of Hayden Lane add value, including recreational value, as a setting for Linby and to a lesser extent Papplewick. Visually contained but potential loss of open land of value.
<b>Consultation Response</b>	The site was not considered as part of the Growth Options consultation and no comments on the site were therefore received. The site was promoted for consideration through the Growth Options consultation.
<b>Conclusion</b>	<p>The site adjoins Hucknall sub-regional centre. The Heritage Assets Assessment concludes that development of the site would have a major and unacceptable impact on the significance and character of the Linby Conservation Area and to a lesser extent the Papplewick Conservation Area. The site lies within high value Green Belt which reflects the role that the Green Belt plays in this location in terms of preventing neighbouring settlements from merging (in relation to the gap between Linby and the Top Wighay Farm site to the west as well as the gap between Linby and Papplewick to the east) and also in terms of preserving the setting and special character of the historic settlements of Linby and Papplewick.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p>

### G05.1/G05.2PA New Farm, Redhill

#### Satellite Image



#### Map



Factors	Details
<b>SHLAA reference</b>	G1130. Also includes G1158.
<b>Size</b>	213.55 ha.
<b>No of dwellings/ estimated employment floorspace</b>	Up to 1,700 homes/mixed use.
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	Past or present use: farm, former gravel pit and infill land.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 2 (18.92 ha), grade 3 (153.22 ha), grade 3a (50.22 ha), grade 3b (31.06 ha), other (20.94 ha) and not surveyed (2.19 ha).
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p>The site was added to the SHLAA in 2019. The site boundary was amended in 2021 and now includes SHLAA site G1158. The site is in the Green Belt and adjacent to the urban area. As part of the site falls within Flood Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site is within the setting of Grade II and Grade II* Listed Buildings and adjacent to a Registered Park and Garden, any proposals on the site should accord with Policy LPD 27 and Policy LPD 29 of the Local Planning Document. As the site falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document.</p>
<b>Growth Options Study Conclusions</b>	<p>Broad Area of Search Assessment: Bestwood Village / Redhill Extension</p> <p>The Growth Options Study considered two sites - Land to the North of Bestwood Drive (Redhill Farm SHLAA site 1158) and Land to the West of A60 (Land at New Farm Redhill, SHLAA site G1130) which have been combined and boundaries altered for this Reasonable Alternative site.</p> <p>In relation to the New Farm Site, the Growth Options Study concluded that this site includes woodland blocks but was otherwise free from major constraints.</p> <p>The Growth Option Study concluded that Red Hill Farm site is extensive, the presence of a gas pipeline and landscape constraints to the north limit the scope for development of the whole of this site. The south east of the site (adjoining the A60 and Redhill) is free from</p>

Factors	Details
	major constraints and suitable for development pending further site investigations.
<b>Compliance with Preferred Approach</b>	The site adjoins the main existing built up area of Nottingham.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

### Infrastructure

Type	Comments
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified. Water Supply – No abnormal requirements identified. Waste Water – No abnormal requirements identified. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements identified.
<b>Education</b>	The 2020 Growth Options Study states that the site is favourably located to both existing primary schools and secondary schools although there is a deficit in school capacities at both levels.
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgery is the Daybrook Medical practice. The site is located favourably in terms of the BMI The Park Hospital which provides acute health care services.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the strategic Green and Blue Infrastructure strategic corridors Bestwood Country Park to Newstead and Bestwood Country park to Calverton (corridors G24 and G26) and off- site contributions towards enhancement of the corridors may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

Objective	Score	Objective	Score
<b>1. Housing</b>	++	<b>9. Brownfield Land</b>	--

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

#### Other Factors

Topic	Commentary
<b>Green Belt</b>	<p>Site is in the Green Belt.</p> <p>Site falls within the Urban Area B broad area which scores 5/20 in the 2022 Green Belt Review. As such, none of the criteria for designating land as Green Belt are particularly significant.</p>
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to the main urban area with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and Green House Gas emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	Site is near Air Quality Management Area on A60.
<b>Transport / Accessibility</b>	The surrounding road network is already heavily congested. Alternative means of transport in the form of a park and ride would need to be considered in the vicinity of the A60 Leapool roundabout to encourage more sustainable modes of transport. The site would require a Transport Assessment in support of any

Topic	Commentary
	<p>application and traffic modelling will be required to assess the traffic impacts in the area. Due to the scale of development, significant highway and transport infrastructure improvements would be required</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Arnold shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, leisure centre, community centre, library, pharmacy</li> <li>• <u>30 minutes travel time by public transport and cycling:</u> post office</li> </ul> <p>Nearest employment sites are within 30 minutes travel time by public transport. There are bus stops on Mansfield Road for the following bus services: Pronto and SA Sherwood Arrow (up to every 15 minutes).</p>
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site fall within area of high risk of flooding from surface water (2.64 ha), medium risk of flooding from surface water (3.89 ha) and low risk of flooding from surface water (8.72 ha).</p>
<b>Natural Environment</b>	<p>Site is adjacent to protected open space to the south east and south west of the site. Site contains trees protected by Tree Preservation Orders. Site is adjacent to trees protected by Tree Preservation Orders.</p>
<b>Historic Environment</b>	<p>Site is within the setting of several Grade II Listed Buildings at Bestwood Pumping Station, Alexandra Lodge, Bestwood Lodge Hotel, The Dairy at Dairy Farm and The Old Lodge and a Listed Building Grade II* (Bestwood Pumping Station) and adjacent to a Registered Park and Garden (Bestwood Pumping Station). Site is within the setting of an Archaeological Site of Importance.</p> <p>In relation to Bestwood Pumping station, the heritage assessment concludes that the impact upon Bestwood Lakeside (former Pumping Station) would be significant and result in harm to the setting of the grade II* Listed Building and grade II Registered Park and Garden.</p>



Topic	Commentary
	<p>The Heritage Assets Assessment concludes that there would be some impact on the wider setting of the listed buildings at Bestwood Lodge but only on the western edge of the land. Mitigation would be required in the form of lower density development and reduced site area would minimise the urbanisation of areas of farmland that affect the setting to Bestwood Lodge.</p>
<p><b>Landscape and topography</b></p>	<p>The site comprises arable fields that cross the ridgeline between the main Arnold conurbation and open rural countryside. Landscape condition is good. Areas close to Arnold are less sensitive, contained visually and adjacent to areas allocated for housing. Elsewhere, there are several factors including a medium scenic quality, high perceptual qualities, and a high recreational value that contribute to a medium landscape value. The study area has a high susceptibility to development impacting both the dispersed settlement pattern and open countryside, and having a potential urbanising effect on its surroundings, particularly either side of Lamins Lane. In addition, development of the site will negate the role of landform in screening the Arnold conurbation from the surrounding landscape, which has a deeply rural character. The study area has a high landscape sensitivity to development of the site. There is a high visual value on site - due to its location as the setting of several designations and the screening function of the site's landform. When coupled with a high susceptibility (contributed to by the high visibility of the site), the study area has an overall high visual sensitivity, but less so in the immediate context of the urban edge and taking potential mitigation into account.</p>
<p><b>Consultation Response</b></p>	<p>Concerns raised included the impact of potential growth on highways particularly the A60 towards Daybrook and also along Bestwood Lodge Drive. Other concerns raised include the impact on infrastructure, the Green Belt, landscape, impact on Bestwood Country Park and Local Wildlife Sites in the vicinity of the site. A specific issue raised related to surface water flooding along Bestwood Lodge Drive which could be exacerbated. Some consultees stated they supported the potential allocation because it adjoined the urban area and was accessible.</p>

Topic	Commentary
<p><b>Conclusion</b></p>	<p>The site adjoins the main urban area and the Green Belt is of relatively low value in this location. However, the site would add traffic to the heavily congested A60 corridor. Alternative means of transport in the form of a park and ride would be required in the vicinity of the A60 Leapool roundabout to encourage more sustainable modes of transport with routes through the development site and extensive improvements to existing junctions are likely to be required. The site is extensive and breaches the ridgeline north of Arnold encroaching into open countryside. Significant adverse impacts on the landscape would result from development extending into countryside beyond the ridge line. Development in the vicinity of Bestwood Pumping Station would have a major impact on the setting of the Bestwood Pumping Station Grade II Listed Building and historic Registered Park and Garden.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p> <p>Further consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan.</p>

### G06.1PA Land off Oxton Road

#### Satellite Image



#### Map



Factors	Details
SHLAA reference	G1159 (part) and G1224. (Also includes G35, G665, G921 and G1073)
Size	26.16 ha.
No of dwellings/ estimated employment floorspace	700 homes.
Existing Use	Agricultural land, dwelling and equestrian.
Known Land Contamination	No known land contamination.
PDL or Greenfield	Predominantly greenfield land.
Agricultural Land	Agricultural land grade 3.
SHLAA Conclusion	<p><u>Site could be suitable</u></p> <p><u>SHLAA site G1159</u> (the reasonable alternative site includes all of G1159 apart from the existing recreation ground which is identified as Local Green Space in the Calverton Neighbourhood Plan). The site was added to the SHLAA in 2019. The site is located within the area known as the North West Quadrant Urban Extension in the Calverton Neighbourhood Plan. The site currently falls within the designated safeguarded land ("Oxton Road/Flatts Lane, Calverton") in the Local Planning Document which means the site is protected from development in order to meet longer term development needs. As the site is within the setting of a Listed Building and Two Roman camps 350m north east of Lodge Farm Scheduled Monument, any proposals on the site should accord with Policy LPD 27 and Policy LPD 30 of the Local Planning Document. Part of the site also falls within a Local Green Space "Land North of Park Road (William Lee Memorial Park and Adjacent Land)" in the Calverton Neighbourhood Plan. Policy NE1 of the Calverton Neighbourhood Plan states inappropriate development will not be allowed other than in very special circumstances and that any development should not adversely affect the tranquillity of the Local Green Space.</p> <p><u>Site is developable 6-10 years</u></p> <p><u>SHLAA site G1224</u> The site was added to the SHLAA in 2012 as part of SHLAA site G665 before the site was subdivided into two separate sites G665 and G1224 in 2021. Site is allocated in the Local Planning Document (site H16) together with SHLAA sites G47 and G662.</p>

<b>Factors</b>	<b>Details</b>
<b>Growth Options Study Conclusions</b>	<p>Broad Area of Search Assessment: Calverton Extension</p> <p>The Land off Oxtan Road site includes a flood zone in the vicinity of Oxtan Road but is otherwise free from major constraints and is suitable for development pending further site investigations.</p> <p>The site boundary has been extended since consideration by the Growth Options Study to include SHLAA site G1224 promoted by the owner.</p>
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins the existing main built up area of Nottingham.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

### Infrastructure

<b>Type</b>	<b>Comments</b>
<b>Utilities</b>	<p>Electricity – No abnormal requirements identified.</p> <p>Gas – No abnormal requirements identified.</p> <p>Water Supply – No abnormal requirements identified.</p> <p>Waste Water – No abnormal requirements identified.</p> <p>IT/ Communications – No abnormal requirements identified.</p>
<b>Emergency Services</b>	No abnormal requirements.
<b>Education</b>	The 2020 Growth Options Study states that the area of search is favourably located to both existing primary schools and secondary schools. Primary schools within 400m of the area of search are at limited capacity while secondary school within 1600m of the area of search has some capacity (approximately 380 places).
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgery is in Calverton (approximately 1.5km away) with some surplus capacity. The nearest hospital, BMI the Park Hospital, is approximately 1.9km away and provides acute healthcare services. Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.

Type	Comments
	Close to the Calverton Mineral Line strategic GBI corridor (corridor 8) and off- site contributions towards enhancement of this corridors may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

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

### Other Factors

Topic	Commentary
<b>Green Belt</b>	Site is not in the Green Belt.
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to a Key Settlement with services and facilities including primary education and secondary education, GP surgery. However, necessary travel would include journeys to work and higher order retail/services with the probability of there being greater energy use and GHC emissions</p>

Topic	Commentary
	<p>arising from movements to and from the development than sites within or on the edge of the urban area.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	<p>Site is not within or near an Air Quality Management Area.</p>
<b>Transport / Accessibility</b>	<p><u>SHLAA site G1159</u>                      Access arrangements should be promoted through the existing committed developments on Collyer and Park Road. Site would require a Transport Assessment in support of the application. Highway would need to be designed to the latest Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact.</p> <p><u>SHLAA site G1224</u>                      No comments provided from Highways through the SHLAA process due to the fact the site is currently part of existing housing allocation (site H16) in the Part 2 Local Plan.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>400 metres distance:</u> community centre</li> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, leisure centre, post office, library, pharmacy</li> </ul> <p>Nearest employment sites are within 30 minutes travel time by public transport, walking and cycling. There are bus stops on Flatts Lane and Seely Avenue for the following bus service: the Calverton (up to every 15 minutes).</p>
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site falls within area of high risk of flooding from surface water (0.07 ha), medium risk of flooding from surface water (0.43 ha) and low risk of flooding from surface water (2.24 ha).</p>

Topic	Commentary
	Part of site falls within area susceptible to groundwater flooding.
<b>Natural Environment</b>	<p>No known designated nature conservation assets and/or local designations within the site.</p> <p>Potential proposed Sherwood Forest Special Protection Area (ppSPA) in recognition of the populations of woodlark and nightjar in the locality.</p> <p>Site adjoins a protected open space and a Local Green Space.</p>
<b>Historic Environment</b>	<p>Site is within the setting of a Listed Building Grade II (Lodge Farm) and a Scheduled Monument (Two Roman camps 350m north east of Lodge Farm).</p> <p>The rural and open setting of Calverton to the northern edge of the village would be significantly eroded and that in turn development would encroach and have a high level of impact upon the rural and open landscape setting of the Scheduled Monument at Whinbush Lane (Roman marching camps) and setting of grade II Listed Lodge Farm.</p>
<b>Landscape and topography</b>	<p>The site consists of open arable land within a rolling landscape context at the edge of an existing nucleated settlement area. A number of key characteristics of the SH17 Policy Zone are evident which forms a transition from a built up urban area into an increasingly rural landscape. Views into site from Whinbush Lane and Flatts Lane are partially screened by a sloping landform which obscures views of the existing settlement edge and helps to retain an element rural character despite a close proximity to the built up settlement area. The site is however in proximity to the existing urban edge and associated man made elements, and recent development of housing has extended visibility of the settlement and reduced the rural nature and susceptibility of the adjacent land. Consequently, sensitivity to further housing is reduced in spite of the sloping landform. There is increased potential to accommodate further development towards Oxtan Road without impacting on the wider rural character, albeit buffers to Flatts Lane and to a lesser extent, the B6386 would be advisable. Open/recreational land to the south of the site, included along the margin of the existing settlement would link to buffers such as the recreation ground.</p>



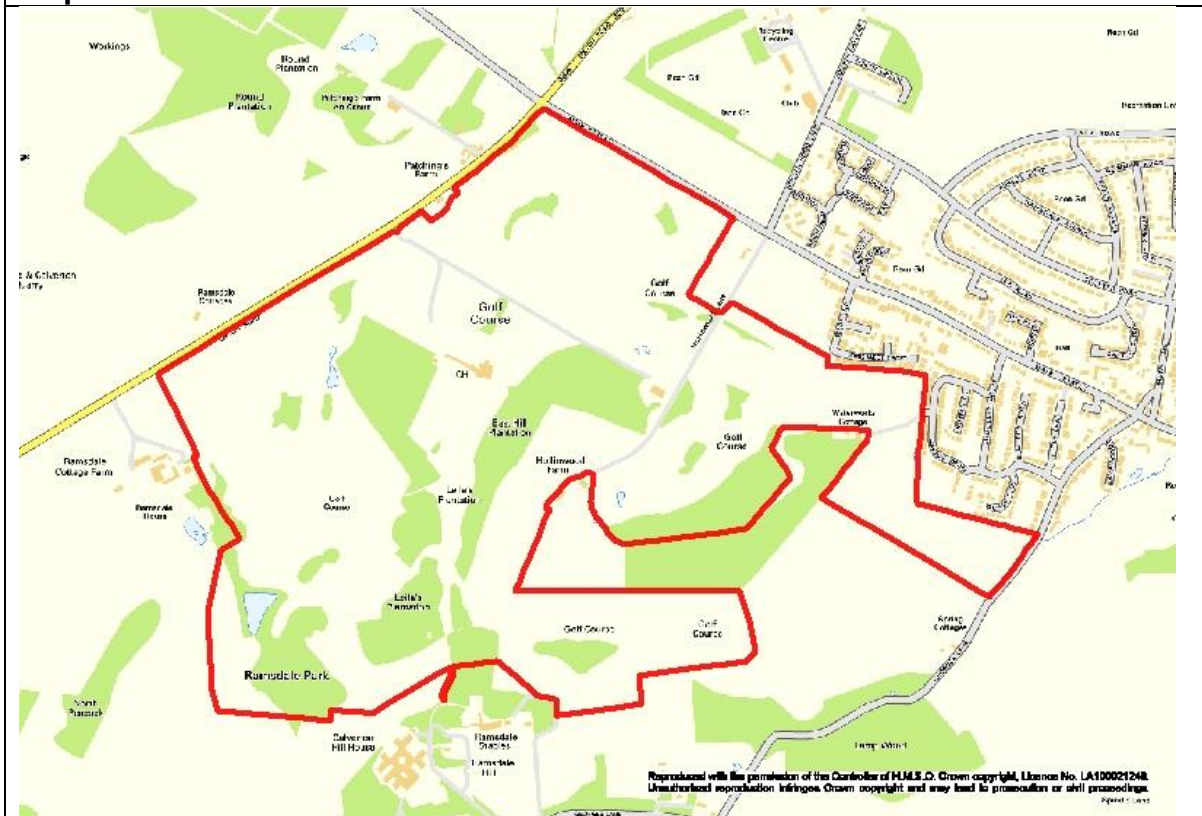
Topic	Commentary
<p><b>Consultation Response</b></p>	<p>Concerns raised include impact on infrastructure, loss of countryside and impact on highways. Other specific issues raised include the site being adjacent to a waste management facility which could have an impact on its operations. Respondents also raised objections relating to adverse effects on Local Wildlife Sites. Some consultees supported the allocation as being adjacent a sustainable settlement and supporting development on non Green Belt safeguarded land.</p>
<p><b>Conclusion</b></p>	<p>The site adjoins an existing allocation adjoining the Key Settlement of Calverton and comprises most (but not all) of the existing area of safeguarded land. The area of safeguarded land which is not included within this reasonable alternative site is identified as Local Green Space in the Calverton Neighbourhood Plan.</p> <p>Development of the site would encroach upon the rural and open landscape setting and have an impact on the setting of the Scheduled Monument Roman Camp on Whinbush Lane and setting of grade II Listed Lodge Farm. The level of impact would be high. Account would need to be taken of the ppSPA and potentially the need for some landscape buffers.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p> <p>Further consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan.</p>

# G06.2/G06.3/G06.4PA Ramsdale Park Golf Course/Main Street and Georges Lane

## Satellite Image



## Map



Factors	Details
<b>SHLAA reference</b>	G33, G45, G780 and G1156.
<b>Size</b>	130.27 ha.
<b>No of dwellings/ estimated employment floorspace</b>	2,300 homes.
<b>Existing Use</b>	Agricultural land and outdoor recreation.
<b>Known Land Contamination</b>	No known land contamination.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Majority part of site is currently leisure use so no loss of agricultural land. Remainder part of site is agricultural land grade 3.
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p><u>SHLAA site G33</u> The site was added to the SHLAA in 2008. The site is in the Green Belt and adjacent to Calverton village. As the site partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Highways comments states access will be required from both Long West Croft and Hollinwood Lane. The housing capacity of this site has been amended from 136 homes to 123 homes to reflect the SHLAA methodology report 2022.</p> <p><u>SHLAA site G45</u> The site was added to the SHLAA in 2008. The site is in the Green Belt and adjacent to Calverton village. As the site falls within the setting of Calverton Conservation Area and Cockpit Hill, Ramsdale Park Scheduled Monument, any proposals on the site should accord with Policy LPD 28 and Policy LPD 30 of the Local Planning Document. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012.</p> <p><u>Site is not deliverable or developable</u></p> <p><u>SHLAA site G780</u> The site was added to the SHLAA in 2013. The site is in the Green Belt and located close to but not immediately adjacent to Calverton village. The site currently forms part of a protected open space. As part of the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning</p>

Factors	Details
	<p>permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. As the site is within the setting of a Listed Building, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site falls within the setting of Cockpit Hill, Ramsdale Park Scheduled Monument and partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. The capacity of the site needs to accord with Policy LPD 33 of the Local Planning Document but also be mindful of the above considerations. Any work involving trees protected by Tree Preservation Orders should refer to The Town and Country Planning (Tree Preservation) (England) Regulations 2012. The SHLAA conclusion category for the site is "not deliverable or developable" to reflect Table 17 of the SHLAA methodology report 2022 primarily due to the fact that the site is currently 'isolated land in the Green Belt' to accord with Table 1 of the SHLAA methodology report.</p> <p><u>SHLAA site G1156</u></p> <p>The site was added to the SHLAA in 2019. The site is in the Green Belt and located close to but not immediately adjacent to Calverton village. The site is currently a protected open space. As the site is currently a protected open space, Policy LPD 20 of the Local Planning Document is clear that planning permission will not be granted for development on land that is used, or was last used, as open space unless one of the five conditions listed under the Policy is met. As the site is within the setting of Grade II Listed Buildings, any proposals on the site should accord with Policy LPD 27 of the Local Planning Document. As the site falls within the setting of Cockpit Hill, Ramsdale Park Scheduled Monument and partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site is within the setting of a non-designated heritage asset, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. The SHLAA conclusion category for the site is "not deliverable or developable" to reflect Table 17 of the SHLAA methodology report 2022 primarily due to the fact that the site is currently 'isolated land in the Green Belt' to accord with Table 1 of the SHLAA methodology report.</p>

Factors	Details
<p><b>Growth Options Study Conclusions</b></p>	<p>Broad Area of Search Assessment: Calverton Extension</p> <p>The Growth Options Study considered Ramsdale Park Golf Centre Site A (SHLAA site reference G780) and Ramsdale Park Golf Centre Site B (SHLAA site reference G1156) and did not consider Main Street (SHLAA site reference G33) or Georges Lane (SHLAA reference G45). The site selection document has combined Ramsdale Park Golf Course Sites A and B with Main Street and Georges Lane. However, the broad area of search set out in the Growth Options study covers the Ramsdale Park Golf Course, Main Street and Georges Lane.</p> <p>Overall in relation to the broad area of search considered in the Growth Options Study, the submitted sites and identified areas provide sufficient land capable of delivering a village expansion. The area benefits from medium-high accessibility and new development in this area has the potential to support additional services and expanded employment in Calverton.</p> <p>Ramsdale Park Golf Centre (Sites A and B) include a number of constraints (woodland blocks, water bodies and landscape constraints). However, the northern areas of both submitted sites, where well-related to Calverton, are potentially suitable for development pending further site investigations.</p>
<p><b>Compliance with the GNSP Preferred Approach</b></p>	<p>The site adjoins a Key Settlement.</p>
<p><b>Viability and deliverability</b></p>	<p>The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.</p>

**Infrastructure**

Type	Comments
<p><b>Utilities</b></p>	<p>Electricity – No abnormal requirements identified.                      Gas – No abnormal requirements identified.                      Water Supply – No abnormal requirements identified.                      Waste Water – No abnormal requirements identified.                      IT/ Communications – No abnormal requirements identified.</p>
<p><b>Emergency Services</b></p>	<p>No abnormal requirements.</p>

Type	Comments
<b>Education</b>	The 2020 Growth Options Study states that the area of search is favourably located to both existing primary schools and secondary schools. Primary schools within 400m of the area of search are at limited capacity while secondary school within 1600m of the area of search has some capacity (approximately 380 places).
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgery is in Calverton (approximately 1.5km away) with some surplus capacity. The nearest hospital, BMI the Park Hospital, is approximately 1.9km away and provides acute healthcare services. Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the Calverton Mineral Line strategic Green and Blue Infrastructure corridor (corridor 8) and off-site contributions towards enhancement of this corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

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

**Other Factors**

Topic	Commentary
<b>Green Belt</b>	<p>Site is in the Green Belt.</p> <p>Site falls within the Calverton South West broad area which scores 9/20 in the 2022 Green Belt Review. The most relevant criteria are ‘checking the unrestricted sprawl of settlements’ and ‘assisting in safeguarding the countryside from encroachment’. The eastern part is more contained than the west. In terms of encroachment, there is some development but this is mainly located along George’s Lane.</p>
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to a Key Settlement with services and facilities including primary education and secondary education, GP surgery. However, necessary travel would include journeys to work and higher order retail/services with the probability of there being greater energy use and Green House Gas emissions arising from movements to and from the development than sites within or on the edge of the urban area.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	<p>Site is not within or near an Air Quality Management Area.</p>
<b>Transport / Accessibility</b>	<p><u>SHLAA site G33</u>                      For this number of dwellings, access will be required from both Long West Croft and Hollinwood Lane. In which case Hollinwood Lane would require significant improvement including widening and the provision of footways. The development may give rise to the need to signalise the Main Street junction including appropriate pedestrian provision.</p> <p><u>SHLAA site G45</u>                      Access from George's Lane would only be suitable for up to 150 dwellings unless a second point of access were provided via Longue Drive. This may require the demolition of existing properties. Footway will be required on George's Lane and the existing 30mph village entry speed limit will require moving to the south.</p>

Topic	Commentary
	<p><u>SHLAA site G780</u> Access from Georges Lane through adjacent SHLAA sites.</p> <p><u>SHLAA site G1156</u> This site is not in a sustainable area and it would be difficult to promote walking, cycling and other modes of public transport. Site would require a Transport Assessment in support of the application. Development would require a number of junctions onto the highway network. Junctions would need to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, significant highway and transport infrastructure improvements would be required.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Calverton shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, leisure centre, community centre, post office, library, pharmacy</li> </ul> <p>Nearest employment sites are within 30 minutes travel time by public transport, walking and cycling. There are bus stops on Georges Lane and Ollerton Road for the following bus service: The Calverton and SA Sherwood Arrow (up to every 15 minutes).</p>
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site falls within area of high risk of flooding from surface water (0.84 ha), medium risk of flooding from surface water (1.36 ha) and low risk of flooding from surface water (5.32 ha).</p>
<b>Natural Environment</b>	<p>Majority of the site is a protected open space (golf course) and the site contains trees protected by Tree Preservation Orders.</p> <p>Potential proposed Sherwood Forest Special Protection Area (ppSPA) in recognition of the populations of woodlark and nightjar in the locality.</p>



Topic	Commentary
<b>Historic Environment</b>	<p>Site is within the setting of Grade II Listed Buildings (Hollingwood House and Attached Outbuilding and Ramsdale House and Adjoining Stable). Site is within the setting of a Conservation Area (i.e. site could have an impact on the setting, view or approach to or from a Conservation Area) within the setting of a Scheduled Monument (Cockpit Hill, Ramsdale Park). Site is partially within an Archaeological Site of Importance.</p> <p>Development of the site may have a low level of impact on the rural setting of the Scheduled Monument at Cockpit Hill. The Monument is located within woodland to the east of Calverton Hill House, but there is little visible evidence of any above ground earthworks/structures. Consequently the Monument has only a limited physical or visual presence in the wider landscape.</p> <p>The development of the site would result in a major impact on the Listed Building (Hollinwood House), especially from the development of the south western part of the site. Development of an urban nature so close to the Listed Building would have an impact on its setting in the landscape.</p> <p>The north eastern part of the site is on the edge of the village and visually a parcel of farmland that encloses the settlement. There would be a direct impact on the rural approach to the conservation area from the north west. This approach is significant as it forms the open character area to the south.</p>
<b>Landscape and topography</b>	<p>The site is currently partially occupied by a golf course on rolling, locally prominent land. It encompasses two Landscape Policy Zones one of poor quality, the other of good quality. Generally, the study area is of medium landscape value albeit with non-characteristic elements with weak landscape structure such as the golf course. Elevated sections of the have an increased susceptibility to development due to landform rising above the main settlement. The landform increases landscape sensitivity to development linked to potential widespread visibility rather than loss of landscape elements. Visually, the site forms a key part of the backdrop to Calverton village and is recreational resource, both directly as a golf course and indirectly as a setting to various rights of way. It is considered that the study area has a medium visual sensitivity to</p>

Topic	Commentary
	<p>development on the site and that lower lying areas and the golf course are less sensitive. The most sensitive landscape is along and adjacent to Georges Lane – due to landform and character. This is excluded from the development parcel which is the primary mitigation. The golf course has limited landscape sensitivity, other than where housing buffers the existing village edge.</p>
<p><b>Consultation Response</b></p>	<p>The <u>Georges Lane site</u> and <u>Main Street site</u> were not considered as part of the Growth Options consultation and no comments were received. However, the site was promoted for development through the Growth Options consultation.</p> <p>Concerns regarding the <u>Ramsdale Park Golf Course Sites A and B</u> include impact on infrastructure, loss of Green Belt, countryside and landscape impacts including encroachment onto the Southern Ridge Area. Objections on the grounds of adverse effects on Local Wild Life Sites and heritage features including the Schedule Monument at Cockpit Hill. The loss of recreational facilities and impacts on established rights of way were also expressed. Comments made also included that development of the Golf Club site did not adjoin the settlement and should be replaced by land immediately adjoining the settlement.</p>
<p><b>Conclusion</b></p>	<p>The site adjoins the Key Settlement of Calverton. The development of the site would impact on a Listed Building (Hollinwood House) and its setting, and Calverton Conservation Area.</p> <p>Landscape constraints would rule out much of the more elevated parts of the site. Consequently, the capacity of the site is reduced to a level which is not considered to be strategic in scale. Consideration would need to be given to the ppSPA.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p> <p>Further consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan.</p>

### G07.1PA Land at Stockings Farm, Redhill

#### Satellite Image



#### Map



Factors	Details
<b>SHLAA reference</b>	G48 and G462. (NB the SHLAA sites do not comprise the entirety of the reasonable alternative site).
<b>Size</b>	70.00 ha.
<b>No of dwellings/ estimated employment floorspace</b>	Up to 1,700 homes/mixed use.
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	Past or present use: farm, former landfill, lbstock brick works, garage & depot.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 2 (62.08 ha), grade 3 (7.31 ha), grade 3a (13.59 ha), grade 3b (9.86 ha) and other (0.20 ha)
<b>SHLAA Conclusion</b>	<p><u>Site is developable 6-10 years</u></p> <p><u>SHLAA site G48</u> The site is allocated for 150 homes in the Local Planning Document (site H5). Resolution to grant outline planning application for up to 148 homes (2018/0347) in August 2019 subject to the signing of the s106.</p> <p><u>Site could be suitable</u></p> <p><u>SHLAA site G462</u> The site was added to the SHLAA in 2008 and resubmitted in 2019. The site is in the Green Belt and adjacent to the urban area. The site is adjacent to a housing allocation site H5 ("Lodge Farm Lane") and is adjacent to a land designated as safeguarded land (protected) ("Lodge Farm Lane, Arnold") in the Local Planning Document which means the site is protected from development as it is not suitable and/or available for development. Also the site is adjacent to lbstock Brickworks at Dorket Head designated for retention of employment and employment uses in the Local Planning Document. As the site falls within the setting of Cockpit Hill, Ramsdale Park Scheduled Monument, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. Highways comments states the development traffic would rely on using a very congested section of the A60 Mansfield Road between Leapool Island and Oxclose Lane and it is difficult to see where appropriate traffic mitigation can be introduced.</p>
<b>Growth Options Study Conclusions</b>	Broad Area of Search Assessment: Arnold Extension

<b>Factors</b>	<b>Details</b>
	Land at Stockings Farm, Redhill is located in this area of search (north of Arnold and east of Arnold respectively). The Land at Stockings Farm site is free from major constraints and suitable for development pending further site investigations.
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins the existing main built up area of Nottingham.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

### Infrastructure

<b>Type</b>	<b>Comments</b>
<b>Utilities</b>	<p>Electricity – No abnormal requirements identified.                      Gas – No abnormal requirements identified.                      Water Supply – No abnormal requirements identified.                      Waste Water – No abnormal requirements identified.                      IT/ Communications – No abnormal requirements identified.</p> <p>Main services run along Mansfield Road and Lime Lane. Previous inquiries indicate that any large scale development can be connected to the existing services infrastructure.</p>
<b>Emergency Services</b>	No abnormal requirements.
<b>Education</b>	The 2020 Growth Options Study states that the area of search is favourably located to both existing primary schools and secondary schools, at both the north western part of the area of search and south eastern part of the area of search. However, at both levels, schools are at capacity with a small deficit in capacities of primary schools (-29 places) and a larger deficit in capacities in secondary schools (-113 places). It is likely that additional or extensions to existing education facilities would be required to meet existing needs and support future growth.
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgeries are is about 1.6km away from the area of search which have some surplus capacity. The area of search wholly falls within catchments of existing GP practices. The nearest hospital, BMI the Park Hospital, is approximately 2.5km away and provides acute healthcare services. Across Greater

Type	Comments
	Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the strategic Green and Blue Infrastructure strategic corridor Rights of Way to the North and east of Arnold (corridor G9) and off- site contributions towards enhancement of the corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

### Sustainability Appraisal

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

### Other Factors

Topic	Commentary
<b>Green Belt</b>	Part of the site is in the Green Belt (58.74 ha).  Site falls within the Urban Area C broad area which scores 7/20 in the 2022 Green Belt Review. The most relevant criteria is 'checking the unrestricted sprawl of

Topic	Commentary
	settlements' and the assessment notes that there is less containment to the north.
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to the main urban area with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and Green House Gas emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	Site is near Air Quality Management Area on A60.
<b>Transport / Accessibility</b>	<p><u>SHLAA site G48</u> No comments provided from Highways through the SHLAA process due to the fact the site is currently existing housing allocation (site H5) in the Part 2 Local Plan.</p> <p><u>SHLAA site G462</u> 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.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Arnold shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, post office, leisure centre, community centre, library, pharmacy</li> </ul> <p>Nearest employment site is within 30 minutes travel time by public transport, walking and cycling. There are bus stops on Mansfield Road and Calverton Road for</p>

Topic	Commentary
	the following bus services: Pronto, SA Sherwood Arrow and the Calverton (up to every 15 minutes).
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Part of site falls within area of high risk of flooding from surface water (0.94 ha), medium risk of flooding from surface water (1.43 ha) and low risk of flooding from surface water (3.46 ha).</p> <p>Part of site falls within area susceptible to groundwater flooding</p>
<b>Natural Environment</b>	Site is adjacent to protected open space, adjacent to Red Hill Local Nature Reserve to the east and adjacent to trees protected by Tree Preservation Orders to the south west.
<b>Historic Environment</b>	<p>Site is within the setting of a Scheduled Monument (Cockpit Hill, Ramsdale Park). Bestwood Pumping Station and Registered Park and Garden</p> <p>As a result of the relative distance and local topography, there are no direct visual associations between the proposed development site and these Scheduled Monuments, and the development site does not encroach into the open rural setting that these Monuments currently enjoy. It is therefore considered that the development site will not harm the setting or overall significance of the Scheduled Monuments at Fox Wood or Cockpit Hill.</p> <p>Bestwood Pumping Station and associated heritage assets including its Park &amp; Garden are located approx. 450m to the north west with two roads in between. Due to distance and terrain no heritage assets or their settings will be affected.</p>
<b>Landscape and topography</b>	The site comprises arable fields that cross and fall from the ridgeline between the main Arnold conurbation and open rural countryside. The landform of the site means that although the study area is of medium landscape value, it has a high susceptibility to change due to the site extending over the ridgeline and into open countryside. Development up to or beyond the ridgeline would urbanise the wider landscape. In addition, development of the site will negate the role that the ridgeline performs in screening the Arnold conurbation from the surrounding landscape which has a deeply



Topic	Commentary
	<p>rural character. Land to the south of the site, adjacent to the urban edge and adjacent allocated land remains less visible and is of lower sensitivity, if mitigation measures are implemented to reduce wider influence. The more prominent northern extends of the site are highly sensitive to changes in character as a result of development of the site. There is a medium visual value on site and a high susceptibility gained through the role of the site within its setting and the long views afforded of the site from its surroundings. Overall, there is a high visual sensitivity of the study area to development on site and the northern area in particular, which has value as a buffer.</p>
<p><b>Consultation Response</b></p>	<p>Concerns raised included the loss of Green Belt, the risk of urban sprawl, visual impacts on the landscape including the ridge line, and the impact of traffic on the A60 and local roads which are heavily congested. The site is also in a Minerals Safeguarding Area.</p>
<p><b>Conclusion</b></p>	<p>The site adjoins the main urban area. The southern part of the site south of the ridgeline has planning permission for 148 homes. Additional development to the north would add traffic to the heavily congested A60 corridor.</p> <p>The extension to the north would encroach onto and go beyond the ridgeline north of Arnold into open countryside.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p> <p>Further consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan.</p>

### G07.2/G07.3PA Land at Middlebeck Farm, Mapperley

#### Satellite Image



#### Map



Factors	Details
<b>SHLAA reference</b>	G1194 and G1210.
<b>Size</b>	27.56 ha.
<b>No of dwellings/ estimated employment floorspace</b>	840 homes.
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	Past or present use: farm.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 3.
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p><u>SHLAA site G1194</u> The site was added to the SHLAA in 2020. The site boundary was amended in 2021. The site is in the Green Belt and adjacent to the urban area. As the site contains a Local Wildlife site, Policy LPD 18 of the Local Planning Document states that planning permission should not be granted for proposals that affect designated sites for nature conservation unless the justification for the development clearly outweighs the biodiversity value and other value of the site. Highways comments state the site would require a transport assessment in support of the application and development on site would require junctions onto the B684 Mapperley Plains.</p> <p><u>SHLAA site G1210</u> The site was added to the SHLAA in 2021. The site is in the Green Belt and adjacent to the urban area. Highways comments state the site would require a transport assessment in support of the application and development on site would require access onto the B684 Mapperley Plains.</p>
<b>Growth Options Study Conclusions</b>	<p>Broad Area of Search Assessment: Arnold Extension</p> <p>Two submitted sites, Land at Stockings Farm, Redhill (40Ha) and Land at Middlebeck Farm (37Ha), are located in this area of search (north of Arnold and east of Arnold respectively). The Land at Middlebeck Farm has greater landscape constraints and is potentially unsuitable for development. (NB The Reasonable Alternative site has been amended since the preparation of the Growth Options Study to include SHLAA site G1194 and G1210. The latter was not considered as part of the Growth Options Study).</p>

<b>Factors</b>	<b>Details</b>
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins the existing main built up area of Nottingham.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

## Infrastructure

<b>Type</b>	<b>Comments</b>
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified. Water Supply – No abnormal requirements identified. Waste Water – No abnormal requirements identified. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements.
<b>Education</b>	The 2020 Growth Options Study states that the area of search is favourably located to both existing primary schools and secondary schools, at both the north western part of the area of search and south eastern part of the area of search. However, at both levels, schools are at capacity with a small deficit in capacities of primary schools (-29 places) and a larger deficit in capacities in secondary schools (-113 places). It is likely that additional or extensions to existing education facilities would be required to meet existing needs and support future growth.
<b>Health</b>	The 2020 Growth Options Study states that the nearest medical surgeries are is about 1.6km away from the area of search which have some surplus capacity. The area of search wholly falls within catchments of existing GP practices. The nearest hospital, BMI the Park Hospital, is approximately 2.5km away and provides acute healthcare services. Across Greater Nottinghamshire, acute healthcare provision is generally highly occupied and additional services may be required to support existing and future needs.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the strategic corridors Public Rights of Way to the north and east of Arnold (corridor G9) and off- site contributions towards enhancement the corridor may be required.

Type	Comments
Community Facilities	N/A.
Other	N/A.

### Sustainability Appraisal

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

### Other Factors

Topic	Commentary
Green Belt	<p>Site is in the Green Belt.</p> <p>Site falls within the Urban Area E broad area which scores 13/20 in the 2022 Green Belt Review. The most relevant criteria are 'checking the unrestricted sprawl of settlements', preventing neighbouring settlements from merging' and 'assisting in safeguarding the countryside from encroachment'. Land falls away from Mapperley Plains/Spring Lane with no containment and is not well connected to the settlement. For the broad area, merging with Lambley is a significant issue. Ribbon development on Spring Lane and Catfoot Lane is significant and there is some encroachment to the east of Mapperley Plains.</p>

Topic	Commentary
<p><b>Carbon Neutrality</b></p>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to the main urban area with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and greenhouse gas emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<p><b>Impact on Air Quality</b></p>	<p>Site is not within or near an Air Quality Management Area.</p>
<p><b>Transport / Accessibility</b></p>	<p><u>SHLAA site G1194</u>                      Site would require a Transport Assessment in support of the application. Development would require junctions onto the B684 Mapperley Plains. Due to the scale of development, highway and transport infrastructure improvements would be required. Adjacent SHLAA sites should be linked to encourage a suitable sustainable masterplan for the area.</p> <p><u>SHLAA site G1210</u>                      Development would require access onto the B684 Mapperley Plains. A Transport Statement would be required to ascertain the proposed traffic impact. Adjacent SHLAA sites should be linked to encourage a suitable sustainable masterplan for the area.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Arnold shopping centre, and 30 minutes travel time by public transport and cycling to Mapperley shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, post office, leisure centre, community centre, library, pharmacy</li> </ul> <p>Nearest employment sites are within 30 minutes travel time by public transport, walking and cycling. There are bus stops on Mapperley Plains (B684 - to the west of the site), Coppice Road, Spring Lane and Newcombe Drive for the following bus services: 19, 46, 47, 56 and 57 (up to every 10 minutes).</p>

Topic	Commentary
<b>Flood Risk</b>	<p>Site does not fall within area at risk of flooding from rivers (Flood Zone 2 or 3).</p> <p>Site falls within area susceptible to groundwater flooding.</p>
<b>Natural Environment</b>	<p>Site contains a Local Wildlife Site.</p>
<b>Historic Environment</b>	<p>No known designated and/or non-designated heritage assets within, adjacent to or in close proximity to the site.</p> <p>The Heritage Assets Assessment does not identify any significant or potential harm to heritage assets arising from the potential development of this site.</p>
<b>Landscape and topography</b>	<p>Development of the northern section of the site would extend the perceived eastern edge of Arnold/Mapperley and would obstruct an open long range view from Mapperley Plains. The urban edge of Mapperley Plains is predominantly aligned to be set back from the natural ridgeline, and the road which runs along it.</p> <p>Development in the middle/northern section of the site would be highly visible from a wider area to the east.</p> <p>The far southern section of the site is less prominent, more enclosed and is influenced by the derelict farm buildings outside of the site. Overall there is medium visual value and susceptibility and sensitivity for the prominent areas of the site, with lower visual and landscape sensitivity for the southern section. Further analysis of extent of development in the south would be beneficial to define mitigation and the extent of the landscape/visual buffer required to mitigate visual and to a lesser extent landscape effects. A precautionary approach would indicate confining development to the southernmost field. Development into the adjacent field would be prominent and both obstruct and influence long views with mitigation of likely limited benefit.</p>
<b>Consultation Response</b>	<p>Concerns raised included the impact on the Green Belt including risk of coalescence between Arnold and Lambley, landscape impact and need for additional transport infrastructure. Comments also included adverse effects on Local Wildlife Sites and that the site is located within a Minerals Safeguarding Area. Some respondents supported the allocation with one arguing for the site to be extended to the south.</p>
<b>Conclusion</b>	<p>The site adjoins the main urban area to the east, although is separated from the urban area to the south.</p>

Topic	Commentary
	<p>Development would be likely to impact on the landscape character area of the Lambley Dumble and encroach into views of the Dumbles from Mapperley Plains.</p> <p>Consequently, the capacity of the site would be reduced to a level which is not considered to be strategic in scale.</p> <p><b>The site is not being considered for allocation as a strategic site.</b></p> <p>Further consideration will be given as to whether part of the site is appropriate for allocation through the Part 2 Local Plan.</p>



### G09.3PA Gedling Colliery/Chase Farm

#### Satellite Image



#### Map



Factors	Details
<b>SHLAA reference</b>	G131.
<b>Size</b>	40.75 ha.
<b>No of dwellings/ estimated employment floorspace</b>	Total 965 homes. As at 31 March 2022, 340 homes have been built. 625 homes remaining.  Site has outline consent (2017/1571) for the erection of employment units on 2.45 ha equating to the net developable area for employment development.
<b>Existing Use</b>	Landfill waste disposal. Now under construction for residential development.
<b>Known Land Contamination</b>	Considered as part of the planning application process.
<b>PDL or Greenfield</b>	Predominantly brownfield land.
<b>Agricultural Land</b>	Considered as part of the planning application process.
<b>SHLAA Conclusion</b>	<u>Site is deliverable</u>  The site is identified in the Aligned Core Strategy as a strategic location and is allocated for 1,050 homes in the Local Planning Document (site H9). The site currently under construction for 508 homes on phase 1 (2015/1376, 2017/1018, 2017/1076, 2017/1275, 2018/0249, 2018/0392, 2019/0304, 2019/0586, 2019/0759 and 2020/0667). Reserved matters for the second housing phase of 433 homes (2021/1294) granted in March 2022. Total figure granted to date is 941 homes. Resolution to grant full planning application for 24 homes on the remainder part of the site (2022/0200) in June 2022 subject to the signing of the s106. As at 31 March 2022, 340 homes have been built.
<b>Growth Options Study Conclusions</b>	The Growth Options study did not consider the site and it was not identified within the study as part of a broad area of search.
<b>Compliance with the GNSP Preferred Approach</b>	The site adjoins the existing main built up area of Nottingham.
<b>Viability and deliverability</b>	Considered as part of the planning application process.

### Infrastructure

Type	Comments
<b>Utilities</b>	Considered as part of the planning application process.
<b>Emergency Services</b>	Considered as part of the planning application process.

Type	Comments
Education	Considered as part of the planning application process.
Health	Considered as part of the planning application process.
Blue and Green Infrastructure	Considered as part of the planning application process.
Community Facilities	Considered as part of the planning application process.
Other	Considered as part of the planning application process.

### Sustainability Appraisal

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

### Other Factors

Topic	Commentary
Green Belt	Site is not in the Green Belt.
Carbon Neutrality	Considered as part of the planning application process.
Impact on Air Quality	Considered as part of the planning application process.
Transport / Accessibility	Considered as part of the planning application process.

Topic	Commentary
<b>Flood Risk</b>	Considered as part of the planning application process.
<b>Natural Environment</b>	Considered as part of the planning application process.
<b>Historic Environment</b>	Considered as part of the planning application process.
<b>Landscape and topography</b>	Considered as part of the planning application process.
<b>Consultation Response</b>	This site was not identified as part of the Growth Options consultation as it is an existing strategic allocation in the Aligned Core Strategy and an existing allocation in the Local Planning Document.
<b>Conclusion</b>	<b>The site is being carried forward as an allocation</b> because it is an existing allocation with planning permission for housing and employment.

### G10.1PA Colwick Loop Road, Burton Joyce

#### Satellite Image



#### Map



<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	G1222.
<b>Size</b>	24.40 ha.
<b>No of dwellings/ estimated employment floorspace</b>	488 homes based on 20 dph of Policy LPD 33 in the Local Planning Document.
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	No known land contamination.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 3 (24.40 ha), grade 3b (11.79 ha).
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p>The site was added to the SHLAA in 2021. Site was promoted via the Greater Nottingham Strategic Plan Growth Options consultation. Dwelling capacity is based on Policy LPD 33 of the Local Planning Document. The site is in the Green Belt and adjacent to Burton Joyce village. As part of the site falls within Flood Zone 2, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. Highway comments state that due to the scale of development, highway and transport infrastructure improvements would be required.</p>
<b>Growth Options Study Conclusions</b>	<p>Broad Area of Search Assessment: Burton Joyce Extension</p> <p>No sites were submitted for AECOM study within the broad area of search. At a higher level for the Area of Search as a whole, the AECOM study concludes that: The area of search is potentially unsuitable for development, the steep slope and elevated ridgeline has potential adverse visual impacts as well as perceived sprawl. The southern part of the area of search is more suitable for development but needs to be carefully designed such that there is not a perceived coalescence.</p>
<b>Compliance with the GNSP Preferred Approach</b>	Does not comply with the settlement hierarchy.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

## Infrastructure

Type	Comments
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified. Water Supply – No abnormal requirements identified. Waste Water – No abnormal requirements identified. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements identified.
<b>Education</b>	The 2020 Growth Options Study states that the area of search is located favourably to existing primary schools and secondary schools.
<b>Health</b>	The 2020 Growth Options Study states that the area of search is also located within the catchment areas of registered GPs. Hospital services are available including the two main Nottingham hospitals and the Nottingham Woodthorpe Hospital.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the sub regional strategic blue and green infrastructure network of the Trent Valley and off- site contributions towards enhancement of the corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A.

## Sustainability Appraisal

Objective	Score	Objective	Score
<b>1. Housing</b>	+	<b>9. Brownfield Land</b>	--
<b>2. Employment and Jobs</b>	0	<b>10. Energy and Climate Change</b>	?
<b>3. Economic Structure and Innovation</b>	0	<b>11. Pollution and Air Quality</b>	-
<b>4. Shopping Centres</b>	+	<b>12. Flooding and Water Quality</b>	--
<b>5. Health and Well Being</b>	+	<b>13. Natural Environment, Biodiversity, Blue and Green Infrastructure</b>	-
<b>6. Community Safety</b>	?	<b>14. Landscape</b>	+

Objective	Score	Objective	Score
7. Social Inclusion	+	15. Built and Historic Environment	-
8. Transport	++	16. Natural Resources and Waste Management	-

### Other Factors

Topic	Commentary
<b>Green Belt</b>	<p>Site is in the Green Belt.</p> <p>Site falls within the Urban Area G broad area which scores 12/20 in the 2022 Green Belt Review. The most relevant criteria are 'checking the unrestricted sprawl of settlements' and 'preventing neighbouring settlements from merging'. The broad area is very flat with little containment and little connection to the urban area. Development of the broad area would result in merging with Stoke Bardolph to the east and there would be a reduction in the gap with Burton Joyce in the north-east. However, development of the site itself would result in the complete merging of Burton Joyce with the urban area and as such this area of Green Belt is considered to be extremely valuable.</p>
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located close to the urban area of Nottingham with the full range of services and facilities. However, it adjoins Burton Joyce which has a more limited range of services and facilities. Burton Joyce has a regular bus service but only an hourly train service to Nottingham. There is some scope to reduce the need to travel and potential to reduce energy use and GHG emissions from more sustainable means of travel but less than a location immediately adjoining the main urban area of Nottingham.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	Site is not within or near an Air Quality Management Area.
<b>Transport / Accessibility</b>	Site would require a Transport Assessment in support of the application. Development would require junctions onto the A612 Nottingham Road. Junctions would need



Topic	Commentary
	<p>to be designed to Nottinghamshire County Councils Highway Design Guide. Surrounding roads would need to be assessed to ensure that they could accommodate the likely additional traffic. Mitigation measures may be needed if Transport Assessment identified a detrimental impact. Due to the scale of development, highway and transport infrastructure improvements would be required.</p> <p>The site is within 30 minutes travel time by public transport, walking and cycling to Burton Joyce shopping centre, and 30 minutes travel time by public transport and cycling to Gedling Village shopping centre.</p> <ul style="list-style-type: none"> <li>• <u>30 minutes travel time by public transport, walking and cycling:</u> GP surgery, primary school, community centre, library, pharmacy</li> </ul> <p>There is no employment site in Burton Joyce. Nearest employment site is within 30 minutes travel time by cycling. There are bus stops on Nottingham Road (A612) for the following bus services: 26, 26A and N26 (up to every 17 minutes).</p>
<b>Flood Risk</b>	<p>Part of site fall within area at risk of flooding from rivers - Flood Zone 2 (18.08 ha).</p> <p>Site falls within area susceptible to groundwater flooding.</p>
<b>Natural Environment</b>	<p>No known designated nature conservation assets and/or local designations within the site.</p>
<b>Historic Environment</b>	<p>Site is partially within an Archaeological Site of Importance.</p> <p>The Heritage Assets Assessment concludes there would be some low level impact to the setting of the grade II Listed Gedling House located to the north east housing should not be developed to the south west part of the site in order to retain the more open and rural landscape to Gedling House. .</p> <p>Archaeology - Potential only - Further desk based assessment and survey of the site at planning application stage if site is allocated.</p>
<b>Landscape and topography</b>	<p>This site comprises three flat field, bounded by mature/unmanaged hedgerows within it and adjacent to the A612 and by the railway, giving a sense of enclosure and separation both from the floodplain/Trent</p>

Topic	Commentary
	<p>valley but also from the settlement. The study area has a low landscape value despite its medium landscape and scenic quality, but the site's position as open land between existing settlements increases susceptibility. Overall, the study area has a low medium sensitivity to development of the site. In visual terms, the site has little value and the study area has a low susceptibility to change given the settlement location and the containment of the site through its boundary vegetation. Overall, the study area is considered to have a low visual sensitivity to development of the site.</p>
<p><b>Consultation Response</b></p>	<p>The site was not considered as part of the Growth Options consultation and no comments were received. However, the site was promoted for development through the Growth Options consultation.</p>
<p><b>Conclusion</b></p>	<p>The site adjoins the village of Burton Joyce and development in this location would not therefore accord with the settlement hierarchy as set out in the GNSP Preferred Approach. Development of the site would lead to coalescence in a highly sensitive part of the Green Belt between the Nottingham Urban area and the village of Burton Joyce.</p> <p><b>The site is not being considered as a strategic site for allocation.</b></p>

### G11.1PA Land to east of Teal Close

#### Satellite Image



#### Map



<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	G1262.
<b>Size</b>	87.75 ha.
<b>No of dwellings/ estimated employment floorspace</b>	1,110 homes.
<b>Existing Use</b>	Agricultural land.
<b>Known Land Contamination</b>	Past or present use: gravel pit, railway land, former farm and sewage sludge disposal.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Agricultural land grade 3.
<b>SHLAA Conclusion</b>	<p><u>Site could be suitable</u></p> <p>The site was added to the SHLAA in 2022. The site is in the Green Belt and adjacent to existing strategic site Teal Close in the Aligned Core Strategy currently under construction (SHLAA site G782). The site is also adjacent to two Local Wildlife Sites and Netherfield Lagoons Local Nature Reserve. As part of the site falls within Flood Zones 2 and 3, any proposals on the site should accord with Policy LPD 3 and Policy LPD 4 of the Local Planning Document. As the site partially falls within an Archaeological Site of Importance, any proposals on the site should accord with Policy LPD 30 of the Local Planning Document. As the site is within the setting of several non-designated heritage assets, any proposals on the site should accord with Policy LPD 31 of the Local Planning Document. Highway comments state that the surrounding road network especially the A612 Trent Valley Way is already heavily congested and any further traffic as a result of development will exacerbate the current situation. The site would require a transport assessment in support of any application and traffic modelling will be required to assess the traffic impacts in the area.</p>
<b>Growth Options Study Conclusions</b>	The Growth Options study did not consider the site and it was not identified within the study as part of a broad area of search.
<b>Compliance with the Preferred Approach</b>	Adjoins the existing main built up area of Nottingham.
<b>Viability and deliverability</b>	The viability of the site will be considered through the preparation of the Plan Wide Viability assessment to support the submission of the draft Greater Nottingham Strategic Plan.

## Infrastructure

Type	Comments
<b>Utilities</b>	Electricity – No abnormal requirements identified. Gas – No abnormal requirements identified. Water Supply – No abnormal requirements identified. Waste Water – No abnormal requirements identified. IT/ Communications – No abnormal requirements identified.
<b>Emergency Services</b>	No abnormal requirements identified.
<b>Education</b>	The area of search is located favourably to existing primary schools and secondary schools.
<b>Health</b>	The area of search is also located within the catchment areas of registered GPs. Hospital services are available including the two main Nottingham hospitals and the Nottingham Woodthorpe Hospital.
<b>Blue and Green Infrastructure</b>	Open space – 10% on site.  Close to the sub regional strategic blue and green infrastructure network of the Trent Valley and off- site contributions towards enhancement of the corridor may be required.
<b>Community Facilities</b>	N/A.
<b>Other</b>	N/A

## Sustainability Appraisal

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

Objective	Score	Objective	Score
8. Transport	+	16. Natural Resources and Waste Management	-

**Other Factors**

Topic	Commentary
<b>Green Belt</b>	<p>Site is in the Green Belt.</p> <p>Site falls within the Urban Area H broad area which scores 14/20 in the 2022 Green Belt Review. The most relevant criteria are 'preventing neighbouring settlements from merging' and 'assisting in safeguarding the countryside from encroachment'. Development would significantly reduce the gap with Stoke Bardolph. In terms of encroachment, there is some residential development along Stoke Lane and the new National Grid sub-station is located nearby.</p>
<b>Carbon Neutrality</b>	<p>The development would be subject to full environmental analysis as part of the design and planning application process.</p> <p>Energy use – the site is located adjacent to the main urban area with the full range of services and facilities and consequently scope to minimise the need to travel and therefore more potential to reduce energy use and GHG emissions from more sustainable means of travel.</p> <p>Housing would need to be developed to achieve low carbon standards.</p>
<b>Impact on Air Quality</b>	<p>Site is not within or near an Air Quality Management Area.</p>
<b>Transport / Accessibility</b>	<p>The surrounding road network especially the A612 Trent Valley Way is already heavily congested and any further traffic as a result of development will exacerbate the current situation. Stoke Lane, at this location is rural in nature and it would need to be upgraded to allow for future residential development of this scale. The site would require a Transport Assessment in support of any application and traffic modelling will be required to assess the traffic impacts in the area.</p> <p>The site is within 30 minutes travel time by walking and cycling to Netherfield shopping centre, and 30 minutes travel time by public transport and cycling to Gedling Village shopping centre.</p>

Topic	Commentary
	<ul style="list-style-type: none"> <li>• <u>30 minutes travel time by walking and cycling:</u> GP surgery, primary school, community centre, pharmacy</li> <li>• <u>30 minutes travel time by public transport and cycling:</u> library</li> </ul> <p>Nearest employment site is within 30 minutes travel time by walking and cycling. There is no direct bus service to Netherfield which makes the local centre less accessible from the site. There are bus stops on Stoke Lane for the bus service L75 that links the site to Burton Joyce well. However, L75 is a very infrequent bus service (every 2 hours and between 10am - 4pm).</p>
<b>Flood Risk</b>	<p>Part of site falls within area of risk of flooding from rivers - Flood Zone 2 (77.27 ha) and Flood Zone 3 (22.80 ha).</p> <p>Part of site falls within area of low risk of flooding from surface water (0.44 ha).</p> <p>Site falls within area susceptible to groundwater flooding.</p>
<b>Natural Environment</b>	<p>Site is adjacent to protected open space to the north, adjacent to two Local Wildlife Sites to the south and adjacent to Netherfield Lagoons Local Nature Reserve to the south.</p>
<b>Historic Environment</b>	<p>Site is within the setting of the Grade II Listed Lowes farmhouse. Site is partially within an Archaeological Site of Importance</p> <p>There would be harm to the setting of the Grade II Listed Lowes farmhouse through encroachment to the approach in to Stoke Bardolph from the west. An appropriately located open buffer should be maintained in order to preserve the rural open landscape character of Stoke Bardolph and setting of the heritage asset there.</p> <p>The Heritage Assets Assessment concludes that there is potential impact on archaeological assets. Further desk based assessment and survey of the site at planning application stage if site is allocated.</p>
<b>Landscape and topography</b>	<p>The site is mostly within the Stoke Bardolph Village Farmlands (TW PZ 5). However, a small portion of the site (see below) lies within the Stoke Lock Meadowlands (TW PZ 51).</p>

Topic	Commentary
	<p><u>Stoke Bardolph Village Farmlands (TW PZ 5):</u> The landscape condition is <b>very poor</b> and the landscape sensitivity of the area is <b>very low</b>. The overall landscape strategy is to <b>'create'</b>.</p> <p><u>Stoke Lock Meadowlands (TW PZ 51):</u> The landscape condition is <b>moderate</b> and the landscape sensitivity of the area is <b>moderate</b>. The overall landscape strategy is to <b>'conserve and create'</b>.</p>
<b>Consultation Response</b>	The site was not considered as part of the Growth Options consultation and no comments were received.
<b>Conclusion</b>	<p>The site adjoins an existing strategic allocation on the edge of the main urban area being the first stage in the settlement hierarchy defined in the Greater Nottingham Strategic Plan. The extension to the existing allocation is partly in Flood Zone 2 and would need to be developed in accordance with advice from the Environment Agency. Account would also need to be taken of the potential impact on the adjoining ecology park and nearby Local Nature Reserve and an open buffer is provided to the south to assist this.</p> <p>An appropriately located open buffer would be needed to the south of Stoke Bardolph to protect the rural open character approach to the village and to preserve the setting of the heritage asset.</p> <p><b>The site was considered for allocation as a strategic site but is not being taken forward in light of the ministerial statement dated 6 December 2022 and to be made clear in an updated National Planning Policy Framework as it would require the release of Green Belt land.</b></p>



### G11.2PA Teal Close

#### Satellite Image



#### Map



<b>Factors</b>	<b>Details</b>
<b>SHLAA reference</b>	G782.
<b>Size</b>	64.69 ha.
<b>No of dwellings/ estimated employment floorspace</b>	Total 807 homes. As at 31 March 2022, 228 homes have been built. 579 homes remaining.  Part of the employment area (3.4 ha) was built in September 2014 (2019/0614). Unit 1 and trade park comprising 7,686 sq. m (trade park element is 4,905 sq. m of B8 and unit 1 is 2,782.4 sq. m for B1, B2 and B8). The remainder part of the employment area (3.05 ha) has reserved matters consent (2019/0615) for six employment units for B1, B2 and B8 uses. Total 10,312 sq. m.
<b>Existing Use</b>	Agricultural land. Now under construction for residential and employment uses.
<b>Known Land Contamination</b>	Considered as part of the planning application process.
<b>PDL or Greenfield</b>	Greenfield land.
<b>Agricultural Land</b>	Considered as part of the planning application process.
<b>SHLAA Conclusion</b>	<u>Site is deliverable</u>  The site is allocated for 830 homes in the Aligned Core Strategy and has outline planning permission for residential development, employment uses and other uses (2013/0546). First housing phase of 199 homes is currently under construction (2017/0800). Second housing phase of 353 homes is also currently under construction (2019/0152). Reserved matters for the third and final housing phase of 255 homes (2019/0560) granted in July 2022. Total figure granted to date is 807 homes. As at 31 March 2022, 228 homes have been built.
<b>Growth Options Study Conclusions</b>	The Growth Options study did not consider the site and it was not identified within the study as part of a broad area of search.
<b>Compliance with the Preferred Approach</b>	Adjoins the existing main built up area of Nottingham.
<b>Viability and deliverability</b>	Considered as part of the planning application process.

## Infrastructure

Type	Comments
Utilities	Considered as part of the planning application process.
Emergency Services	Considered as part of the planning application process.
Education	Considered as part of the planning application process.
Health	Considered as part of the planning application process.
Blue and Green Infrastructure	Considered as part of the planning application process.
Community Facilities	Considered as part of the planning application process.
Other	Considered as part of the planning application process.

### Sustainability Appraisal

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

### Other Factors

Topic	Commentary
Green Belt	Site is not in the Green Belt.
Carbon Neutrality	Considered as part of the planning application process.

Topic	Commentary
Impact on Air Quality	Considered as part of the planning application process.
Transport / Accessibility	Considered as part of the planning application process.
Flood Risk	Considered as part of the planning application process.
Natural Environment	Considered as part of the planning application process.
Historic Environment	Considered as part of the planning application process.
Landscape and topography	Considered as part of the planning application process.
Consultation Response	This site was not identified as part of the Growth Options consultation as it is an existing strategic allocation in the Aligned Core Strategy.
Conclusion	<b>The site is being carried forward as an allocation</b> because it is an existing strategic allocation with planning permission for housing and employment.